

Minutes of the Huntington Park Planning Commission meeting held on May 21, 2008.

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

Approval of Minutes

Motion by Vice Chair Sanders, seconded by Commissioner Molina, to approve the minutes of the meeting held May 7, 2008. Motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

Public Appearances

None.

Continued Public Hearings

None.

(Commissioner Lopez arrived at the meeting and took her seat at 6:35 p.m.)

Public Hearings

A. CASE NO. 1875-CUP: Request by Javier Bravo for a Conditional Use Permit to establish an automotive smog check service center at 1902 E. Gage Avenue, within the Manufacturing Planned Development (MPD) Zone.

Acting Planning Manager Eric Garcia presented the Administrative Report for Case No. 1875-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 property owner also owns the abutting parcel to the south of the subject property, which is developed with a parking area that provides additional parking spaces to the subject site. Mr. Garcia further stated that as a condition of approval, the applicant and/or property owner would be required to submit a reciprocal parking agreement for the two properties, to be recorded with the Los Angeles County Recorder prior to the issuance of a Certificate of Occupancy. Mr. Garcia added that, as conditioned, the project would comply with the City's off-street parking requirements and that staff recommended the approval of Case No. 1875-CUP.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1875-CUP. Hearing no one, the public hearing was declared closed.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1875-CUP, subject to Conditions Nos. 1-25, as outline in the Administrative Report. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

B. CASE NO. 1877-DP/VAR: Request by Lucy Gutierrez for a Development Permit and Variance to construct a new residential dwelling unit on a property currently developed with a single-family dwelling unit at 6204 Stafford Avenue, within the High Density Residential (R-H) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1877-DP/VAR, which included the Municipal Code Requirements and Required Findings for a Development Permit and Variance, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the requested Variance is for the deviation from the minimum lot width and lot size. Ms. Silva added that Department policy allows for developers of substandard properties in the R-H Zone to request a Variance for the development of multi-family units if the development can comply with the density and development standards of the Medium Density Residential (R-M) Zone. Ms. Silva further added that the proposed project would comply with the City's off-street parking requirements and private open space requirements, as well as the City's Zoning and Development Standards for the R-M Zone. Ms. Silva stated that staff recommended the approval of Case No. 1877-DP/VAR.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1877-DP/VAR. Ms. Lucy Gutierrez (6204 Stafford Ave., Huntington Park), applicant/property owner, came forward to speak in favor of the request and stated that the proposed residential unit would be occupied by family members. Ms. Gutierrez stated that she understood and agreed with the conditions of approval as recommended by staff.

With no one else coming forward to speak for or against Case No. 1877-DP-VAR, Chairman Benitez declared the public hearing closed.

A motion was made by Vice Chair Sanders, seconded by Commissioner Molina, to APPROVE CASE NO. 1877-DP/VAR, subject to Conditions Nos. 1-25, as outline in the Administrative Report. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

New Business

A. CASE NO. 1872-VAR: Adoption of Planning Commission Resolution No. 1872 granting a Variance to deviate from the minimum lot size requirements for an automobile body shop at 3356 and 3360 Gage Avenue, within the General Commercial (C-G) Zone.

Assistant Planner Silva provided a brief background on the subject case and stated that

at its meeting of May 7, 2008, the Planning Commission unanimously approved the Variance request. The adoption of Resolution No. 1872 concludes the Commission's action.

A motion was made by Commissioner Lopez, seconded by Commissioner Sanders, to ADOPT PLANNING COMMISSION RESOLUTION NO. 1872, granting a Variance to deviate from the minimum lot size requirements for an automobile body shop at 3356 and 3360 Gage Avenue. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

Information Items

Acting Planning Manager Garcia confirmed the Code Enforcement study session for the Planning Commission meeting of June 18, 2008.

Vice Chair Sanders requested to be excused from the Commission meeting of June 4, 2008 due to a professional commitment.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 7:17 p.m.

Chairman

ATTEST:

Secretary