

**Minutes of the Huntington Park Planning Commission meeting held on April 21, 2010.**

Chairperson Sanchez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Eddie Carvajal, and Chairperson Avygail Sanchez; Absent: Vice Chair Rosa Perez (declared excused) and Commissioner Veronica Lopez (declared excused); Also present: Planning Manager Eric Garcia, Assistant Planner Joanna Cortez, and Recording Secretary Genny Ochoa.

**Public Appearances**

None.

**Continued Public Hearings**

A. CASE NO. 1912-DP/CUP/VAR: Consideration of a request by Robert Salazar for a Development Permit, Conditional Use Permit and Variance to construct a 1,900 square foot industrial building and establish a forklift repair business at 2444 E. 56<sup>th</sup> Street within the Industrial/ Manufacturing Planned Development (MPD) Zone.

Assistant Planner Joanna Cortez reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Development Permit, Conditional Use Permit, and Variance, Administrative Comments and Analysis, and Recommendation. Ms. Cortez stated that this item was continued from the meeting of April 7, 2010 to allow staff to research if the City had vacated the alley at the rear of the subject site or if it is a public alley, which would require the removal of the existing gates. Ms. Cortez stated that staff's findings revealed that the alley is a public alley and that the existing gates are in violation of City code and must be removed by the property owner.

Planning Manager Garcia added that staff has reported the violations to the City's Code Enforcement Division to require that the gates are removed, thereby correcting the violations. Mr. Garcia stated that the applicant has the option of applying for an alley vacation, which requires consent of the six (6) owners of the properties abutting the alley. The alley vacation would give all the abutting property owners an additional seven and one half feet (7½') of area to their respective properties along the alleyway.

Chairperson Sanchez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1912-DP/CUP/VAR. Mr. Robert Salazar (844 Ashiya Rd., Montebello, CA 90640), applicant, came forward and requested approval of Case No. 1912-DP/CUP/VAR.

Ms. Brisa Trejo (828 S. Greenwood Ave., Montebello, CA 90640), representing the property owner, came forward and stated that the property owners whose properties abut the alley had agreed to install the gates to prevent the alley from being used as shelter by homeless individuals as well as people dumping trash into the alley. Ms. Trejo asked if the City would be able to address those issues once the gates are removed.

With no one else coming forward to speak for or against Case No. 1912-DP/CUP/VAR, Chairperson Sanchez closed the public hearing.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1912-DP/CUP/VAR, subject to Conditions Nos. 1-33, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Vice Chair Perez and Commissioner Lopez.

### **Public Hearings**

A. CASE NO. 1914-ZOA: Consideration of a resolution recommending to the City Council adoption of an ordinance amending Title 9, Chapter 3, Article 8 Off-Street Parking Standards of the Huntington Park Municipal Code and Chapter 4-4.9 Off-Street Parking Standards of the Downtown Huntington Park Specific Plan.

Planning Manager Garcia reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Zoning Ordinance Amendment, Administrative Comments and Analysis, and Recommendation. Mr. Garcia stated that for years the in-lieu parking fee had been \$2,000 until the City Council amended the fee in February 2008 to \$38,861.38 per parking space. Due to the recent economic downturn, applicants for restaurant and café uses are having financial difficulty in paying the in-lieu parking fee. Mr. Garcia further stated that after considering options addressing the concerns expressed by business owners, the City's Community Development Commission directed staff to develop an amendment to the Municipal Code reducing the parking requirements for restaurant and café uses within the City's downtown, and to conduct a new parking cost analysis utilizing current land values and construction costs. Mr. Garcia added that staff would present the new analysis to the City Council at a future meeting.

Mr. Garcia stated that the proposed amendment would modify the in-lieu parking fee requirements by exempting the first 2,000 square feet of seating area for restaurant uses within existing structures that are within 500 feet of a public parking structure/lot. Mr. Garcia stated that staff recommended that the Planning Commission adopt the proposed resolution recommending to the City Council the ordinance amendment as presented by staff.

Chairperson Sanchez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1914-ZOA. Hearing no one, Chairperson Sanchez declared the public hearing closed.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to approve Case No. 1914-ZOA recommending to the City Council the adoption of an ordinance amending Title 9, Chapter 3, Article 8 Off-Street Parking Standards and Chapter 4-4.9 Off-Street Parking Standards of the Downtown Huntington Park Specific Plan. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Vice Chair Perez and Commissioner Lopez.

### **New Business**

None.

**Information Items**

None.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairperson Sanchez declared the meeting adjourned at 7:05 p.m.

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Chairperson

ATTEST:

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Secretary