

**Minutes of the Huntington Park Planning Commission meeting held on  
September 21, 2011**

Chairman Benitez called the meeting to order at 5:04 p.m. Present: Commissioners Veronica Lopez, Eddie Carvajal, and Chairman Eddie Benitez; Absent: None. Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planners Joanna Cortez, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

A motion was made by Vice Chair Lopez, seconded by Commissioner Carvajal, to approve the minutes of the meeting held on August 17, 2011 as presented. The motion carried as follows: Ayes: Commissioners Lopez, Carvajal and Chairman Benitez; Noes: None; Absent: None;

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1938-CUP/DP: Request by Ware Malbomb (for McDonald's USA, LLC.) for a Development Permit and Conditional Use Permit to establish a restaurant with a drive-thru at 2303 E. Florence Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Joanna Cortez reviewed staff's Administrative Report, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit and Development Permit, Administrative Comments and Analysis, and Recommendations. Ms. Cortez stated that the applicant proposes to demolish an existing drive-thru restaurant and replace it with a larger drive-thru restaurant. Ms. Cortez added that site improvements included new landscaping, trash enclosure, and paving on the subject site. Ms. Cortez stated that the applicant is providing 17 of 19 required parking spaces; however, an adjacent parcel located at 7105 Santa Fe Avenue would provide 19 additional spaces through a Parking Covenant/Agreement with the adjacent property owner, as required by staff. Ms. Cortez added that staff recommended additional conditions to the Conditions of Approval outlined in the proposed resolution, i.e., (1) requiring that the applicant apply for a Tentative Parcel Map consolidating the three lots into one on the subject property within one year of approval of the entitlement and (2) that a Final Map be recorded within 24 months of the approval of the Tentative Parcel Map. Ms. Cortez stated that staff recommended the approval of Case No. 1938-CUP/DP subject the Conditions of Approval as amended.

Planning Manager Garcia added that recommendations by staff included that the applicant install the order speaker no less than 35 feet from the north property line as well as an eight-feet (8') high block wall with perimeter landscaping to serve as a noise buffer between the drive-thru aisle and the properties to the north.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of/or against Case No. 1938-CUP/DP. Mr. Carlos Madrigal (3800 Kilroy Airport Way, Suite 200, Long Beach, CA 90806), representing McDonalds USA, LLC., came forward to speak in favor of the Conditional Use Permit and Development Permit. Mr. Madrigal stated that the standard size for the menu board signs used by McDonalds is larger than allowed by the City's signage regulations and requested that Condition No. 12 be modified to reflect that the standard menu board sign is permissible. Mr. Madrigal further stated that the existing restaurant has a good relationship with the Police Department and added that the applicant was willing to comply with the modified Conditions of Approval as recommended by staff.

After a brief discussion and with no one else coming forward to speak for/or against Case No. 1938-CUP/DP, Chairman Benitez declared the public hearing closed.

Vice Chair Lopez motioned, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1938-CUP/DP, subject to the amended Conditions of Approval requiring the completion of a Tentative Parcel Map and recordation of a Final Map, as recommended by staff. The motion carried as follows: Ayes: Commissioners Lopez, Carvajal, and Chairman Benitez; Noes: None; Absent: None.

B. CASE NO. 1939-CUP/TPM: Request by Rev. Ramon Camacho for approval of a Tentative Parcel Map and a Conditional Use Permit to consolidate three (3) lots into one (1) and to expand an existing church facility onto a property currently developed with a commercial office building at 3300 and 3260 Florence Avenue within the Manufacturing Planned Development (MPD) Zone.

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Municipal Code Requirements for a Conditional Use Permit and Tentative Parcel Map, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the subject site consists of a vacant lot, currently used as parking area, a commercial building and a church (Huntington Park First Assembly of God Church). Mr. Fontanez further stated that the proposed Tentative Parcel Map would consolidate three lots into one, thereby facilitating the expansion of the church facility. Mr. Fontanez added that exterior finishes to the existing structures on the subject site were in good condition due to recent façade improvements to the structures. Mr. Fontanez added that no modifications to the interior of the existing commercial building, previously used as a law office, are proposed since the current layout can accommodate the proposed classrooms. Mr. Fontanez stated that 20 on-site parking spaces are currently provided and that the proposed expansion of the church facilities onto the two adjacent parcels will add an additional 27 on-site parking spaces, for a total of 47 on-site parking spaces. Mr. Fontanez further stated that the current non-conforming parking deficiency of 41 spaces would be reduced to 14 deficient parking spaces upon completion of the project. Mr. Fontanez added that staff recommended the approval of Case No. 1939-CUP/TPM, subject to the Conditions of Approval outlined in staff's Administrative Report.

Chairman Benitez declared the public hearing open and called for anyone wishing to speak in favor of Case No. 1939-CUP/TPM. Pastor Ramon Camacho (3300 E. Florence Ave., Huntington Park), applicant/property owner representative, came forward to speak in favor. Pastor Camacho stated that he was agreeable to the recommended Conditions of Approval; however, based on his understanding from discussions with City staff, vinyl fencing would be allowed on the perimeter of the subject site. Therefore, the Church had already purchased vinyl fencing materials and requested

that he be allowed to install vinyl fencing on the easterly property line in lieu of the six-foot (6') -high block wall as required by Condition No. 11.

After a discussion, the Commission concurred to modify Condition No. 11 to read as follows:

11. That a decorative block wall not less than six feet (6') in height be installed and maintained around the perimeter of the lot, except where prohibited, prior to issuance of the Certificate of Occupancy; however, the required six-foot (6') block wall along the easterly property line shall be installed no later than one year following the issuance of the Certificate of Occupancy.

With no one else wishing to speak in favor of/or against Case No. 1939-CUP/TPM, Chairman Benitez declared the public hearing closed.

A motion was made by Vice Chair Lopez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1939-CUP/TPM, subject to Conditions No. 1-34, as modified. The motion carried as follows: Ayes: Commissioners Lopez, Carvajal, and Chairman Benitez; Noes: None; Absent: None.

### **New Business**

Planning Manager Garcia reported the resignation of Commissioner Jhonny Pineda, effective September 1, 2011, and stated that staff would continue its recruitment efforts for the two vacant seats on the Planning Commission.

Planning Manager Garcia stated that at the request of LINC Housing Corporation, a non-profit developer of affordable housing, staff is considering to reschedule the regular meeting of November 16, 2011, to November 2, 2011, subject to the Commissioners' availability, to assist the developer in meeting the deadline to submit its application for funding for a proposed affordable housing project. The Commissioners stated that they were open to meet on November 2, 2011, if necessary. Mr. Garcia stated that staff would confirm the Commission meeting date for November at the Commission meeting of October 19, 2011.

### **Closed Session**

None.

### **Adjournment**

There being no further business, the meeting adjourned at 6:00 p.m.

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Chair

ATTEST:

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Secretary