

**Minutes of the Huntington Park Planning Commission meeting held on
February 16, 2011**

Chairperson Sanchez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Veronica Lopez, Eddie Carvajal, and Chairperson Avygail Sanchez; Absent: None. Also present: Planning Manager Eric Garcia, Assistant Planners Gabriela Silva and Joanna Cortez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Vice Chair Perez, seconded by Commissioner Lopez, to approve the minutes of January 19, 2011 as presented. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Lopez, and Carvajal; Noes: None; Absent: None; Abstain: Chairperson Sanchez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1925-TPM: Consideration of a request by Sylvia Vega for approval of a tentative Parcel Map to consolidate two (2) parcels into one (1) parcel at 2455 55th Street, within the Manufacturing Planned Development (MPD) Zone.

Assistant Planner Gabriela Silva reviewed the Administrative Report, which included the Municipal Code Requirements for a Tentative Parcel Map, Administrative Comments and Analysis, and Recommendation. Ms. Silva stated that the Tentative Parcel Map is a condition of approval of a previously approved Conditional Use Permit for a metal scrap yard on the subject site. Ms. Silva stated that the consolidation of the two parcels would correct an existing non-conforming situation whereby one of the structures on the subject site encroaches across the property line dividing the two parcels, and added that the newly created parcel would contain all the existing structures and off-street parking. Ms. Silva further stated the proposed parcel consolidation meets the City's Zoning and Development Standards, is consistent with the City's General Plan, and as proposed, the proposed project would not have any negative impacts to the community. Ms. Silva stated that the Planning Division recommended the approval of the Tentative Parcel Map subject to the conditions outlined in staff's Administrative Report.

Chairperson Sanchez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1925-TPM. Ms. Sylvia Vega (1223 ½ W. Anaheim St., Harbor City, CA 90710), applicant, came forward to speak in favor and stated that she was satisfied with the work completed on the subject business.

With no one else coming forward to speak for, or against Case No. 1925-TPM, Chairperson Sanchez closed the public hearing. Motion by Commissioner Lopez, seconded by Vice Chair Perez, to APPROVE A CASE NO. 1925-TPM, subject to Condition No. 1-15, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Lopez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: None.

B. CASE NO. 1926-CUP: Consideration of a request by Auto Zone, Inc., for a Conditional Use Permit to establish an automobile parts retail store at a tenant space within an existing commercial shopping center at 2901 Florence Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Joanna Cortez reviewed the Administrative Report, which included the Municipal Code Requirements for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Cortez stated that as part of the Conditions of Approval, vehicle repairs within the parking area of the shopping center would be prohibited. Ms. Cortez added that the Planning Division recommended the approval of Case No. 1926-CUP, subject to the Condition Nos. 1-25 as outlined in staff's report.

Planning Manager Garcia recommended the deletion of Condition No. 12, as it is not applicable to the requested Conditional Use Permit.

Chairperson Sanchez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1926-CUP. Ms. Gaby Arvizu (Primestor Development, 228 S. Beverly Dr., Beverly Hill, CA), representing the property owner, came forward to speak in favor of Case No. 1926-CUP. Mr. Arvizu stated that Primestor Development was excited to have the proposed business on the subject site and that the property owner and applicant agreed to the Conditions of Approval as recommended by staff.

Commissioner Lopez asked who would provide enforcement of the Conditions of Approval on the subject site, specifically potential on-site vehicle repairs. Planning Manager Garcia stated that the Code Enforcement Division enforces compliance with municipal codes. Ms. Vanessa Delgado (Director of Development for Manager on behalf of Primestor Las Palmas LLC), informed the Commission that a full-time security guard was a component of the property management services provided for the subject commercial center and added they could post signage prohibiting on-site vehicle repairs.

After a brief discussion, the Commission recommended to add a condition requiring the applicant to post signs prohibiting the servicing of vehicles within the site's parking area, which number and location shall be subject to review by the Planning Division and shall be posted prior to the commencement of the use.

With no one else coming forward to speak for, or against Case No. 1926-CUP, Chairperson Sanchez declared the public hearing closed. Commissioner Lopez motioned, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1926-CUP, subject to the Conditions of Approval as modified. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Lopez, Carvajal, Chairperson Sanchez; Noes: None; Absent: None.

New Business

None.

Information Items

A. City of Huntington Park Residential Pre-sale Inspection Report Program.

A copy of the Huntington Park Municipal Code Section pertaining to the City's Pre-sale Inspection Report Program was provided to the Commissioners for their reference.

Assistant Planner Silva reported that the City is conducting community outreach on a proposed residential development project at 6100-6114 Carmelita Avenue, 6126 Bear Avenue and 3806-3828 E. 61st Street. Ms. Silva invited the Commissioners to community meetings scheduled for March 5 and April 2, 2011 to provide their input on the type of housing project that would benefit the community. The Commission requested that the informational flyer be posted on the City's website.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, the meeting adjourned at 6:59 p.m.

Chairperson

ATTEST:

Secretary