

Minutes of the Huntington Park Planning Commission meeting held on May 18, 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: Planning Manager Mariano Aguirre 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 May 4, 2005, as presented. The motion carried as follows: Ayes: Commissioners Benitez, Sanders, Molina, and Chairperson Lopez; Noes: None; Absent: Commissioner Bravo.

Public Appearances

Gina Min, Sales Manager at Wilshire State Bank, 6350 Pacific Boulevard, and a Board Member of the Business Improvement District, was present to voice her concerns regarding Case No. 1792-CUP, a Conditional Use Permit to establish a Private Postsecondary Vocational School within an existing building located at 6361 Pacific Boulevard in the Pacific Paseo (PP) Zone, which was approved at the May 4, 2005 Planning Commission meeting. Ms. Min stated that she is unable to find parking in the parking lot behind the bank because of this school. Ms. Min stated that there has been vandalism of cars and has hired a security officer specifically for that reason. Ms. Min added that she feels that having another school in the BID area is good for business but bad for the parking situation. Ms. Min stated that she does not mind paying for reserved parking spaces for her customers, if possible.

Jack Zagha, owner of the Home Shop, 6501 Pacific Boulevard, and President of the Business Improvement District, was present to voice his concerns regarding Case No. 1792-CUP. Mr. Zagha stated that between Zoe and Saturn Avenues, on Rita Avenue, the parking is half taken by the school. Mr. Zagha added that the Chamber parking lot is full because of the school as well. Mr. Zagha stated that he has been here for 55 years, and is now considering moving to a location where he can have parking and make more money. Mr. Zagha believes one hand of the city is working against the other.

Rudy Griego, property owner at 6400-14 Rugby Avenue and 2550-64 Gage Avenue, was present to voice his concerns regarding Case No. 1792-CUP. Mr. Griego stated that he has been at this location for 35 years. Mr. Griego stated that the majority of his parking is occupied by a local church on Saturday and Sunday due to weddings and various festivities. Mr. Griego feels he is losing business and interest due to the parking issues added by the schools. Mr. Griego asked the Commissioners that if we continue to collect in-lieu parking fees in place of providing parking, what is being done to resolve the parking issue.

Following a discussion, Chairperson Lopez directed staff to place a 45 day moratorium on allowing any more new schools in the downtown area and in order to further explore this issue.

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Continued Public Appearances

None.

Public Hearings

A. CASE NO. 1797-ZOA: Consideration of a resolution to adopt an amendment to Title 9 of the Huntington Park Municipal Code to include procedures for the establishment of a Historic Preservation Commission and regulatory criteria relating to historic preservation.

Planning Manager Mariano Aguirre briefly reviewed the proposed Ordinance, specifically the Certificate of Appropriateness, Contributing Property, Economic Hardship Variance and the Historic Variance.

Chairperson Lopez recommended to continue this case, and that staff consider the Planning Commission or the Arts and Culture Commission to be responsible for the Historic Preservation duties.

Chairperson Lopez declared the public hearing open and called for anyone wishing to speak for or against Case No. 1797-ZOA.

Rudy Griego, property owner at 6400-14 Rugby Avenue and 2550-64 Gage Avenue, stated that he owns a building that may be affected by this Ordinance, and was concerned as to how much money he might have to spend in order to bring his building up to code. Mr. Griego recommended to the Commissioners that they study this amendment further.

With no one else coming forward to speak for or against Case No. 1797-ZOA, the public hearing was declared closed by Chairperson Lopez.

Chairperson Lopez recommended continuing this item, and look into performing the survey prior to this ordinance being adopted and/or prior to forming a new commission to determine the extent of potential historic resources/duties that may be relevant.

New Business

Planning Manager Aguirre informed the Commissioners that Commissioner Bravo was absent due to his father passing. Mr. Aguirre added that staff is still reviewing the in-lieu parking issue. Mr. Aguirre reminded the Commissioners about the Sign Design Review Committee meeting scheduled for tomorrow, Thursday, May 19 at 2:00 p.m. in the conference room. Mr. Aguirre invited the Commissioners to the Walkable Communities Workshop to be held on Thursday, May 26, from 1:00 p.m. to 5:00 p.m.

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Information Items

None

Adjournment

There being no further business, Chairperson Lopez declared the meeting adjourned at 7:45 p.m. in memory of Jose A. Bravo, father of Planning Commissioner Alfred Bravo Sr.

Chairperson

ATTEST: _____
Secretary