

Minutes of the Huntington Park Planning Commission meeting held on August 18, 2010.

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

Approval of Minutes

Motion by Carvajal, seconded by Benitez, to approve the meeting minutes of July 7, 2010, as presented. The motion carried as follows: Ayes: Commissioners Carvajal and Benitez; Noes: None; Abstain: Vice Chair Perez; Absent: Commissioners Sanchez and Lopez.

Public Appearances

None.

Public Hearings

A. CASE NO. 1917-DP/VAR: A request for Planning Commission approval of a Development Permit to construct a new 8,600± sq. ft. commercial shopping center and a Variance to deviate from the required off-street loading standards at 2321 Florence Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Silva presented a report on the new commercial development at 2321 Florence Avenue. The property is located in the General Commercial Zone with commercial parcels to the north, south, east and west. The commercial area to the south is within the unincorporated area of Walnut Park, County of Los Angeles. Ms. Silva also displayed an aerial view of the property, as well as photos of the existing condition of the site, which reveals a non-operational gas station. She stated that the proposed structure encompasses 8,600± sq. ft. of floor area and will have a built in trash enclosure, utility room, and interior rear access corridor. Additionally, the structure will be comprised of a maximum of seven (7) commercial tenant spaces. Ms. Silva reviewed the City's Off-street Parking and Loading requirements with the Commission, specifying that the project requires twenty-two (22) vehicle parking spaces and two (2) off street loading spaces for larger vehicles. The applicant is providing one off-street loading zone at a reduced size; therefore, the applicant is requesting a variance for off-street loading requirements. Ms. Silva proceeded to review the Municipal Code Requirements, Required Findings for a Zoning Ordinance Amendment, Administrative Comments and Analysis, and Recommendations. Ms. Silva went on to say that per the Municipal Code, the Planning Commission can approve the Variance, as long as all the requirements can be satisfied. Mr. Garcia added that if the applicant were to provide the required number of off-street loading zones, the site would involve reconfiguration and re-design, to accommodate the two required loading spaces. A discussion ensued.

Vice Chair Perez declared the public hearing open and called for those wishing to speak in favor of/or against Case No. 1917-DP/VAR.

Mr. Homahyoon Moahven, the applicant, stated that it has been a pleasure working with the Planning staff. Mr. Moahven stated that he could not find a similar project that has two (2) over sized loading zones implemented. Mr. Moahven feels this is an exceptional project. Mr. Moahven stated that he has designed many projects and finds that two (2) loading zones are excessive for this type of development.

Mr. Mauria Refour, property owner, stated the he owns many centers of this type and is very careful of the egress and ingress for convenience. His tenants are small or the stores do not have large deliveries.

With no one else coming forward to speak for/or against Case No. 1917-DP/VAR, Vice Chair Perez declared the public hearing closed.

The Planning Commission deliberated upon the Huntington Park Municipal Code requirements for off-street loading, the scale and intensity of the proposed development, and the required findings. Staff provided the Planning Commission with neighboring City's off-street loading requirements, which indicated that Huntington Park's requirement was more stringent. Additionally, staff indicated to the Planning Commission that the requirement of off-street loading zones is divided into two categories, commercial and office, with each category having its own number of spaces requirement based on square footage of a building. However, commercial uses are combined with industrial, institutional, hospital, hotel, senior group housing and schools, all of which could have various means of operations, but nonetheless are combined into one category.

A motion was made by Vice Chair Perez, seconded by Commissioner Benitez, to direct staff to research the possibility of a Variance for one (1) off-street loading space only, and return to the next scheduled meeting, September 1, 2010, with an analysis of the required findings for Planning Commission consideration. The motion carried as follows: Ayes: Commissioners Carvajal, Benitez and Vice Chair Perez; Noes: None; Absent: Commissioners Lopez and Sanchez.

The case was continued to the following regularly scheduled meeting to be held on September 1, 2010.

B. CASE NO. 1918-ZOA: Consideration of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 to the Huntington Park Municipal Code (HPMC) applicable to Historical Preservation.

Vice Chair Perez declared the public hearing open and continued the item, as recommended by staff, for further research and review of the current ordinance as well as implementation of a fee component to the ordinance.

Information Items

None.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Vice Chair Perez declared the meeting adjourned at 7:16 p.m.

Chairperson

ATTEST: _____
Secretary