

**Minutes of the Huntington Park Planning Commission meeting held on January 2, 2008.**

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. City staff present were Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Lopez, seconded by Commissioner Perez, to approve the minutes of the meeting held December 19, 2007, as submitted. Motion carried as follows: Ayes: Commissioners Benitez, Perez, Lopez, and Chairman Molina; Noes: None; Absent: None; Abstain: Commissioner Sanders.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1863-ZOA: Consideration of resolution recommending to the City Council the adoption of an ordinance amending the Municipal Code regulations applicable to historic preservation.

Senior Planner Eric Garcia presented the Administrative Report for Case No. 1863-ZOA, and reviewed the proposed amendment to Section 9-3.1818—Incentives for Preserving Historic Resources—of the Historic Preservation Ordinance, which includes reduction of Planning Administrative Fees, and the addition of the Mills Act, which establishes procedures for applications and approval of Mills Act contracts leading to the execution and recordation of approved Mills Act contracts.

Mr. Garcia stated that on December 4, 2007, the Historic Preservation Commission approved Resolution No. 07-06 recommending to the Planning Commission the adoption of a Historic Preservation Ordinance Amendment. Mr. Garcia added that Planning staff recommended the approval of Planning Commission Resolution No. 1863, recommending to the City Council the adoption of an ordinance amending Title 9 (Zoning) of the Municipal Code regarding Historic Preservation. Mr. Garcia further added that Mr. John Noguez, City Council Member, was present and that due to his expertise in the property tax assessment field, would be able to provide additional information on the Mills Act.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1863-ZOA. Mr. John Noguez, Huntington Park City Council Member, came forward to speak in favor of the proposed ordinance amendment and stressed the importance of preserving the City's historical elements. Mr. Noguez stated that the Mills Act is a State program that offers financial incentives to property owners by reducing property taxes of historically designated properties whereby property owners "promise" to preserve the historical elements of their respective properties by reinvesting their tax savings into the restoration and maintenance of their properties. Mr. Noguez added that, although complex, educating the community is essential in the program's success to preserve the many homes in the City that qualify for historic designation. Mr. Noguez stated that he was very much in favor of establishing the Mills Act in the City and recommended that the Planning Commission approve the proposed Historic Preservation Ordinance amendment.

After a discussion and with no one else coming forward to speak for or against Case No. 1863-ZOA, Chairman Molina declared the public hearing closed.

A motion was made by Commissioner Sanders, seconded by Commissioner Benitez, to APPROVE AND ADOPT PLANNING COMMISSION RESOLUTION NO. 1863, recommending to the City Council the adoption of an ordinance amending Title 9 (Zoning) of the Huntington Park Municipal Code regarding Historic Preservation. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: None.

B. CASE NO. 1865-DP: Request by Calene Enterprises (dba Church's Chicken) for approval of a Development Permit to establish a restaurant at 6103 Pacific Boulevard, in the Pacific Paseo (PP) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1865-DP, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the proposed project is deficient three parking spaces. However, because the subject site is 20 feet over the 500 feet distance requirement to be eligible for payment of in-lieu parking fees, the applicant may apply for a Minor Variance allowing the in-lieu parking fees payment for the three deficient parking spaces. Ms. Silva further stated that the Community Development Director has the administrative authority to review and grant a Minor Variance. Ms. Silva added that, as conditioned, the proposed project meets the City's Zoning and Development Standards and is consistent with the City's General Plan, and that staff recommended approval of Case No. 1865-DP, subject to the conditions of approval outlined in staff's report.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1865-DP. Mr. Justin Jaojoco (3914 Grandview Dr., Brea, CA), partner, came forward to speak in favor of the request, and stated that he was eager to serve the Huntington Park community with the proposed restaurant.

With no one else wishing to speak in favor of Case No. 1865-DP, Chairman Molina called for anyone wishing to speak against the request.

Mr. John Noguez, Huntington Park City Council Member, came forward. Mr. Noguez stated that property owners from the condominium project just west of the subject site had contacted him expressing their concerns with potential negative impacts created by the establishment of the proposed restaurant, specifically, odors generated by possible poor ventilation, as well as worsened parking conditions in the surrounding area. Mr. Noguez stated that he was in favor of the establishment of a national tenant in the City and was not against the proposed project; however, the expressed concerns by neighboring property owners must be addressed to mitigate the potential negative impacts created by the proposed use. Mr. Noguez requested that staff work with the developer to develop mitigation measures to minimize the negative impacts associated with ventilation, as well as appropriate mechanisms to address the parking needs in the area.

Staff discussed possible parking mitigation measures for the applicant's consideration such as the payment of in-lieu parking fees, as well as leasing parking spaces from the "99¢ only Stores," located to the east of the subject site. Also discussed was the proper method in determining that any contaminants and/or odors generated by the proposed restaurant use would be adequately mitigated and in compliance with Southern California Air Quality Management District regulations. Planning Manager Bautista suggested that a qualified professional could be consulted for an evaluation of the restaurant's ventilation system.

After a discussion, it was concurred by the Commission and staff that it was necessary to further examine the noted concerns to develop a more stringent mitigation plan for the proposed restaurant use.

A motion was made by Commissioner Lopez, seconded by Commissioner Perez, to continue the public hearing for Case No. 1865-DP to the Planning Commission meeting of February 6, 2008. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: None.

### **New Business**

None.

### **Information Items**

Planning Manager Bautista informed the Commissioners that the Draft Program Environmental Impact Report for the City's Northwest Area Specific Plan would be presented to the Commission at the meeting of January 16, 2008.

### **Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Molina declared the meeting adjourned at 7:43 p.m.

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Chairman

ATTEST:

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Secretary