

Minutes of the Huntington Park Planning Commission meeting held on September 16, 2009.

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Eddie Carvajal, and Chairperson Veronica Lopez; Absent: None. City staff members present were Planning Manager Eric Garcia and Recording Secretary Genny Ochoa.

Selection of Vice Chair

Chairperson Lopez called for nominations for Vice Chair of the Planning Commission. Commissioner Benitez motioned, seconded by Commissioner Carvajal, to nominate Commissioner Perez for Vice Chair of the Planning Commission. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Lopez. Commissioner Perez was elected Vice Chair by unanimous vote.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Commissioner Carvajal, to approve the minutes of the Regular Meeting held September 2, 2009. Motion carried as follows: Ayes: Commissioners Benitez, Carvajal, and Chairperson Lopez; Noes: None; Absent: None; Abstain: Vice Chair Perez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. Appeal of the Community Development Director's determination denying a request to deviate from the Standards for Exterior Colors, Huntington Park Municipal Code Section 9-3.103.3A(1), in connection with a remodel at 6201 Alameda Street, within the Commercial General (C-G) Zone (Reference Conditional Use Permit No. 1871).

Planning Manager Garcia reviewed the Administrative Report which included the Municipal Code Requirements for Exterior Colors, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that Conditional Use Permit No. 1871 includes the rehabilitation and conversion of a warehouse building into a Mini Cooper automobile sales showroom and service center pursuant to the applicant's compliance with the City's Exterior Color Ordinance. Mr. Garcia added that subsequent to the approval of Conditional Use Permit No. 1871, the Director of Community Development issued a denial to a request from the

applicant to paint the exterior of the building black, maintaining the corporate image of MINI-USA. Mr. Garcia stated that the applicant contends that non-conformance to its corporate image, MINI-USA could revoke the applicant's "right to construct and operate the subject MINI auto-dealership franchise."

Mr. Garcia stated that staff recommended the approval of the applicant's request subject to adoption of a Zoning Ordinance Amendment to allow corporate colors as primary colors on the exterior of buildings in the commercial and industrial zones of the City.

Chairperson Lopez opened the public hearing open and called for those wishing to speak for or against the appeal. Mr. Nicholas Alexander (6333 S. Alameda St., Huntington Park), applicant, came forward to speak in favor. Mr. Alexander stated that corporate MINI-USA would not allow deviation from using the corporate image colors. Mr. Alexander stated that in 2008 Nick Alexander Imports was the #1 BMW dealership in the world and that adding the Mini Cooper component would make more cars available thereby increasing the dealership's car sales. Mr. Alexander requested approval of the appeal.

After a brief discussion and with no one else coming forward to speak for or against the appeal, Chairperson Lopez declared the public hearing closed. A motion was made by Vice Chair Perez, seconded by Commissioner Carvajal, to approve the appeal of the Community Development Director's determination denying the request to deviate from the Standards for Exterior Colors, Huntington Park Municipal Code Section 9-3.103.3A(1), approving the applicant's requested color subject to adoption of a Zoning Ordinance Amendment to allow corporate colors as primary colors on the exterior of buildings. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Lopez; Noes: None; Absent: None.

New Business

None.

Information Items

A. Formation of the "All-America City" Award Application Ad Hoc Committee.

Planning Manager Garcia stated that at the City Council Meeting of September 8, 2009, the City Council appointed an Ad Hoc Committee comprised of Council Member Andy Molina and chairs from each City Commission, (i.e., Planning Commission Chairperson Lopez) to identify community projects that will meet the prerequisites to apply for the 2010 All-America City Award. Mr. Garcia requested the appointment of an alternate to the Ad Hoc Committee. Hearing no objection, Chairperson Lopez appointed Commissioner Carvajal as alternate to the All-America City Award Application Ad Hoc Committee.

Subjects Presented by the Planning Commission

Commissioner Perez requested additional traffic enforcement near the school located on Hope Street due to numerous traffic violators during peak drop-off and pick-up school hours. Planning Manager Garcia stated that he would refer the request to the Police Department Traffic Division.

Adjournment

There being no further business, Chairperson Lopez declared the meeting adjourned at 6:51 p.m.

Chairperson

ATTEST:

Secretary