

Minutes of the Huntington Park Planning Commission meeting held on September 5, 2007.

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Marial Sanders, Veronica Lopez, and Chairman Andy Molina. Absent: none. Also present: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Albert Fontanez, Assistant Planner Gabriela Silva, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Lopez, seconded by Commissioner Perez, to approve the minutes of the meeting held August 15, 2007, as submitted. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: None.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1850-CUP: Request by Omnipoint Communications LCC (dba T-Mobile USA) for approval of a Conditional Use Permit to locate and operate a ground-mounted wireless telecommunications facility (monopalm) at 3260 Florence Avenue within the Commercial General (C-G) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1850-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated architectural treatment to the building, such as moldings along the parapet and around the windows and doors, was required as part of the conditions, and added that Planning staff recommended the approval of Case No. 1850-CUP subject to Conditions Nos. 1-27 as recommended by staff.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1850-CUP. Mr. Jason Kozora (5912 Bolsa Ave., Ste. 202, Huntington Beach, CA 92649), applicant's representative, came forward to speak in favor of the request, and stated that the applicant agrees to the Conditions of Approval as recommended by staff. Mr. Kozora requested that the Planning Commission approve Case No. 1850-CUP.

Mr. Jessie Garcia (3318 Walnut St., Huntington Park, CA) came forward and asked if the proposed telecommunications facility would affect the operation of CB radios within the vicinity. Mr. Kozora stated that any type of telecommunications interference would be in violation of Federal Communications Commission (FCC) regulations; therefore, interference by the proposed monopalm antenna is not expected.

After a brief discussion and with no one else wishing to speak for or against Case No. 1850-CUP, Chairman Molina declared the public hearing closed. Commissioner Sanders, seconded by Commissioner Benitez, made a motion to APPROVE CASE NO. 1850-CUP, subject to Conditions Nos. 1-27, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez and Chairman Molina; Noes: None; Absent: None.

B. CASE NO. 1852-CUP: Request by Variants Development, Inc. for approval of a Conditional Use Permit to allow the on-site sale of beer and wine in conjunction with a bona-fide public eating establishment located at 5933 State Street, in the General Commercial (C-G) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1852-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated the proposed project meets the City's Zoning and Development standards subject to the approval of a Conditional Use Permit. Ms. Silva added that Planning Division staff recommended that Case No. 1852-CUP be approved subject to Conditions Nos. 1-28, as recommended by staff.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1852-CUP. Mr. Bruce Bertz (7010 S. Alameda St., Huntington Park, CA), applicant/property owner, came forward and requested that the Planning Commission approve Case No. 1852-CUP.

With no one else wishing to speak for or against Case No. 1852-CUP, Chairman Molina declared the public hearing closed. A motion was made by Commissioner Lopez, seconded by Commissioner Perez, to APPROVE CASE NO. 1852-CUP, subject to Conditions Nos. 1-28, as outlined in staff's Administrative Report. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez and Chairman Molina; Noes: None; Absent: None.

C. CASE NO. 1853-ZOA: Consideration of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code regarding regulations applicable to signs.

Planning Manager Gabriel Bautista reviewed staff's report through a PowerPoint presentation. Mr. Bautista reported that after reviewing a Sign Program Application for a multi-tenant commercial center, staff found inconsistencies to the sign standards applicable to the downtown, General Commercial (C-G), Neighborhood Commercial (C-N) Zones, and multi-tenant commercial centers. Mr. Bautista stated that the proposed amendment would provide

consistent sign standards for all commercial properties and multi-tenant commercial centers in the City. Mr. Bautista further stated that on September 4, 2007, the City Council had adopted an Urgency Ordinance temporarily approving the proposed amendment, and that staff recommended the approval of the proposed resolution permanently amending the Sign Ordinance.

After a brief discussion, Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1853-ZOA. Mr. Bruce Bertz (Variants Development, Inc., 7010 S. Alameda St., Huntington Park, CA) came forward and spoke in favor of Case No. 1853-ZOA and the approval of the proposed resolution.

With no one else wishing to speak for or against Case No. 1853-ZOA, Chairman Molina declared the public hearing closed. A motion was made by Commissioner Lopez, seconded by Commissioner Sanders, to APPROVE THE ADOPTION OF RESOLUTION NO. 1853, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ARTICLE 12 OF THE HUNTINGTON PARK MUNICIPAL CODE TO PROVIDE CONSISTENCY IN THE PERMITTED SIGN AREA FOR ALL PROPERTIES WITHIN COMMERCIAL ZONES AND MULTI-TENANT COMMERCIAL CENTERS. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez and Chairman Molina; Noes: None; Absent: None.

D. CASE NO. 1854-ZOA: Consideration of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code, establishing standards for Check Cashing, Currency Exchange, Money Advance and Money Transfer uses within the City.

Planning Manager Gabriel Bautista held a PowerPoint presentation of Case No. 1854-ZOA. Mr. Bautista stated that the City's Municipal Code does not currently provide operational and/or development standards for Check Cashing, Currency Exchange, Money Advance and Money Transfer uses within the City. Mr. Bautista added that at the direction of the City Council, staff had conducted research on the impacts these types of uses have on the community. Mr. Bautista stated that based on the research conducted, staff finds that Check Cashing, Currency Exchange, Money Advance and Money Transfer uses could adversely affect the health, safety and welfare of the community, and further, the proliferation of these uses in commercial areas may displace retail businesses who provide needed goods and services to the community. Mr. Bautista added that the City Council has adopted an Urgency Ordinance temporarily establishing the requirements outlined in the proposed ordinance and that staff recommended the approval of Case No. 1854-ZOA.

After a brief discussion, Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1854-ZOA. Mr. Bruce Bertz (7010 S. Alameda St., Huntington Park, CA) came forward and stated he was in agreement with the findings of staff's research of Case No. 1854-ZOA and that he fully supported the approval of the proposed resolution.

After a brief discussion, and with no one else wishing to speak for or against Case No. 1854-ZOA, Chairman Molina declared the public hearing closed. A motion was made by Commissioner Sanders, seconded by Commissioner Perez, to APPROVE THE ADOPTION OF RESOLUTION NO. 1854, RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING TITLE 9, CHAPTER 4, ARTICLE 2 OF THE HUNTINGTON PARK MUNICIPAL CODE ESTABLISHING STANDARDS FOR CHECK CASHING, CURRENCY EXCHANGE, MONEY ADVANCE AND MONEY TRANSFER USES WITHIN THE CITY. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez and Chairman Molina; Noes: None; Absent: None.

New Business

None.

Information Items

- A. Future Development Projects: Staff provided a Planning Division Development Project Status Report.
- B. Creation of Bicycle Lanes on City: Staff distributed a copy of “Bicycle and Pedestrian Facilities” excerpt from the Circulation Element of the City’s General Plan and reported that City Council had referred this item to the City’s Health and Education Commission.
- C. Certificate of Recognition Program: Senior Planner Garcia called for the Commissioners’ submittal of property nominations on the Commission meeting of September 19, 2007. The City Council will award the Certificates of Recognition in October, coinciding with National Planning Month.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Molina declared the meeting adjourned at 7:29 p.m.

Chairman

ATTEST:

Secretary