

**Minutes of the Huntington Park Planning Commission meeting held on
January 19, 2011**

Chairperson Sanchez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Veronica Lopez, Eddie Carvajal, and Vice Chair Rosa Perez; Absent: Chairperson Avygail Sanchez (declared excused by Vice Chair Perez). Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Mercenia Lugo, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Lopez, seconded by Commissioner Carvajal, to approve the minutes of January 5, 2011 as presented. The motion carried as follows: Ayes: Commissioners Benitez, Perez, and Carvajal; Noes: None; Absent: Chairperson Sanchez Commissioner; Abstain: Commissioner Lopez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1811A-CUP/TPM: Consideration of a request to grant a two (2) year extension for the completion of improvements related to a previously approved Conditional Use Permit for a bona fide public eating place (restaurant) with full on-site alcohol service at 6617 Wilson Avenue, and Tentative Parcel Map at 6617 Wilson Avenue and 2031 E. 65th Street, within the Industrial/Manufacturing Planned Development (MPD) and General Commercial (C-G) Zones.

Assistant Planner Lugo reviewed the Administrative Report, which included the Administrative Comments and Analysis, and Recommendation. Ms. Lugo stated that the subject project consists of 2031 E.65th Street (Parcel No. 1) which is currently developed with two buildings and will be developed as a parking lot; a restaurant at 6617 Wilson Avenue (Parcel No. 2); and an existing nightclub (La Boom) at 6611 Alameda Street (Parcel No. 3). Ms. Lugo added that a parking covenant agreement to tie Parcel Nos. 1, 2, and 3 is pending final recordation to satisfy the parking requirements for the proposed uses at the subject sites.

Ms. Lugo stated that due to financial hardship, the applicant is requesting a two-year extension to complete the required improvements to Parcel No. 1, which include decorative paving at vehicle entrances, installation of new planters in the parking area, resurfacing and striping of the parking areas, new lighting, and the installation of street trees with tree wells and decorative grates. Ms. Lugo added that the Planning Division recommended that the Commission approve the applicant's request and adopt a resolution modifying the Conditions of Approval for Conditional Use Permit/Tentative Parcel Map Permit No. 1811.

A discussion was held. Planning Manager Garcia provided an overall background/history of the project and how the three parcels interrelate. Additionally, he reiterated that this request is only for a two-year extension of site improvements to Parcel 2. Mr. Garcia added that the pending parking covenant agreement would satisfy all parking requirements for the three parcels. Mr. Garcia stated that the requested time extension would allow the applicant to move forward with the restaurant operation while he completes the required improvements. Mr. Garcia further stated that existing parking on Parcels 2 and 3 could be used to accommodate needed parking by the nightclub and restaurant uses.

Vice Chair Perez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1811A-CUP. Mr. Ruben Gutierrez (19841 Lexington Ln., Huntington Beach, CA 92646), applicant's representative, came forward to speak in favor of Case No. 1811A-CUP. Mr. Gutierrez stated that the available parking spaces in Parcels 1 and 3 could supplement any additional parking needed for the restaurant use, adding that Parcel 3 could be used as valet parking. Mr. Gutierrez requested approval of the two-year extension to complete the required improvements.

Commissioner Lopez expressed concern of potential parking issues resulting from insufficient parking for the restaurant and nightclub uses. Commissioner Lopez further expressed concern that adequate progress of the required improvements could potentially be delayed and recommended that a one-year time extension be granted, at which time the applicant could come back to the Commission for additional time to complete the improvements if needed.

With no one else coming forward to speak for, or against Case No. 1811A-CUP, Vice Chair Perez closed the public hearing. After a brief discussion, Commissioner Lopez motioned, seconded by Commissioner Benitez, to APPROVE A ONE-YEAR EXTENSION for the completion of improvements, with the ability for the applicant to request additional time if adequate progress of the required improvements has been made. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal, and Vice Chair Perez; Noes: None; Absent: Chairperson Sanchez.

B. CASE NO. 1924-CUP: Consideration of a request for a Conditional Use Permit to establish a catering truck manufacturing, repair and sales facility at 6105 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the Planning Commission originally approved this request under Conditional Use Permit No. 1868; however, due to financial difficulties, the applicant was unable to exercise the permit within the required one-year timeframe and the entitlement had expired. Mr. Fontanez added that the applicant currently proposes to construct a new 905 sq. ft. paint structure at the rear of the property, which would be required to comply with South Coast Air Quality Management District (AQMD) standards at which time a Certificate of Occupancy would be issued for its use. Mr. Fontanez stated that at the time of the original Conditional Use Permit approval, the Commission relieved the applicant from having to construct a block wall at the side and rear property lines as recommended by staff, and allowed him to install a wrought iron fence at these locations. Mr. Fontanez further stated that the Planning Division recommended the approval of Case No. 1924-CUP, subject to the Conditions Nos. 1-35 as outlined in staff's report.

Vice Chair Perez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1924-CUP. Mr. Francisco Hernandez (6105 Maywood Ave., Huntington Park), applicant, came forward to speak in favor of Case No. 1924-CUP. After a brief discussion, Planning Manager Garcia clarified to Mr. Hernandez that the paint booth structure would be required to comply with AQMD and Building and Safety Division regulations prior to conducting any painting work related to the truck manufacturing and repair functions of the establishment.

With no one else coming forward to speak for, or against Case No. 1924-CUP, Vice Chair Perez closed the public hearing. Commissioner Lopez made a motion, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1924-CUP, subject to Conditions of Approval Nos. 1-35, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal, and Vice Chair Perez; Noes: None; Absent: Chairperson Sanchez.

New Business

None.

Information Items

On behalf of the City Council, Planning Manager Garcia invited the Commissioners to attend a welcome program for visiting Mexico City dignitaries to be held in front of City Hall on Thursday, January 20.

At the request of Planning Manager Garcia, Commissioner Lopez gave a brief overview of the City of South Gate pre-sale home inspection program.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, the meeting adjourned at 7:38 p.m.

Chairperson

ATTEST:

Secretary