

Minutes of the Huntington Park Planning Commission meeting held on December 5, 2007.

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Marial Sanders and Chairman Andy Molina; Absent: Commissioner Veronica Lopez (declared excused). City staff present were: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Gabriela Silva, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

Approval of Minutes

Chairman Molina so ordered to continue the minutes of the meeting held November 21, 2007 to the next regular meeting scheduled for December 19, 2007.

Chairman Molina declared Commissioner Perez's absence at the meeting of November 21, 2007 excused (professional commitment).

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1860-CUP: Request by Caleb and Elva Burciaga (El Granero Restaurant) for approval of a Conditional Use Permit to establish a bona fide public eating establishment (restaurant) with the on-site sale of beer and wine at 6823 Seville Avenue within the Pacific Village (PV) Zone.

Senior Planner Eric Garcia presented the Administrative Report for Case No. 1860-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that the subject site is deficient four parking spaces; therefore, the applicant would be required to pay an in-lieu parking fee of \$8,000. Mr. Garcia further stated that, as conditioned, the project meets the City's Zoning and Development Standards and that the Planning Division staff recommended the approval of the proposed project subject to Conditions Nos. 1-38 as outlined in staff's report.

Mr. Garcia reported that staff received an anonymous letter of opposition on December 4, 2007, expressing the correspondent's opposition to the sale of beer and wine, as well as concern for potential negative impacts due to the lack of parking availability. Mr. Garcia stated that there are no distance requirements for alcohol-serving restaurants to sensitive receptors; and furthermore, the Conditions of Approval include mitigation measures for potential loitering and/or alcohol consumption in the outdoor dining area by requiring that signs, as approved by the Planning Division and Huntington Park Police Department, be posted on the site. Mr. Garcia added that the applicant would be required to comply with the City's Noise Ordinance by maintaining noise levels.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1860-CUP. Mr. Caleb Burciaga and Mrs. Elva Burciaga (6823 Seville Ave., Huntington Park, CA), applicants, came forward to speak in favor of Case No. 1860-CUP, thanked staff, and requested that Case No. 1860-CUP be approved.

Mr. Jose Trujillo (710 Maple Ave., Sp. 13, Montebello, CA), came forward and stated that as a longtime customer of El Granero Restaurant, he fully supported the approval of Case No. 1860-CUP.

Ms. Sugey Sanchez (6530 Seville Ave., Huntington Park), applicant's family member, came forward to speak in favor of Case No. 1860-CUP and stated that the family was committed to offer the community an eating establishment with excellent services.

With no one else wishing to speak for or against Case No. 1860-CUP, Chairman Molina declared the public hearing closed.

A motion was made by Commissioner Sanders, seconded by Commissioner Benitez, to APPROVE CASE NO. 1860-CUP, subject to Conditions Nos. 1-38 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, and Chairman Molina; Noes: None; Absent: Commissioner Lopez.

New Business

None.

Information Items

Senior Planner Garcia reported that he recently paid a visit to Commissioner Alfred Bravo, Sr. who sent his greetings to the Commissioners and staff, and stated that Mr. Bravo's health was improving.

Subjects Presented by the Planning Commission

Commissioner Sanders requested to be excused from the Commission meeting of December 19, 2007 (charitable commitment).

Adjournment

There being no further business, Chairman Molina declared the meeting adjourned at 7:06 p.m.

Chairman

ATTEST:

Secretary