

Minutes of the Huntington Park Planning Commission meeting held on May 16, 2007.

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Veronica Lopez, and Chairman Andy Molina. Absent: Commissioners Alfred Bravo, Sr. (excused) and Marial Sanders (unexcused). Also present: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Albert Fontanez, Assistant Planner Gabriela Silva, Planning Intern George Manjarrez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Chairman Molina, to approve the minutes of the meeting held May 2, 2007, as submitted. The motion carried as follows: Ayes: Commissioners Benitez and Chairman Molina; Noes: None; Absent: Commissioners Bravo and Sanders. Abstain: Commissioner Lopez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. **CASE NO. 1840-TPM:** Request by Barry Segal for approval of a Tentative Parcel Map to consolidate two (2) Assessor's Parcels into one (1) at 2548 and 2552 53rd Street, within the Industrial/Manufacturing Planned Development (MPD) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1840-TPM, which included the Municipal Code and Subdivision Map Act Requirements, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that in November 2004 the Planning Commission approved Case No. 1783-DP allowing the construction of an 8,000 sq. ft. building, which is currently in its final construction phase. Ms. Silva added that subsequent to the Commission's approval of the Tentative Parcel Map, a Final Parcel Map would be submitted to the City Council for approval. Ms. Silva further added that the Planning Division staff recommended the approval of Case No. 1840-TPM subject to Conditions No. 1-13 as outlined in the Administrative Report.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor or against Case No. 1840-TPM. Mr. Barry Segal (P.O. Box 6108, Altadena, CA), applicant and property owner representative, came forward and spoke in favor of approving the Tentative Parcel Map. Mr. Segal stated that the property owner, Mr. Alan Hart, had reviewed and agreed to comply with the conditions of approval as recommended by staff.

With no one else wishing to speak in favor or against Case No. 1840-TPM, the public hearing was declared closed by Chairman Molina.

A motion was made by Commissioner Lopez, seconded by Commissioner Benitez, to APPROVE CASE NO. 1840-TPM, subject to Conditions No. 1-13, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Bravo and Sanders.

B. CASE NO. 1843-CUP: Request by Kenneth Kim for approval of a Conditional Use Permit to establish a bona fide public eating establishment (restaurant) with the on-site sale of beer and wine at 6136 Pacific Boulevard, in the Pacific Paseo (PP) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1843-CUP, which included the Municipal Code Requirements, Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the Planning Division staff recommended the approval of Case No. 1843-CUP subject to Conditions No. 1-39 as outlined in the staff's report.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor or against Case No. 1843-CUP. Mr. Kenneth Kim (3700 Wilshire Blvd., #1015, Los Angeles, CA), applicant, came forward and requested the Conditional Use Permit be approved.

With no one else wishing to speak in favor or against Case No. 1843-CUP, Chairman Molina declared the public hearing closed.

After a brief discussion, a motion was made by Commissioner Benitez, seconded by Commissioner Lopez, to APPROVE CASE NO. 1843-CUP, subject to Conditions No. 1-39, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Bravo and Sanders.

C. CASE NO. 1844-DP/VAR: Request by Hugo Alcantar for approval of a Development Permit and Variance for a change of use from residence to industrial/manufacturing on a parcel of land with a substandard minimum lot size at 6405 Regent Street within the Industrial/Manufacturing Planned Development (MPD) Zone.

Planning Intern George Manjarrez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1844-DP/VAR, which included the Municipal Code Requirements, Required Findings for a Development Permit and Variance, Administrative Comments and Analysis, and Recommendations. Mr. Manjarrez stated that the applicant proposes to add 224 sq. ft. to an existing 912 sq. ft. residential structure to be converted to a window manufacturing business with incidental retail sales. Mr. Manjarrez added that the Planning Division staff recommended the approval of Case No. 1844-DP/VAR subject to Conditions No. 1-21 as outlined in staff's report.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor or against Case No. 1844-DP/VAR. Mr. Hugo Alcantar (6504 Regent St., Huntington Park), applicant/property owner, came forward to speak in favor and requested that Case No. 1844-DP/VAR be approved.

Mr. Roberto Avila (6423 Regent St., Huntington Park), came forward to speak against and stated that as a property owner and resident within the vicinity, he was concerned with potential negative impacts created by the proposed use, particularly increased noise levels and traffic.

A brief discussion ensued. Mr. Manjarrez stated that the proposed operation would consist of only glass assemblage and that glass cutting was done using a scribing method which does not require saws. Senior Planner Garcia added that the applicant's proposed hours of operation are Monday through Friday, 8:00 a.m. to 4:00 p.m.

With no one else wishing to speak in favor or against Case No. 1844-DP/VAR, the public hearing was declared closed by Chairman Molina.

A motion was made by Commissioner Lopez, seconded by Commissioner Benitez, to APPROVE CASE NO. 1844-DP/VAR, subject to Conditions No. 1-21, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, and Chairman Molina; Noes: None; Absent: Commissioners Bravo and Sanders.

New Business

None.

Information Items

A. Certificate of Recognition Area Map

Senior Planner Garcia distributed the Certificate of Recognition Area Map depicting the City divided into five areas. Mr. Garcia stated that each Commissioner could choose an area for nomination of a residential and commercial/industrial property to be considered for the Certificate of Recognition award.

The Commissioners made their selections as follows: Chairman Molina: Area No. 4; Commissioner Lopez: Area No. 3; and Commissioner Benitez: Area No. 5.

Mr. Garcia stated that the Certificate of Recognition program would be agendized in the middle of the year for the Certificates to be awarded by the City Council in October.

Subjects Presented by the Planning Commission

The Commissioners directed staff to place an item on the next Planning Commission agenda regarding consideration of an interim Planning Commissioner appointment due to Commissioner Bravo's extended medical leave of absence.

Commissioner Lopez reported her possible absence at the June 6th, 2007 meeting, due to a medical reason.

Adjournment

There being no further business, Chairman Molina declared the meeting adjourned at 7:14 p.m.

Chairman

ATTEST:

Secretary