



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting
Wednesday, May 22, 2013
6:30 p.m.

Chairperson Herrera called the meeting to order at 6:33 p.m. Present: Commissioners Eddie Carvajal, Juan Anaya, and Chairperson Laura Herrera; Absent: Commissioner Veronica Lopez. Also present: Senior Planner Albert Fontanez, Assistant Planner Juan Arauz, City Attorney Joseph Larsen, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Anaya, seconded by Commissioner Carvajal, to approve the minutes of the regular meeting held on April 17, 2013, as presented. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez; Abstain: None.

Public Appearances

None.

Continued Public Hearings

(At staff's request, Chairperson Herrera so ordered to deviate from the order of the agenda items in consideration of the applicant for Case No. 2013-05 DP.)

A. CASE NO. 2013-05 CUP – CONDITIONAL USE PERMIT: Request by AT&T Wireless, c/o Robert McCormick, for a Conditional Use Permit to construct and operate an unmanned, wireless telecommunications facility at 3853 Florence Avenue within the C-G (General Commercial) Zone.

Senior Planner Albert Fontanez reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that in addition to an equipment room, three separate clusters of four panel antennas each would be installed above the roof line of the three-story, commercial/residential building. Mr. Fontanez added that staff was requiring that the applicant remove or replace any non-consistent screening, signage, and wrought iron improvements on the exterior of the building. Mr. Fontanez stated that the wireless telecommunications facility would not adversely affect or interfere with the public welfare and that staff recommended the Commission's consideration for approval of Case No. 2013-05 CUP subject to the conditions outlined in staff's report.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-05 CUP. Mr. Robert McCormick (McCormick Consulting Company, LLC, 3618 W. Estates Lane, Suite B, Rolling Hills Estates, CA 90274), representing AT&T, came forward to speak in favor of Case No. 2013-05 DP. Mr. McCormick stated that, as written in staff's report, Condition of Approval No. 12 implied that the entire building had to be repainted. Mr. McCormick requested clarification. Mr. McCormick stated that the current wireless data capacity in the area was 60-70 percent, with 30 percent of data being wasted and added that the proposed project would provide much faster telephone/data network rates. Mr. McCormick further stated that neither the installation nor operation of the telecommunications facility would negatively impact the tenants/residents of the subject building and requested approval of Case No. 2013-05 CUP.

Senior Planner stated that the Conditions of Approval would be modified to clarify that the painting of the entire building would not be required.

Mr. Cesar Zaldivar-Motts, (Southeast Community Development Corp. [SCDC], 6423 E. Florence Place, #103, Bell Gardens, CA 90201), came forward to speak in favor of Case No. 2013-05 CUP. Mr. Zaldivar-Motts stated that SCDC offers a mobile technology program to the Huntington Park community and surrounding areas and that the proposed project would provide a faster and better data bandwidth to operate the program more effectively.

Ms. Leticia Martinez, CEO/Executive Director of The Greater Huntington Park Area Chamber of Commerce, came forward to speak in favor of Case No. 2013-05 CUP. Ms. Martinez stated that approval of the proposed project would be beneficial to local businesses and suggested working with AT&T in providing business improvement workshops.

Mr. Bob Siminou (14250 Ventura Blvd., 2nd Fl., Sherman Oaks, CA 91423), property owner of the subject site, came forward to speak in favor of Case No. 2013-05 CUP. Mr. Siminou thanked the Commission for not requiring that the entire building be painted.

Ms. Angela Gibson, Director of External Affairs at AT&T (Southeast Area of Los Angeles), came forward to speak in favor of Case No. 2013-05 CUP. Ms. Gibson stated that AT&T is investing \$14 billion in technological improvements nationwide and that AT&T is proud to be part of the Huntington Park community. Ms. Gibson thanked the Planning Commission and requested approval of Case No. 2013-05 CUP.

With no else coming forward to speak for or against Case No. 2013-05 CUP, Chairperson Herrera closed the public hearing.

Motion by Commissioner Carvajal, seconded by Commissioner Anaya, to APPROVE CASE NO. 2013-05 CUP AND ADOPT RESOLUTION NO. 2013-05 granting a Conditional Use Permit at 2853 Florence Avenue subject to the conditions outlined in staff's report, as modified. The motion carried as follows: Ayes:

Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Senior Planner Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

B. CASE NO. 2013-04 VAR - VARIANCE: Request by Raul Echemendia for approval of a Variance to deviate from the minimum development standards for driveway width and parking location at 6717 Middleton Street in the R-H (High Density Residential) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Arauz stated that the applicant was proposing to construct a new driveway with six parallel parking spaces. Mr. Arauz added that the property has no on-site parking and that by today's standards, 46 parking spaces would be required. Mr. Arauz stated that the multi-unit residential building is fenced in and that the area in front of the building is undeveloped and is not landscaped. Mr. Arauz further stated that improvements to the property would include a new gate, landscaping, and a six-foot (6'-0") block wall, replacing a chain-link fence, and a trash enclosure. Mr. Arauz added that staff recommended the approval of Case No. 2013-04 VAR subject to the conditions of approval outlined in staff's report.

Senior Planner Fontanez reported that the project came to the Planning Division through a Code Enforcement violation and that staff had determined that the required findings to grant a Variance had been made. Mr. Fontanez added that the project would alleviate the deficiency in street parking by providing six off-street parking spaces.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-04 VAR. Mr. Raul Echemendia (P.O. Box 1069, Downey, CA), applicant, came forward to speak in favor of Case No. 2013-04 VAR. Mr. Echemendia thanked the Commission for considering his request for a Variance and stated that he would establish assigned parking to his tenants. Mr. Echemendia added that he was working to improve the property by adding needed parking spaces and landscaping, and requested approval of Case No. 2013-04 VAR.

After a brief discussion and with no else coming forward to speak for or against Case No. 2013-04 VAR, Chairperson Herrera closed the public hearing.

Motion by Commissioner Anaya, seconded by Commissioner Carvajal, to APPROVE CASE NO. 2013-04 VAR AND ADOPT RESOLUTION NO. 2013-04 granting a Variance at 6717 Middleton Street, subject to Conditions No. 1-19. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: Commission Lopez.

Senior Planner Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

C. CASE NO. 2013-06 CUP – CONDITIONAL USE PERMIT: Request by Joseph Phan (on behalf of West Cost Foundry) for a Conditional Use Permit to expand an existing foundry at 2450 E. 53rd Street in the MPD (Manufacturing/Industrial) Zone.

Assistant Planner Juan Arauz reviewed staff's Administrative Report, which included the Administrative Comments and Analysis, and Recommendations. Mr. Arauz stated that the subject site is made up of four parcels which the applicant would be required to consolidate through a Tentative Parcel Map or Lot Line Adjustment within one year. Mr. Arauz further stated that the project requires 43 parking spaces and that the applicant proposes to provide 52 standard and one handicap parking space for a total of 53 on-site parking spaces. Mr. Arauz added that the proposed on-site improvements included repairing and painting the existing gate and structures, landscaping, and a new trash enclosure. Mr. Arauz stated that comments received from the Code Enforcement Division called for regular maintenance to the landscaped areas and that the applicant lock and secure trash enclosures to prevent tampering. Mr. Arauz further stated that, as conditioned, the project meets the Zoning and Development standards, is consistent with the City's General Plan, and recommended approval of Case No. 2013-06 CUP.

Chairperson Herrera declared the public hearing open and called for anyone wishing to speak for or against Case No. 2013-06 CUP. Mr. Joseph Phan (15182 Summerwood St., Westminster, CA 92683), applicant, came forward to speak in favor of Case No. 2013-06 CUP. Mr. Phan stated the proposed expansion included an employee lunch room with improvements to comply with current building/fire codes and provide better facilities and conditions of operation, requested approval of Case No. 2013-06 CUP.

Mr. Andreh Naghashian (West Coast Foundry, 2450 E. 53rd St., Huntington Park), Manager, came forward to speak in favor of Case No. 2013-06 CUP. Mr. Naghashian stated that the proposed project would upgrade the facility to comply with EPA (Environmental Protection Agency) stormwater requirements as well as create coverage to the open areas of the facility.

With no else coming forward to speak for or against Case No. 2013-06 CUP, Chairperson Herrera declared the public hearing closed.

Motion by Commissioner Anaya, seconded by Commissioner Carvajal, to APPROVE CASE NO. 2013-06 CUP AND ADOPT RESOLUTION NO. 2013-06 granting a Conditional Use Permit at 2450 E. 53rd Street subject to the Conditions No. 1-29, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

Senior Planner Fontanez announced that the Commission's decision may be appealed with the City Clerk's office within 15 calendar days.

Public Hearings

A. CASE NO. 2013-08 ZC/GPA – ZONE CHANGE/GENERAL PLAN MAP AMENDMENT: A resolution recommending to the City Council the adoption of Zoning Map and General Plan Land Use Map amendments for properties located at 5659-6169 S. Alameda Street in the MPD (Industrial/Manufacturing Planned Development) Zone.

City Attorney Joseph Larsen noted that pursuant to California Government Code Section 65354, “The Planning Commission shall make a written recommendation on the adoption or amendment of a general plan.” Mr. Larsen stated that the approval required the majority of the total membership of the Commission; therefore approval of the proposed resolution would require three (3) affirmative votes to recommend City Council approval the proposed Zone Change/General Plan Map amendments.

Senior Planner Fontanez reviewed the Administrative Report, which included the Administrative Comments and Analysis. Mr. Fontanez stated that the proposed amendments apply to the property commonly known as the Southland Steel Site, comprised of five separate parcels located on the west side of Alameda Street, north of Gage Avenue, extending to Randolph Street. Mr. Fontanez added that the subject site is owned by the Successor Agency to the City of Huntington Park Community Development Commission.

Mr. Fontanez stated that the proposed zone change will prohibit industrial uses on the subject properties and will specifically encourage the establishment of retail/commercial uses and make the subject site more marketable. The change to CG zoning will implement development standards that will ensure that future developments are compatible. Mr. Fontanez stated that the property is currently vacant and leased by the Nick Alexander BMW car dealership for storage of its vehicles. Mr. Fontanez added that the zone change will not cause adverse effects to the public interest, health, safety, and general welfare of the adjacent and surrounding land uses, and that the zone change will be consistent with the General Plan Land Use Designation. Mr. Fontanez further added that staff recommended that the Planning Commission approval Case No. 2013-08 ZC/GPA.

Chairperson Herrera called for anyone wishing to speak for or against Case No. 2013-08 ZC/GPA. Hearing no one, the public hearing was declared closed.

Motion by Commissioner Anaya, seconded by Commissioner Carvajal, to APPROVE CASE NO. 2013-08 ZC/GPA AND ADOPT RESOLUTION NO. 2013-08, recommending to the City Council amendments to the City of Huntington Park General Plan Land Use and Zoning Maps in connection with properties located at 5959-6169 S. Alameda Street. The motion carried as follows: Ayes: Commissioners Carvajal, Anaya, and Chairperson Herrera; Noes: None; Absent: Commissioner Lopez.

New Business

A. Discussion and/or action regarding scheduling a special meeting for June 12, 2013.

After a brief discussion, the Commission and staff concurred to schedule a special meeting for June 12, 2013, and to cancel the Regular Meeting of June 19, 2013.

Information Items

None.

Staff Comments

Senior Planner Fontanez reported that Primestor Development Inc., the City's consultant for the preparation of the Revitalization Strategy for Downtown Huntington Park, was holding meetings with key community stakeholders to receive input regarding the City's downtown revitalization plan. Commissioners Carvajal and Anaya expressed their interest to meet with Primestor to provide their input. Mr. Fontanez stated that he would coordinate the meeting(s) between Primestor's representative and the Commissioners.

Adjournment

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

Chairperson

ATTEST:

Secretary