

Minutes of the Huntington Park Planning Commission meeting held on May 4, 2005.

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioner Secretary Eddie Benitez, Commissioner Alfred Bravo Sr., Commissioner Andy Molina, Vice Chairperson Marial L. Sanders and Chairperson Veronica Lopez; Absent: None; Also present: Planning Manager Mariano Aguirre, Associate Planner Gabriel Bautista and Recording Secretary Corinna Luevano.

Approval of Minutes

A motion was made by Commissioner Molina, seconded by Commissioner Sanders, to approve the minutes of the meeting held April 20, 2005, as presented. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Sanders, Molina, and Chairperson Lopez; Noes: None; Absent: None.

Continued Public Appearances

None.

Public Hearings

A. CASE NO. 1792-CUP: Consideration of a request by International Career Development Center (ICDC), for approval of a Conditional Use Permit to establish a Private Postsecondary Vocational School within an existing building located at 6361 Pacific Boulevard in the Pacific Paseo (PP) Zone.

Associate Planner Gabriel Bautista gave a PowerPoint presentation describing the project, which included the Municipal Code Requirements and Zoning District Development Standards, Required Findings for a CUP, Administrative Comments and Analysis, and Recommendation.

Associate Planner Bautista stated that there is no parking on the site, however, the applicant has a lease for 14 parking spaces with the owner of the property. Mr. Bautista stated that the applicant is paying in-lieu parking fees for 17 deficient spaces. Mr. Bautista added that 3 years ago, the applicant had a similar project at 6330 Pacific Boulevard and there were concerns of parking availability then, but to date, there have been no complaints from the adjacent tenants. Mr. Bautista added that the applicant is doing everything allowed by code and is well within the municipal code requirements. Community Development staff is recommending approval of the Conditional Use Permit, subject to Conditions No. 1-18, as outlined in the Administrative Report.

Chairperson Lopez declared the public hearing open and called for anyone wishing to speak for or against Case No. 1792-CUP.

Present to address the Planning Commissioners was David Hall, representative for ICDC, 6363 Wilshire Boulevard, 6th Floor, Los Angeles, Ca 90048.

*Minutes of the Huntington Park Planning Commission
Meeting held on May 4, 2005: Page 2*

Mr. Hall stated that he feels his school would benefit the community because of the need for dental lab technicians; additionally the students will bring in business as they shop at the stores along the boulevard as well as utilizing the fast food restaurants. Mr. Hall requested that the scissor type security doors be removed from the conditions and recommended that the trees around the building be removed due to the fact that it does not provide enough space for people to walk and sees this as a potential liability to the city.

Present to address the Planning Commissioners was Rudy Griego, property owner at 6400 – 14 Rugby Avenue and 2550-64 Gage Avenue, Huntington Park, Ca 90255.

Mr. Griego stated that he agrees that the school should be allowed at the site; however, he is concerned with the parking. Mr. Griego stated that 14 spaces are being leased for the school but that the 17 public spaces can be used not only by the students but the public as well. Mr. Griego added that he would like to see some kind of relief to the parking by next year.

Commissioner Molina requested that staff revisit this item at the next Planning Commission meeting to discuss the in-lieu parking fees. Commissioner Benitez stated that he would like to see trees around the building to improve aesthetics.

With no one else coming forward to speak for or against Case No. 1792-CUP, the public hearing was declared closed by Chairperson Lopez.

A motion was made by Commissioner Molina, seconded by Commissioner Bravo, to APPROVE CASE NO. 1792-CUP, subject to Conditions No. 1-15. Motion carried as follows: Ayes: Commissioners Benitez, Bravo, Sanders, Molina, and Chairperson Lopez; Noes: None; Absent: None.

New Business

None.

Information Items

None

Adjournment

There being no further business, Chairperson Lopez adjourned the meeting at 6:45 p.m.

Chairperson

ATTEST: _____
Secretary