



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, April 17, 2013
6:30 p.m.

Chairman Carvajal called the meeting to order at 6:30 p.m. Present: Commissioners Juan Anaya, Laura Herrera, Veronica Lopez, and Chairman Eddie Carvajal; Absent: None. Also present: Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, City Attorney Joseph Larsen, and Recording Secretary Genny Ochoa.

Reorganization of the Planning Commission

Chairman Carvajal vacated his seat and Vice Chair Herrera called for nominations for Planning Commission Chair.

Commissioner Anaya nominated Vice Chair Herrera for Chairperson. Commissioner Lopez seconded the nomination, and by unanimous vote, Commissioner Herrera was elected Chairperson of the Planning Commission.

Commissioner Lopez nominated Commissioner Anaya for Vice Chair. Commissioner Carvajal seconded the nomination, and by unanimous vote, Commissioner Anaya was elected Vice Chair of the Planning Commission.

Approval of Minutes

Motion by Commissioner Carvajal, seconded by Commissioner Lopez, to approve the minutes of the regular meeting held on January 16, 2013, as revised (typo on page 3 under *Information Items*). The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: None; Abstain: Commissioner Lopez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 13-02 DP (DEVELOPMENT PERMIT): Request by Anthony Prajin for approval of a Development Permit to construct a new two-story commercial building at 5805-13 Pacific Boulevard in the General Commercial (C-G) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Arauz stated that the subject site consisted of two parcels, with the northerly parcel developed with a one-story commercial building, and an undeveloped parcel to the south. Mr. Arauz stated that the existing commercial building provides 19 of the required 21 parking spaces; however, in 1992 the property was granted a parking variance for two deficient parking spaces. Mr. Arauz added that the applicant proposed to provide the required nine parking spaces for the new building, for a total of 28 off-street parking spaces on the property. Mr. Arauz stated that the applicant will close the apron and improve the sidewalk, paint the existing building and make general improvements throughout the property. Mr. Arauz further stated that the applicant will merge the two parcels through a Tentative Parcel Map or Lot Line Adjustment at a later time but within one year from approval of the DP. Mr. Arauz stated that based on the evidence presented, staff recommended the approval of Case No. 13-02 DP.

Chairperson Herrera asked what colors the applicant proposed for the building. Senior Planner Fontanez stated that staff would work with the applicant to provide the best colors which would comply with the City's building color requirements.

Commissioner Lopez asked what type of business was proposed for the new building. Assistant Planner Arauz stated that the first floor of the new building would be used for the expansion of the lingerie retailer in the existing building, and that the second floor would be used for office space.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 13-02 DP. Mr. Anthony Prajin (5701 Pacific Blvd., Huntington Park), applicant/owner, came forward to speak in favor of Case No. 13-02 DP. Mr. Prajin stated that he was open to staff's recommendations of the building colors and added that the proposed development on the vacant lot would be an improvement to the City. Mr. Prajin stated that he agreed to comply with the Conditions of Approval as recommended by staff, and requested approval of Case No. 13-02 DP.

Mr. Richard Candamil (5807 Pacific Blvd., Huntington Park), retail business co-owner, came forward to speak in favor of Case No. 13-02 DP. Mr. Candamil stated that the business wanted to expand its products and clothing line and needed additional retail and office space. Mr. Candamil stated that he has operated the business in the City for 13 years and has another family business in South America. Mr. Candamil requested that the Planning Commission approve Case No. 13-02 DP.

Commissioner Carvajal congratulated the applicant on the "nice design" of the proposed building.

Following a brief discussion, and with no else coming forward to speak for or against Case No. 13-02 DP, Chairperson Herrera closed the public hearing.

Motion by Commissioner Lopez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 13-02 DP AND ADOPT RESOLUTION NO. 13-02 granting a Development Permit at 5805-13 Pacific Boulevard subject to Conditions No. 1-33, with the stipulation that the Planning Division approve the building color(s) of the proposed building. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, Lopez, and Chairperson Herrera; Noes: None; Absent: None.

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

B. CASE NO. 13-03 DP (DEVELOPMENT PERMIT): Request by Cliffhaven Companies, Inc. (on behalf of 7-Eleven) for approval of a Development Permit to establish a convenience store at 2902 Florence Avenue in the (C-G) General Commercial Zone.

Senior Planner Albert Fontanez reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the subject site is developed with a commercial building with two vacant tenant spaces, and a grocery store occupying the third tenant space. Mr. Fontanez stated that the applicant was proposing to occupy the grocery store and the adjacent vacant tenant space to establish a 7-Eleven convenience store. Mr. Fontanez added that the proposed 7-Eleven would be a "dry" store as it would not include the off-sale alcohol beverages. Mr. Fontanez explained the definitions of "grocery store" and "convenience market" and stated that based on Municipal Code standards, the proposed convenience store complied with the distance requirements to sensitive receptors. Mr. Fontanez requested that Condition No. 7 be modified to read as follows:

7. That this entitlement does not permit the sale of alcohol. The sale of alcoholic beverages requires the issuance of a Conditional Use Permit and a license issued by the California Department of Alcoholic Beverage Control. The subject property is not eligible for a Conditional Use Permit to sell alcoholic beverages due to the proximity to a residential zone.

Mr. Fontanez stated that staff did not anticipate adverse impacts to the surrounding area from the proposed store and that based on the evidence presented, staff recommended the approval of Case No. 13-03 DP subject to Conditions No. 1-33, as modified.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 13-03 DP. The applicant, Mr. Ralph Deppisch (4340 Von Karmon Ave., Ste. #110, Newport Beach, CA), representing 7-Eleven, came forward to speak in favor of Case No. 13-03 DP. Mr. Deppisch addressed issues of concern which included security, parking and traffic, and aesthetics. Mr. Deppisch

stated that the convenience store 24-hour operation would benefit community members who work non-traditional hours. Mr. Deppisch further stated that property improvements would enhance the store operation and the surrounding community. Mr. Deppisch added that 7-Eleven would be a “good neighbor” in the community and requested approval of Case No. 13-03 DP.

Chairperson Herrera stated that this would be the fourth 7-Eleven in the City, which she considered a high number. Ms. Herrera stated that she was “torn” because although the proposed project would improve the subject site, she was concerned with yet another establishment in the City that makes “junk” food available to a reportedly obese community, as well as offers cigarettes for sale.

Commissioners Lopez and Carvajal expressed their support of the proposed project. Commissioner Carvajal stated that the project would be a “good improvement for the City.”

Mr. David Sabin, representing the leasing company for 7-Eleven, came forward to speak in favor of Case No. 13-03 DP. Mr. Sabin reported that 7-Eleven was the number one seller of milk in the State and offers products that the community wants and needs. Mr. Sabin stated that 7-Eleven was committed to hire local residents and that the store would be under a long-term lease and would also be an economical benefit to the City.

With no else coming forward to speak for or against Case No. 13-03 DP, Chairperson Herrera closed the public hearing.

Motion by Commissioner Carvajal, seconded by Commissioner Lopez, to APPROVE CASE NO. 13-03 DP AND ADOPT RESOLUTION NO. 13-03 granting a Development Permit at 2902 Florence Avenue subject to Conditions No. 1-34, as modified. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Lopez; Noes: Chairperson Herrera; Absent: None.

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

New Business

None.

Information Items

A. Summary of Planning Commission and Planning Division Activities for 2012

Senior Planner Fontanez summarized staff’s report. Following a brief discussion the following recommendations were made:

Commissioner Lopez: That the City conduct quarterly “forums” for new and existing businesses and homeowners to educate business operators and property owners of City regulations and requirements.

Commissioner Carvajal: That staff research the history behind the Code Enforcement Division move from the Community Development Department to the Police Department and report back to the Commission.

Staff Comments

Senior Planner Fontanez reviewed the Police Department log of police calls to the Huntington Motel, 2871 E. Florence Avenue. Following a brief discussion, City Attorney Joseph Larsen stated that the reported activities on the subject site were not land-use related, consequently the Planning Commission did not have the authority to declare the property a nuisance.

Mr. Fontanez informed the Commissioners that the City had ended the practice of issuing police badges to City commissioners; however, staff identification badges could be ordered for official use by the Commissioners.

Adjournment

There being no further business, Chairperson Herrera adjourned the meeting at 7:59 p.m.

Chairperson

ATTEST:

Secretary