

Minutes of the Huntington Park Planning Commission meeting held on April 6, 2005.

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioner Secretary Eddie Benitez, Commissioner Andy Molina, Vice Chairperson Marial L. Sanders and Chairperson Veronica Lopez; Absent: Commissioner Alfred Bravo, Sr. Also present: Associate Planner Gabriel Bautista, Planning Intern Adrian Gallo, Planning Intern Amy Lizarraga and Recording Secretary Corinna Luevano.

Approval of Minutes

A motion was made by Commissioner Sanders, seconded by Commissioner Molina, to approve the minutes of the meeting held March 2, 2005, as presented. The motion carried as follows: Ayes: Commissioners Benitez, Sanders, Molina and Chairperson Lopez; Noes: None; Absent: Commissioner Bravo.

Continued Public Appearances

None.

Public Hearings

A. CASE NO. 1790-CUP: Consideration of a request by Bodega Latina Corporation dba El Super, for approval of a Conditional Use Permit for the off-sale of general liquor in conjunction with a previously approved supermarket at 7010 South Alameda Street, in the Manufacturing Planned Development (MPD) Zone.

Planning Intern Gallo gave a PowerPoint presentation describing the project, which included the Municipal Code Requirements and Required Findings for a CUP, Administrative Comments and Analysis, and Recommendation. Planning Intern Gallo stated that Community Development staff is recommending approval of the Conditional Use Permit, subject to Conditions No. 1-16, as outlined in the Administrative Report.

Chairperson Lopez declared the public hearing open and called for anyone wishing to speak for or against Case No. 1790-CUP.

Mr. Michael Cho, Bernard & Associates, 3991 Mac Arthur Blvd, Suite 350, Newport Beach, Ca 92660, attorney representing Bodega Latina Corporation, dba El Super, came forward to speak in favor of Case No. 1790-CUP. Mr. Cho made a request for changes to conditions #4 and #12.

Mr. Cho requested that the word "involuntarily" be added to Condition #4 to read as follows:

That the applicant obtain and maintain a valid Alcohol Beverage Control license for the Off Sale of General Liquor from the State Department of Alcohol and Beverage Control and should at any time the required license be involuntarily surrendered, revoked, or suspended, this Conditional Use Permit shall become automatically null and void.

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Additionally Mr. Cho informed the Commission that he was not aware that the property owner, had not yet filed the Tentative Parcel Map (TPM) required under a separate approval for development of the site and therefore requested that Condition #12 be modified so that the completion of the TMP would not delay the initiation of the use being requested. The modification requested to read as follows:

That a Tentative Parcel Map application and plan, as required under Development Permit-1764, be filed with the Planning Division prior to commencing any sales of alcohol.

City staff agreed to Mr. Cho's request and agreed to make the specified changes to Conditions #4 and #12.

With no one coming forward to speak against Case No. 1790-CUP, the public hearing was declared closed by Chairperson Lopez.

A motion was made by Commissioner Molina, seconded by Commissioner Benitez, to APPROVE CASE NO. 1790-CUP, subject to Conditions No. 1-16, as modified. Motion carried as follows: Ayes: Commissioners Benitez, Sanders, Molina, and Chairperson Lopez; Noes: None; Absent: Commissioner Bravo.

New Business

A. CASE NO. 1796-ENV: Consideration of a resolution recommending to the City Council the adoption of a Negative Declaration (Environmental Assessment) associated with the establishment of Underground Utility District No. 13 for the undergrounding of existing electrical, telephone and cable television service cables along Alameda Street between Slauson and Gage Avenues, and along Slauson Avenue between Wilmington Avenue and the alley east of Sante Fe Avenue.

Associate Planner Bautista gave a PowerPoint presentation describing the project, which included pictures of other sites where utility poles were removed and placed underground. Mr. Bautista informed the Commissioners that the project will be funded by Proposition 20B funds in conjunction with Southern California Edison. If all agency approvals are obtained the design phase of the district will take approximately 2 years and when construction is initiated completion will take at least 9 months.

Following a brief discussion, a motion was made by Commissioner Sanders, seconded by Commissioner Benitez, to APPROVE NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT) AND THE ADOPTION OF RESOLUTION NO. 1796. Motion carried as follows: Ayes: Commissioners Benitez, Sanders, Molina, and Chairperson Lopez; Noes: None; Absent: Bravo.

Information Items

Mr. Bautista introduced to the Commissioners, Planning Interns Adrian Gallo and Amy Lizarraga.

Adjournment

There being no further business, Chairperson Lopez adjourned the meeting at 7:00 p.m.

Chairperson

ATTEST: _____

Secretary