

Minutes of the Huntington Park Planning Commission meeting held on August 16, 2006.

Chairperson Sanders called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Alfred Bravo, Sr., Veronica Lopez, Andy Molina, and Chairperson Marial Sanders; Absent: None. Also present: Planning Manager Gabriel Bautista, Associate Planner Eric Garcia, Assistant Planner Albert Fontanez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Molina, seconded by Commissioner Bravo, to approve the minutes of the meeting held August 2, 2006. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Molina, and Chairperson Sanders; Noes: None; Absent: None; Abstain: Commissioner Lopez .

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1811-CUP/TPM: Request by Leonardo M. Lopez and Bone, Wright and Associates, for approval of a Conditional Use Permit to establish a bona fide public place (restaurant) with full on-site alcohol service at 6617 Wilson Avenue; approval of a Tentative Parcel Map to consolidate parcels at 6617 Wilson Avenue and 2031 E. 65th Street within the Industrial/Manufacturing Planned Development (MPD) and General Commercial (C-G) Zones; and adoption of a Mitigated Negative Declaration Environmental Assessment.

Planning Manager Bautista conducted a PowerPoint presentation and reviewed the Administrative Report which included the Municipal Code Requirements for a Conditional Use Permit and Tentative Parcel Map, Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Bautista stated the applicant proposes to develop a 246-stall parking lot on the site, which, through a recorded parking covenant, will provide parking for the restaurant use for the life of the restaurant. Mr. Bautista added that the proposed project is consistent with the Manufacturing Planned Development General Plan Land Use area and that staff recommended the approval of Case No. 1811-CUP/TPM subject to Conditions No.1-36, as outlined in staff's report.

Chairperson Sanders declared the public hearing open and called those wishing to speak in favor of or against Case No. 1811-CUP/TPM. Mr. Leonard Lopez (2800 S. Vermont Ave., Los Angeles, CA), applicant/property owner, came forward and stated that the proposed

restaurant project would be an asset to the City and requested the approval of the Conditional Use Permit and Tentative Parcel Map.

A discussion was held. Commissioner Lopez inquired about the proposed hours of operation. Mr. Lopez responded that the restaurant would be open for lunch and dinner, and include dancing and entertainment during the weekends. Commissioner Molina stated the proposed project would be a “tremendous asset” to the City, and Commissioners Benitez and Bravo expressed their support for the project. Chairperson Sanders asked Mr. Lopez if he understood and agreed to comply with staff’s recommended conditions of approval. Mr. Lopez responded that he understood and agreed to comply with the conditions as outlined in staff’s report.

With no one else coming forward to speak for or against Case No. 1811-CUP/TPM, Chairperson Sanders declared the public hearing closed.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to ADOPT THE MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL ASSESSMENT, AND APPROVE CONDITIONAL USE PERMIT AND TENTATIVE PARCEL MAP CASE NO. 1811-CUP/TPM, subject to Conditions No. 1-36 outlined in staff’s report. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina and Chairperson Sanders; Noes: None; Absent: None.

B. CASE NO. 1822- DP: Request by Royal Street Communications for approval of a Development Permit to co-locate and operate a wireless telecommunication facility on an existing monopalm wireless telecommunication facility located at 6313 Maywood Avenue, in the Manufacturing Planned Development (MPD) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1822-DP, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that staff recommended the approval of Case No. 1822-DP, subject to Conditions No. 1-19, as outlined in staff’s report.

Chairperson Sanders declared the public hearing open and called for those wishing to speak in favor of Case No. 1822-DP. Mr. Brian Manor (5912 Bolsa Ave., Ste. 202, Huntington Beach, CA), applicant’s representative, came forward and thanked Mr. Fontanez for his assistance in the application process. Mr. Manor spoke in favor of Case No. 1822-DP and stated that the applicant agreed with the conditions of approval outlined in staff’s report.

Chairperson Sanders called for anyone else wishing to speak in favor of or against Case No. 1822-DP and, hearing no one, declared the public hearing closed.

A motion was made by Commissioner Lopez, seconded by Commissioner Bravo, to APPROVE CASE NO. 1822-DP, subject to Conditions No. 1-19, as outlined in staff’s report. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina and Chairperson Sanders; Noes: None; Absent: None.

New Business

None.

Information Items

Recently appointed Associate Planner Eric Garcia was re-introduced to Commissioner Lopez. Commissioner Lopez welcomed Mr. Garcia to the City and stated that she looked forward to working with him again.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairperson Sanders adjourned the meeting at 7:08 p.m.

Chairperson

ATTEST:

Secretary