

Minutes of the Huntington Park Planning Commission meeting held on May 7, 2008.

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Andy Molina, Marial Sanders, Veronica Lopez, Rosa Perez and Chairman Eddie Benitez; Absent: None. City staff members present were Director of Community Development Henry Gray, Acting Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, Planning Intern Danny Godoy, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

Chairman Benitez excused Commissioner Perez from the meeting (medical).

Approval of Minutes

Motion by Commissioner Lopez, seconded by Commissioner Molina, to approve the minutes of the meeting held April 16, 2008. Motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

Motion by Commissioner Molina, seconded by Commissioner Benitez, to approve the minutes of the meeting held March 5, 2008. Motion carried as follows: Ayes: Commissioners Molina and Chairman Benitez; Noes: None; Absent: Commissioner Perez; Abstain: Vice Chair Sanders and Commissioner Lopez. (Minutes were re-presented to make certain that all Commissioners had the opportunity to review them.)

Public Appearances

None.

Continued Public Hearings

None.

Director of Community Development Gray recommended that the Commission deviate from the agenda and hold the New Business Item before the scheduled Public Hearing. Chairman Benitez so ordered to deviate from the agenda as recommended by staff.

New Business

A. Consideration of proposed publicly visible art in connection with a Development Permit at 6700 Alameda Street.

Acting Planning Manager Eric Garcia reviewed staff's Administrative Report. Mr. Garcia stated that Development Permit No. 1825 was approved by the Planning Commission on November 1, 2006 for the construction of a cold storage facility as an addition to an existing

structure at 6700 Alameda Street. As a condition of approval of the Development Permit, the applicant is required to provide art on site or pay art fees in lieu of providing the art as required by the City's Publicly Visible Art Ordinance. Mr. Garcia reviewed the cost analysis of the art fee and stated that the applicant would pay the difference between the art allocation fee and the actual artwork cost. Mr. Garcia stated that staff recommended that the Planning Commission consider the applicant's proposal and make a determination whether the proposed artwork falls under the City's Code definition of art and complies with the City's Publicly Visible Art Ordinance.

Mr. Christopher King (King Design & Fitness LLC, 8202 Foxhall Dr., Huntington Beach, CA) came forward and stated that the proposed artwork consisted of a three-piece sculpture representing the company's history as an ice making and cold storage facility. Mr. King provided a detailed description of the proposed artwork, and stated that the sculptures would be placed on the landscaped setback area along Alameda Street.

After a brief discussion, Vice Chair Sanders motioned, seconded by Commissioner Lopez, to approve the artwork concept, and that the applicant and staff discuss and consider a lighting plan for illumination of the artwork during nighttime hours. The motion was unanimously approved.

Public Hearings

A. CASE NO. 1872-VAR: Request by Behrouz Golshani for a Variance to deviate from the minimum lot size requirement for an automobile body shop at 3356 and 3360 Gage Avenue, within the General Commercial (C-G) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1872-VAR, which included the Municipal Code Requirements for a Variance and Auto Service Centers/Auto Repair Specialty Shops, Required Findings for a Variance, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the subject site is comprised of two parcels, with the easterly parcel currently developed with a legal, non-conforming auto repair shop, and the westerly parcel consisting of a substandard parking area. Ms. Silva stated that the proposed use requires a minimum lot size of 15,000 sq. ft.; however, the two parcels amount to 14,000 sq. ft., and for this reason, a variance is required. Ms. Silva added that based on staff's analysis of the request, the required findings in support of the request cannot be made; therefore, staff recommended that the Variance be denied.

Director of Community Development Gray added that, pursuant to the Municipal Code, a Variance may be approved only if all findings are made. In addition, a Conditional Use Permit would be required for the non-conforming use should the Commission approve the Variance. Mr. Gray stated that although there is potential for desirable on-site landscaping and parking improvements, as well as the relocation of the non-conforming front doors, other sensitive receptors exist, such as the child care facility at The Family Center, which is located directly across the street from the subject site. Mr. Gray recommended to the Commissioners that they consider any rising issues related to a potential Conditional Use Permit in making their decision on the Variance request.

A discussion was held. Chairman Benitez stated that he did not believe the existing/ proposed use was compatible with surrounding uses, specifically the family-related activities held at the The Family Center just north of the subject site.

Commissioner Molina expressed his concern with health related issues, which could arise from the proposed use, specifically the adequacy of dust and odor control and their effects on the air quality.

Vice Chair Sanders stated that she did not believe the proposed use would generate severe negative impacts to the air quality and stated that the proposed project would be a big improvement to the subject site.

Commissioner Lopez stated that her concern was with the generated parking demand in the immediate vicinity, which would negatively affect the surrounding properties.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1872-VAR. Mr. Behrouz Golshani (3360 Gage Avenue, Huntington Park), applicant, came forward to speak in favor of the request and stated that the proposed improvements to the existing auto repair facility would comply with all regulatory requirements and would enhance the services offered by the proposed auto repair and body shop.

With no one else coming forward to speak for or against Case No. 1872-VAR, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Sanders to approve the Variance request as proposed. The motion died due to lack of second.

A motion was made by Chairman Benitez, seconded by Commissioner Molina, to deny the Variance request as proposed. The motion carried as follows: Ayes: Commissioner Molina and Chairman Benitez; Noes: Vice Chair Sanders and Commissioner Lopez; Absent: Commissioner Perez.

A discussion was held. Staff clarified the Planning Commission's determination resulting from the ladder action and subsequent vote.

A motion was made by Commissioner Lopez, seconded by Vice Chair Sanders, to **APPROVE** the Variance request to deviate from the minimum lot size requirements for an Automobile Body Shop at 3356 and 3360 Gage Avenue within the Commercial General (C-G) Zone; and that a resolution granting the Variance be presented to the Planning Commission for adoption at the meeting of May 21, 2008. The motion carried as follows: Ayes: Commissioners Molina, Lopez, Vice Chair Sanders, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

Information Items

The Commission and staff concurred that the pending Code Enforcement study session be scheduled for the Planning Commission meeting of June 18, 2008.

Assistant Director Gray reported that at the City Council meeting of May 5, 2008, the City Council continued the public hearing on the Downtown Huntington Park Specific Plan to the City Council meeting of June 2, 2008.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 7:54 p.m.

Chair

ATTEST:

Secretary