

**Minutes of the Huntington Park Planning Commission**  
**Regular Meeting held on February 15, 2012**

Chairman Benitez called the meeting to order at 5:05 p.m. Present: Commissioners Eddie Carvajal, Laura Herrera, and Chairman Eddie Benitez; Absent: Commissioner Juan Anaya and Vice Chair Veronica Lopez. Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant City Attorney Mike Wolfsohn, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Carvajal, seconded by Commissioner Herrera, to approve the minutes of the regular meeting held on December 21, 2011. Motion carried.

Motion by Commissioner Herrera, seconded by Commissioner Carvajal, to approve the minutes of the regular adjourned meeting held on January 25, 2012. Motion carried.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1951-CUP: Request by The Secret Garden, Inc. (DBA Michel's Café) for a Conditional Use Permit for the on-site sale of beer and wine in conjunction with an existing bona-fide public eating establishment located at 6103 Pacific Boulevard, within the Downtown Huntington Park Specific Plan (DTSP) District A – Gateway Zone.

Planning Manager Eric Garcia reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that no interior modifications are proposed to the existing restaurant and that the proposal does not require additional off-street parking.

*(Commissioner Juan Anaya arrived and took his seat at 5:10 p.m.)*

Mr. Garcia stated that staff is requiring that the sale and/or consumption of beer and wine be allowed only in conjunction with meals during regular business hours and only in the interior of the restaurant. Mr. Garcia added that as conditioned, the proposed use meets all of the City's zoning and development standards subject to approval of a Conditional Use Permit and is consistent with the City's General Plan. Mr. Garcia stated that staff recommended the approval of Case No. 1951-CUP subject to the Condition Nos. 1-30 as outlined in staff's Administrative Report.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1951-CUP. Dr. Ana Michel (3058 E, Gage Ave., Huntington Park), applicant, came forward to speak in favor of Case No. 1951-CUP. Dr. Michel Ruiz stated that she was a Huntington Park High School graduate and has been a dentist in the community for the past 20 years, and wants to continue contributing to the local community by providing a gourmet restaurant

with excellent service. Dr. Michel added that the sale of beer and wine would enhance the service provided by the restaurant and requested that the Conditional Use Permit be approved.

Mr. Ralph Villalobos (118 N. 5<sup>th</sup> St., Montebello, CA 90640), broker, came forward to speak in favor of Case No. 1951-CUP. Mr. Villalobos stated that Dr. Michel has been involved with community organizations such as META 2000 (founder of the El Grito event) and the Chamber of Commerce, promoting and benefiting the community. Mr. Villalobos added that the sale of beer and wine would increase sales for the business and stated that he was in favor of the approval of the Conditional Use Permit.

Ms. Cristina Aguilar (6410 Cedar St., Huntington Park), associate, came forward to speak in support of Case No. 1951-CUP and stated that the restaurant would serve as a venue to host political personalities participating in the development of cultural events in the community. Ms. Aguilar stated that she was in favor of Case No. 1951-CUP and asked for the Commission's support of the Conditional Use Permit request.

With no one else coming forward to speak for/or against Case No. 1951-CUP, Chairman Benitez declared the public hearing closed.

Commissioner Carvajal motioned, seconded by Commissioner Herrera, to APPROVE CASE NO. 1951-CUP subject to Condition Nos. 1-30 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Anaya, Carvajal, Herrera and Chairman Benitez; Noes: None; Absent: Vice Chair Lopez.

Planning Manager Garcia announced that an appeal of the Commission's decision may be filed with the Office of the City Clerk within 15 calendar days.

B. CASE NO. 1952-ZOA: Consideration of a resolution recommending to the City Council adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code (HPMC) applicable to convenience store regulations.

Planning Manager Eric Garcia reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Zoning Ordinance Amendment, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that, currently, development standards within the Municipal Code pertaining to the required distance separating convenience stores with certain sensitive receptors, e.g., schools and parks, are inconsistent. The proposed amendment would rectify the distance inconsistency only, with additional discussion of the overall requirements for convenience stores and recommended ordinance amendments to be considered by the Commission in the near future.

After a brief discussion, Chairman Benitez declared the public hearing open and called for those wishing to speak for or against Case No. 1952-ZOA. Hearing no one, the public hearing was declared closed.

Commissioner Carvajal motioned, seconded by Commissioner Anaya, to APPROVE CASE NO. 1952-ZOA recommending to the City Council adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code (HPMC) applicable to convenience store regulations. The motion carried as follows: Ayes: Commissioners Anaya, Carvajal, Herrera and Chairman Benitez; Noes: None; Absent: Vice Chair Lopez.

**New Business**

- A. Discussion regarding convenience store requirements.

Planning Manager Garcia stated that staff was seeking direction from the Commission regarding amendments to the existing development standards for convenience stores.

A discussion was held. Assistant City Attorney Wolfsohn stated that the Conditional Use Permit is the primary mechanism to regulate and monitor businesses with alcohol sales and can be used to suspend or revoke alcohol sales of non-compliant businesses.

The Commission gave direction to staff to bring back for further discussion potential Municipal Code amendments to the development standards for convenience stores at a future Planning Commission meeting.

**Information Items**

- A. Planning Commission Meeting Time

Planning Manager Garcia reported that at the upcoming City Council meeting of February 21, the Council would be considering a resolution amending the Planning Commission meeting time from 5:00 p.m. to 6:30 p.m.

Planning Manager reported the following City Council actions:

1. On January 3, 2012, the City Council approved an appeal of the Planning Commission's decision to deny Planning Commission Case No. 1941-DP/VAR and adopted a resolution granting a Development Permit and Variance for the establishment of a convenience store at 2321 E. Florence Avenue;
2. On February 6, 2012, the City Council adopted a resolution affirming the decision of the Planning Commission to approve Planning Commission Case No. 1946-CUP granting a Conditional Use Permit to establish an outdoor storage yard for portable restrooms at 5925 Alameda Street.

**Adjournment**

There being no further business, Chairman Benitez adjourned the meeting at 5:57 p.m.

---

Chair

ATTEST:

---

Secretary