

**Minutes of the Regular Meeting of the
Huntington Park Planning Commission held on April 18, 2012**

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Juan Anaya, Eddie Carvajal, Laura Herrera, and Chairman Eddie Benitez; Absent: Vice Chair Veronica Lopez (declared excused by Chairman Benitez). Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, and Recording Secretary Genny Ochoa.

Reorganization of the Planning Commission

Chairman Benitez so ordered to continue the reorganization of the Commission to a future meeting having a full quorum.

Approval of Minutes

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

Public Appearances

None.

Continued Public Hearings

A. CASE NO. 1251A-CUP: Request for approval of an amendment to Conditional Use Permit No. 1251, modifying the type of on-sale alcohol from general liquor to beer and wine, and the conditions of approval at an existing bona-fide public eating establishment (restaurant) located at 3466 E. Florence Avenue, within the General-Commercial (C-G) Zone.

Planning Manager Eric Garcia stated that staff recommended that the public hearing be continued to allow staff to do additional research on the business history.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1251A-CUP. Mr. Francisco Rodriguez (applicant), represented by his daughter, came forward to speak in favor and stated that due to the poor economic climate, business was slow and requested that the Commission approve the amendment to the Conditional Use Permit to sell beer and wine at the subject restaurant

After a brief discussion and with no one else coming forward to speak for or against Case No. 1251A-CUP, Chairman Benitez so ordered to continue the item to the regularly scheduled Planning Commission meeting of May 16, 2012.

Public Hearings

A. CASE NO. 1954-CUP: Consideration of a request by Studio IV, Inc., for a Conditional Use Permit to establish an automobile body repair center at 6000 Alameda Street within the MPD (Manufacturing Planned Development) Zone.

Senior Planner Albert Fontanez 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. Fontanez stated that the proposed automobile collision repair center would include four paint booths and that the applicant would be required to obtain applicable AQMD permits. Mr. Fontanez added that staff had conditioned that the applicant submit a Tentative Parcel Map to consolidate the four parcels on the subject site into one, which would exceed the minimum lot area as required by the Huntington Park Municipal Code. Mr. Fontanez stated that, as conditioned, the proposed project would meet the City's Zoning and Development Standards subject to the approval of a Conditional Use Permit and Tentative Parcel Map and that staff recommended the approval of Case No. 1954-CUP subject to the Conditions of Approval outlined in staff's report.

Chairman Benitez declared the public hearing open and called for those wishing to speak for or against Case No. 1954-CUP. Mr. Nicholas Alexander (Nick Alexander Imports, 6333 S. Alameda St., Huntington Park), business representative/owner, came forward to speak in favor of the request and stated that the proposed establishment would create 20-30 fulltime jobs and generate revenue for the City. Mr. Alexander addressed the Conditions of Approval and made the following requests:

Condition No. 9 -- Request for relief -- Mr. Alexander stated that the condition was cost-prohibitive and unnecessary because the business is very vigilant of graffiti on the subject property and removes graffiti on a daily basis if necessary.

Condition No. 11 -- Mr. Alexander requested that the condition be modified to apply only to proposed "mechanical equipment and appurtenances, ..."

Condition 24.a -- As conditioned, the applicant would be required to install 34 trees which would be cost-prohibitive. Mr. Alexander stated that so many trees would detract from the building and the building's signage visibility.

Condition 28 -- Request for relief -- Mr. Alexander stated that the subject property did not have adequate area to provide the required public art and stated that the building would be beautified with the proposed improvements

With no one else coming forward to speak in favor of or against Case No. 1954-CUP, Chairman Benitez closed the public hearing.

After a discussion, the Commission concurred to modify the Conditions of Approval as follows (referenced as numbered in staff's report):

- i) Delete Condition No. 9;
- ii) Condition No. 11: "That all proposed mechanical equipment and appurtenances..."

- iii) Condition No. 24: “That public improvements be completed per the Building Official/City Engineer’s requirements...
“a. In compliance with ADA requirements, provide 24” box (min) street trees at 30’ on center along Belgrave Avenue, Little Alameda Street, and Randolph Street with decorative grates;”
- iv) Condition No. 28: “That the applicant provide publicly visible art prior to the issuance of Certificate of Occupancy or pay in-lieu art fees prior to the issuance of a building permit in accordance with the City of Huntington Park’s Publicly visible Art Ordinance (Ordinance No. 668-NS); and
- v) Renumber Conditions of Approval, as applicable.

Commissioner Carvajal motioned, seconded by Commissioner Herrera, to APPROVE CASE NO. 1954-CUP subject to the Conditions of Approval as modified. 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 City Clerk’s Office within 15 calendar days.

New Business

None.

Information Items

Planning Manager Eric Garcia reported that at its meeting of April 16, 2012, the City Council approved for First Reading an ordinance amending the development standards for signs within the City.

Adjournment

There being no further business, Chairman Benitez adjourned the meeting at 7:15 p.m.

Chair

ATTEST:

Secretary