

**Minutes of the Huntington Park Planning Commission meeting held on  
December 15, 2010**

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

**Approval of Minutes**

Motion by Vice Chair Perez, seconded by Commissioner Benitez, that the minutes of December 1, 2010 be modified to reflect that Vice Chair Perez called the meeting to order and to approve the minutes as modified. The motion carried as follows: Ayes: Commissioners Benitez, Perez, and Carvajal; Noes: None; Absent: Commissioner Lopez; Abstain: Chairperson Sanchez.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1919-CUP: Consideration of a request by Robert Hernandez for a Conditional Use Permit to establish a banquet hall with the on-site sale/serving of alcohol at 7007 Pacific Boulevard, within the Downtown Specific Plan (DTSP) District B – Festival Zone, and the adoption of a Mitigated Negative Declaration Environmental Assessment associated with the project.

Assistant Planner Lugo reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Lugo stated that the Conditions of Approval require the applicant to provide a Security Plan to the Huntington Park Police Department prior to the issuance of any permit or license to operate the banquet hall. Ms. Lugo added that pursuant to the Municipal Code, the proposed use requires seven (7) parking spaces, which would be provided through a parking covenant agreement with the adjoining property. Ms. Lugo stated that the Planning Division recommended the approval of Case No. 1919-CUP, subject to Conditions No. 1-34 as outlined in staff's report.

At a request by Chairperson Sanchez, Senior Planner Fontanez explained the methodology used for the parking calculations. After a discussion, Chairperson Sanchez requested that the parking calculations be provided in more detail in future staff reports for the Commission to have a clear understanding of the parking requirements for requested entitlements.

Vice Chair Perez requested clarification of the hours of operation for the proposed use.

Chairperson Sanchez declared the public hearing open and called for anyone wishing to speak in favor of, or against Case No. 1919-CUP. Mr. Robert Hernandez (10520 Paramount Blvd., No. 205, Downey, CA 90241), applicant, came forward and spoke in favor of his request. Mr. Hernandez stated that he proposes to use the banquet hall after the restaurant closes, with all events ending by 1:00 a.m. Mr. Hernandez stated that he would like to include meeting and/or conference events at the proposed banquet hall and asked if they could be allowed by the Conditional Use Permit.

After a discussion, it was concurred by the Commission and staff that non-profit fundraising events could be added to the activities allowed by the Conditional Use Permit. The Commission recommended that the Conditions of Approval be modified to:

- 1) reflect consistency in the hours of the banquet hall events/activities (i.e., all banquet hall related activities shall end by 1:00 a.m. and security guards shall patrol and remain on the parking lot until 2:00 a.m.); and
- 2) adding a condition allowing the applicant to host non-profit fundraising events and business meetings/conferences during regular restaurant business hours and off-peak hours.

With no one else coming forward to speak for, or against Case No. 1919-CUP, Chairperson Sanchez closed the public hearing. A motion was made by Chairperson Sanchez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1919-CUP subject to the recommended Conditions of Approval, as modified. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Commissioner Lopez.

### **New Business**

A. Request for an extension of time to exercise the approved entitlements associated with the “Centro Pacifico Mixed-Use Project”:

- 1887-DP/CUP/TPM: Development Permit/Conditional Use Permit/Tentative Parcel Map at 6335 Rita Avenue;
- 1888-DP/TPM: Development Permit/Tentative Parcel Map at 6511-27 Rita Avenue;
- 1889-DP/CUP/TPM Development Permit/Conditional Use Permit/Tentative Parcel Map) at 6713 Rita Avenue

Senior Planner Fontanez reviewed staff’s report and stated that Golden Pacific Partners (GPP) holds an Exclusive Negotiating Agreement (ENA) with the City’s Community Development Commission (CDC) for the development of the proposed project and that due to funding constraints, has been unable to exercise the approved entitlements. Mr. Fontanez added that in July 2010, the Planning Commission approved a six-month time extension to the entitlements, which expired on October 20, 2010. Mr. Fontanez stated that with recent amendments to the Zoning Code, the Commission may grant time extensions not to exceed one-year increments. Mr. Fontanez further stated that at the CDC meeting of December 20, 2010, GPP would request a 180-day extension of the ENA in order to continue to explore funding options for the proposed development. Mr. Fontanez added that Planning Division staff recommended the approval of the time extension as requested by the applicant.

After a discussion, a motion was made by Chairperson Sanchez, seconded by Vice Chair Perez, to APPROVE an entitlement time extension, not to exceed one (1) year from the expiration date of October 20, 2010, to allow the applicant additional time to exercise entitlement Case Nos. 1887, 1888, and 1889, subject to all previously approved conditions and/or any additional limitations the Planning Commission may wish to add. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Commissioner Lopez.

**Information Items**

Chairperson Sanchez and Vice Chair Perez reported on the Pacific Electric Right-of-Way Corridor Project community meeting presented by the Southern California Association of Governments (SCAG) on December 1, 2010. Chairperson Sanchez stated that the community received an overview of potential modes of transportation solutions. Ms. Sanchez added that the consensus for preferred transit by the community members present at the meeting was “light-rail” transit. Ms. Sanchez further stated that rail alignment through Pacific Boulevard was discussed as a possibility in order to generate business in the City’s downtown area.

Senior Planner Fontanez stated that staff would keep the Commission informed on SCAG’s continued analysis and activities related to the Corridor Project.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, the meeting adjourned at 7:14 p.m.

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Chairperson

ATTEST:

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Secretary