

**Minutes of the Regular Meeting of the
Huntington Park Planning Commission held on September 19, 2012**

Vice Chair Herrera called the meeting to order at 6:32 p.m. Present: Commissioners Juan Anaya, Eddie Benitez, and Vice Chair Laura Herrera; Absent: Commissioner Veronica Lopez (declared unexcused) and Chairman Eddie Carvajal (declared excused). Also present: Interim Community Development Director Jack Wong, Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Commissioner Anaya, to approve the minutes of the regular meeting held on August 15, 2012. The motion carried as follows: Ayes: Commissioners Anaya, Benitez, and Herrera; Noes: None; Absent: Commissioner Lopez and Chairman Carvajal.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1959-CUP: Request by Manny Hernandez for approval of a Conditional Use Permit to establish and operate a light processing recycling facility at 2148 E. Slauson Avenue, in the MPD (Manufacturing Planned Development) Zone.

Senior Planner Albert Fontanez reviewed staff's report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the applicant proposed to occupy the front half portion of the building for the operation of the light processing facility; and to demolish the existing front entry and install a new entryway for vehicle access from Slauson Avenue. Mr. Fontanez stated that there would be no loading or unloading outside of the building and added that there was enough turning-radius space inside the building for trucks and vehicles.

(Commissioner Lopez arrived and took her seat at 6:38 p.m.)

Mr. Fontanez stated that the City currently has a moratorium prohibiting metal recycling facilities and that the proposed facility will process food and beverage plastic and glass containers only. Mr. Fontanez further stated that unless the City Council terminates the moratorium sooner, the moratorium is set to expire on May 4, 2013.

Mr. Fontanez added that the recommended Conditions of Approval included conditions from the Police Department Code Enforcement Division requiring the applicant to post “no loitering” signage and the installation of a security camera system. Mr. Fontanez stated that the proposed use required seven (7) parking spaces and that the applicant would provide five (5) interior and seven (7) exterior spaces, for a total of 12 parking spaces, exceeding the parking requirement by five (5) spaces. Mr. Fontanez further stated that in working with the applicant to mitigate potential issues related to traffic, the applicant proposed to install a ramp at the front entrance of the building. Mr. Fontanez added that staff did not foresee negative impacts from the proposed use and that staff recommended the approval of Case No. 1959-CUP, subject to the conditions outlined in staff’s report.

Vice Chair Herrera declared the public hearing open and called for those wishing to speak for or against Case No. 1959-CUP.

Mr. Manny Hernandez (2148 E. Slauson Ave., Huntington Park), applicant, came forward to speak in favor and stated that the proposed facility would be operated in a clean and professional manner and would bring needed jobs to the City. Mr. Hernandez added that he currently has successful contracts with several public agencies including the State Department of Transportation (CalTrans) and the Los Angeles Unified School District, as well as the San Manuel Casino in the private sector. Mr. Hernandez committed to be a friendly and cooperative neighbor to the surrounding businesses and requested the approval of Case No. 1959-CUP.

Mr. Jerry Torres (6308 Gentry/2100 Laura, Huntington Park), representing Gentry Living Trust, came forward to speak against Case. No. 1959-CUP. Mr. Torres stated that he was opposed to having this type of business in “his” neighborhood. Mr. Torres added that the proposed facility would create noise, trash, odor and debris, and attract transients, which would increase criminal activity in the surrounding area. Mr. Torres distributed photographs of a local facility in close proximity to the subject site depicting lack of maintenance and stated that it was very likely that the proposed use would have similar maintenance issues. Mr. Torres added that a major concern he had was that the proposed use would greatly increase truck traffic on Slauson Avenue, which would be very hazardous to pedestrian traffic. Mr. Torres stated that the proposed recycling facility was not suited for the location and that he opposed the approval of Case No. 1959-CUP.

Mr. James Spitzer (Wire Guard Systems, Inc., 2050 Slauson Ave., Huntington Park), property/business owner, came forward to speak against Case No. 1959-CUP. Mr. Spitzer stated that the proposed use would increase vehicle, pedestrian and truck traffic and create hazardous traffic conditions on Slauson Avenue leading to increased accidents. Mr. Spitzer further stated that the subject site was not a good location for the proposed use and that using the Slauson Avenue as the entryway to building was not practical. Mr. Spitzer added that the homeless population in the area was “huge” and would worsen with the proposed use, resulting in increased criminal activity. Mr. Spitzer further added that the existing vermin condition in the building would become a “big problem” if the proposed use was allowed. Mr. Spitzer expressed his strong opposition to Case No. 1959-CUP.

Mr. Ashley Joffe and Nathan Joffe (property/business owner: 2100 E. Slauson Ave., Huntington Park), came forward to speak in favor of Case No. 1959-CUP. Mr. A. Joffe stated that he had been at his Slauson Avenue address for 20 years and that there were “no accidents” as reported by the previous speakers. Mr. Joffe stated that with the proposed security and improved building conditions, he did not oppose the approval of Case No. 1959-CUP.

Mr. Danut Popescu (13739 Magnolia Blvd., Sherman Oaks, CA 91423), local business owner, came forward to speak in favor Case No. 1959-CUP. Mr. Popescu state that businesses were not affected by the homeless and that he “did not see a problem” with this type of business at the subject site.

Mr. Shawn Ghahremani (American HVAC Manufacturing, Inc., 2070 E. Slauson Ave., Huntington Park), vice president, came forward to speak against Case No. 1959-CUP and stated that he has seen students in the area, as well as speeding vehicles on Slauson Avenue.

Ms. Yolanda Alvidrez (Wire Guard Systems, Inc., 2050 Slauson Ave., Huntington Park), came forward to speak against Case No. 1959-CUP. Ms. Alvidrez stated that the proposed recycling facility would increase and worsen traffic conditions on Slauson Avenue, increase the homeless population in the area resulting in an unsafe environment, and generate trash and debris in the area. Ms. Alvidrez stated that she was “totally against” the proposed project.

Mr. Manny Hernandez, applicant, came forward to address the concerns expressed by the audience members. Mr. Hernandez assured those in the audience, the Commission, and staff that he would conduct a clean and safe operation, provide adequate security to pedestrian and vehicular traffic, be a good neighbor to the surrounding businesses, and operate a good business in the City of Huntington Park.

With no one else wishing to speak for or against Case No. 1959-CUP, Vice Chair Herrera declared the public hearing closed.

Senior Planner Fontanez reviewed the Conditions of Approval and, after a discussion, it was concurred by the Commission and staff to modify the following conditions of approval as follows:

Condition No. 7: Require Planning Division approval for the installation of the indoor odor filtration system which shall be installed prior to the commencement of the use;

Condition No. 20: Extend the 7:00 a.m. to 7:00 p.m. Monday through Friday hours of operation to include Saturday;

Condition No.22: Require that all trucks entering and exiting the building shall enter and exit in a forward manner.

Motion by Commissioner Lopez, seconded by Commissioner Benitez, to APPROVE CASE NO. 1959-CUP, subject to Conditions No. 1-51 as modified.

The motion carried as follows: Ayes: Commissioners Anaya, Herrera, Benitez, and Lopez; Noes: None; Absent: Chairman Carvajal.

Senior Planner Fontanez announced that the Commission's decision may be appealed to the City Council with the City Clerk's office within 15 calendar days.

New Business

None.

Information Items

None.

Adjournment

There being no further business, Vice Chair Herrera adjourned the meeting at 7:35 p.m.

Vice Chair Herrera

ATTEST:

Secretary