

Minutes of the Huntington Park Planning Commission meeting held on April 5, 2006.

Chairperson Sanders called the meeting to order at 6:32 p.m. Present: Commissioners Eddie Benitez, Alfred Bravo, Sr., Andy Molina, and Chairperson Marial Sanders; Absent: Commissioner Veronica Lopez; Also present: Director of Community Development Henry Gray, Acting Planning Manager Gabriel Bautista, Assistant Planner Alberto Fontanez, and Recording Secretary Genny Ochoa.

### **Approval of Minutes**

Motion by Commissioner Molina, seconded by Commissioner Benitez, to approve the minutes of the meeting held March 1, 2006. The motion carried as follows: Ayes: Commissioners Benitez, Molina, and Chairperson Sanders; Noes: None; Abstain: Commissioner Bravo; Absent: Commissioner Lopez.

Motion by Commissioner Bravo, seconded by Commissioner Benitez, to approve the minutes of the meeting held March 15, 2006. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, and Chairperson Sanders; Noes: None; Abstain: Commissioner Molina; Absent: Commissioner Lopez.

### **Public Appearances/New Business**

Mr. Idilio Sanchez, President, and Mr. Narciso Sanchez, business owner (Al's Body Shop, Inc., 3215 E. Gage Ave., Huntington Park), came forward to address the New Business item on the agenda (Discussion and/or action regarding Conditional Use Permit No. 1701, granting the operation of an auto body/fender repair shop known as "Al's Auto Body," located at 3215 E. Gage Avenue). Mr. Idilio Sanchez informed the Commission and staff that they are currently renting property for parking use in the city of Vernon which has alleviated their parking issues at the subject business site.

After a brief discussion, Chairperson Sanders directed that a report addressing the status of compliance with the conditions of approval of Case No. 1701-CUP be presented by staff at the next regularly scheduled Planning Commission meeting.

### **Continued Public Hearings**

None.

### **Public Hearings**

A. CASE NO. 1794-CUP: Request by William Gonzalez for approval of a Conditional Use Permit and Variance to establish a motorcycle repair facility at 3317 Gage Avenue in the Commercial General (C-G) Zone.

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Assistant Planner Alberto Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1794-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit and Variance, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that, subject to the conditions outlined in the Administrative Report, and based on the evidence presented, it was staff's recommendation that Case No. 1794-CUP be approved.

Chairperson Sanders declared the public hearing open and called for anyone wishing to speak in favor of or against Case No. 1794-CUP. Mr. Colin Chambers (3312 E. Gage Ave., Huntington Park), property owner, came forward and stated that his only objection to the business use is the excessive noise created by the motorcycle testing conducted in front of the subject business.

Mr. William Gonzalez, applicant, came forward to speak in favor of Case No. 1794-CUP. Mr. Gonzalez stated that he would conduct the motorcycle testing and runs in such a manner and time which would minimize the noise levels. Mr. Gonzalez added that he agreed to comply with the conditions of approval as recommended by staff.

With no one else coming forward, Chairperson Sanders declared the public hearing closed.

After a brief discussion, it was concurred by the Commission and staff, and agreed to by Mr. Gonzalez, that Condition No. 15 be modified to read as follows:

15. That the applicant maintain all noise levels in compliance with the City of Huntington Park Noise Ordinance. Hours of operation of any business on site shall be limited to 7 a.m. to 8 p.m., Monday through Saturday, and the business shall remain closed on Sundays.

A motion was made by Commissioner Molina, seconded by Commissioner Bravo, to APPROVE CASE NO. 1794-CUP, subject to Conditions No. 1-23, as modified. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Molina and Chairperson Sanders; Noes: None; Absent: Commissioner Lopez.

*At staff's recommendation, Chairperson Sanders so ordered to deviate from the agenda and consider Case No. 1788-GPA/ZC/DP before Case No. 1797-ZOA.*

B. CASE NO. 1788-GPA/ZC/DP: Request by Taylor Fierce Architects for approval of a General Plan Amendment from Manufacturing Planned Development to Public Facilities; a Zone Change from Manufacturing Planned Development (MPD) to Public Facilities (PF); a Development Permit; and building permits in order to convert an existing industrial building into a charter school consisting of a middle school and high school totaling 900 students.

Director of Community Development Gray introduced the City's environmental and outsource planning services consultant, Dr. Susan O'Carroll (Willdan, 13191 Crossroads Parkway North, Industry, CA 91746) who conducted a PowerPoint presentation of Case No. 1788-GPA/ZC/DP). The presentation included citing the City's concerns for the proposed project's potential detriment to the public interest, health, safety, convenience or welfare of the surrounding area, as the proposed school site is surrounded by industrial uses. Concerns cited included the project's potential negative impacts associated with air quality/hazardous materials emissions, traffic and circulation, noise, parking availability, and lack of recreation area for the provision of physical education activities within the school facility.

After her review of Case No. 1788-GPA/ZC/DP, Dr. O'Carroll stated that it was staff's recommendation to deny the proposed project based on planning and land use compatibility concerns. Dr. O'Carroll added that because the City recognizes the need for additional school seats in the community, staff recommends that, should the Planning Commission recommend approval of the proposed project, a Mitigated Negative Declaration which would include making the required findings and compliance with Conditions No. 1-65, as outlined in staff's report, be adopted.

A discussion was held. Mr. Gray stated that that the City acknowledges the community's need for more educational programs in the community, however reiterated staff's concern for potential negative impacts created by the proposed school project. Mr. Gray reminded the Commissioners that their action would only be an "advisory action" recommending to the City Council the approval of a General Plan Amendment, Zone Change, and Development Permit.

Chairperson Sanders declared the public hearing open and called for those wishing to speak in favor of Case No. 1788-GPA/ZC/DP. The following individuals came forward and expressed their support for the establishment of the charter school:

- 1) Frank Gonzalez, Pacific Charter Schools Development, Compton, CA;
- 2) Glenn Pierce, Pacific Charter Schools Development, Compton, CA;
- 3) Maribel Galan, Principal of Antonio Maria Lugo Academy School;
- 4) Laura Galvan, Principal of Huntington Park College Ready Academy High School;
- 5) Carlos Valenzuela, 5<sup>th</sup> grade student at Antonio Maria Lugo Academy School;
- 6) Julie Gomez, parent, 1934 E 76<sup>th</sup> Place, Los Angeles, CA;
- 7) Cortes, 4<sup>th</sup> grade student at Antonio Maria Lugo Academy School; and
- 8) Adrian Kirk, Aspire Public Schools, Oakland, CA, (Mr. Kirk distributed copies of parent signatures attached to a letter of support of the proposed charter school).

With no one else wishing to come forward, the public hearing was declared closed by Chairperson Sanders.

A discussion ensued. Commissioner Benitez expressed his opposition to the establishment of the proposed charter school and stated that he believed that the location for the school was inappropriate as it presents too many hazards, and he could not recommend approval of Case No. 1788-GPA/ZC/DP.

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A motion was made by Chairperson Sanders to recommend to the City Council approval of the charter school project. The motion died due to lack of a second.

A motion was made by Commissioner Bravo to recommend to the City Council not to approve the charter school project. The motion was seconded by Commissioner Molina and was subsequently pulled due to unclear verbiage by Commissioner Bravo in his motion.

A substitute motion was made by Commissioner Benitez, seconded by Commissioner Molina, to recommend to the City Council to not approve the proposed charter school project. The motion carried as follows: Ayes: Commissioner Benitez and Molina; Noes: Chairperson Sanders and Commissioner Bravo; Absent: Commissioner Lopez. Due to the tie vote, a recommendation to the City Council was not made by the Commission; and no further action on the request for approval of the General Plan Amendment, Zone Change, and Development Permit was taken.

C. CASE NO. 1797-ZOA: Request for approval of a resolution recommending to the City Council adoption of a proposed Zoning Ordinance Amendment adding to Title 9 of the Huntington Park Municipal Code procedures for the establishment of a Historic Preservation Commission and regulatory criteria relating to Historic Preservation.

Acting Planning Manager Bautista reviewed staff's report which stated that the proposed amendment would regulate the protection of historically significant buildings, outline the functions of the newly formed Historic Preservation Commission, and establish different levels of review procedures for proposed modifications/ alterations to historical buildings/structures. Mr. Bautista added that staff recommended the approval of the resolution recommending to the City Council the adoption of the proposed ordinance.

Chairperson Sanders declared the public hearing open and called for anyone wishing to speak for or against Case No. 1797-ZOA. Hearing no one, the public hearing was declared closed.

After a brief discussion, a motion was made by Commissioner Bravo, seconded by Commissioner Benitez, to ADOPT RESOLUTION NO. 1797 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code by adding procedures for the establishment of a Historic Preservation Commission and regulatory criteria relating to Historic Preservation. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Molina and Chairperson Sanders; Noes: None; Absent: Commissioner Lopez.

**New Business**

A. Discussion and/or action regarding Conditional Use Permit No. 1701, granting the operation of an auto body/fender repair shop known as "Al's Auto Body," located at 3215 E. Gage Avenue.

*(Discussion of this item was held under the Public Appearances section as noted.)*

**Information Items**

Director of Community Development Gray updated the Commission on the “La Montaña” (Aggregate Recycling Systems, 6208 S. Alameda Street) litigation matter and stated that a settlement in favor of the City had been reached.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairperson Sanders adjourned the meeting at 9:12 p.m.

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Chairperson

ATTEST:

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Secretary