

Minutes of the Huntington Park Planning Commission meeting held on May 17, 2006.

Vice Chairman Benitez called the meeting to order at 6:32 p.m. Present: Commissioners Alfred Bravo, Sr., Veronica Lopez, Andy Molina, and Vice Chairman Eddie Benitez; Absent: Chairperson Marial Sanders. Also present: Director of Community Development Henry Gray (arrived at 6:30 p.m.), Planning Manager Gabriel Bautista, Assistant Planner Albert Fontanez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Molina, seconded by Commissioner Bravo, to approve the minutes of the meeting held April 5, 2006. The motion carried as follows: Ayes: Commissioners Bravo, Molina, and Vice Chairman Benitez; Noes: None; Abstain: Commissioner Lopez; Absent: Chairperson Sanders.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1811-CUP/TPM: Request for approval of a Conditional Use Permit to establish a bona fide public eating place (restaurant) with full on-sale alcohol service, and a Tentative Parcel Map to consolidated parcels at 6617 Wilson Avenue and 2031 E. 65th Street; and the adoption of a Mitigated Negative Declaration Environmental Assessment associated with the project.

Planning Manager Bautista stated that it was staff's recommendation to continue the public hearing for Case No. 1811-CUP/TPM to the Planning Commission meeting of June 21, 2006

Vice Chairman Benitez declared the public hearing open and called those wishing to speak in favor of or against Case No. 1811-CUP/TPM. Hearing no one, the public hearing was declared closed.

A motion was made by Commissioner Lopez, seconded by Commissioner Bravo, to continue Case No. 1811-CUP/TPM to the Planning Commission meeting of June 21, 2006. The motion carried as follows: Ayes: Commissioners Bravo, Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Chairperson Sanders.

B. CASE NO. 1815- DP: Request by Bruce Bertz for approval of a Development Permit to construct a commercial center at the northwest corner of Belgrave Avenue and State Street, within the Commercial General (C-G) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that staff recommended the approval of Case No. 1815-DP subject to Conditions No. 1-27 as outlined in staff's report.

Vice Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of Case No. 1815-DP. Mr. Juan "John" R. Noguez (3247 Olive St., Huntington Park) spoke in favor of Case No. 1815-DP and stated that he was encouraged by the retail corridor on State Street moving forward, and that he was in favor of the proposed project.

Planning Manager Bautista asked Mr. Bertz (applicant), who was seated in the audience, if he was in agreement with the conditions of approval as recommended by staff. Mr. Bertz replied that he agreed to comply with the recommended conditions of approval.

With no one else wishing to come forward, the public hearing was declared closed by Vice Chairman Benitez.

A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to APPROVE CASE NO. 1815-DP, subject to Conditions No. 1-27 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Bravo, Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Chairperson Sanders.

C. CASE NO. 1816- CUP: Request by Carlos A. Aispuro for approval of a Conditional Use Permit for the on-site sale of beer and wine in conjunction with an existing bona fide public eating establishment (restaurant) located at 3249 Gage Avenue within the Commercial General (C-G) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that staff recommended the approval of Case No. 1816-CUP subject to Conditions No. 1-33 as outlined in staff's report.

Vice Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of Case No. 1816-CUP. Mr. Juan "John" Noguez (3247 Olive St., Huntington Park) came forward and spoke in favor of the proposed project.

Planning Manager Bautista asked Mr. Aispuro (applicant), who was seated in the audience, if he agreed to comply with the conditions of approval as recommended by staff. Mr. Aispuro replied that he agreed to comply with the conditions of approval recommended by staff.

Huntington Park Planning Commission Meeting Minutes – May 17, 2006: Page 3

With no one else wishing to speak for or against Case No. 1816-CUP, the public hearing was declared closed by Vice Chairman Benitez.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1816-CUP, subject to Conditions No. 1-33 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Bravo, Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Chairperson Sanders.

New Business

A. Discussion and/or action regarding Conditional Use Permit No. 1701, granting the operation of an auto body/fender repair shop known as "Al's Auto Body," located at 3215 E. Gage Avenue.

Planning Manager Bautista reviewed staff's report and stated that staff had met with the applicant, Mr. Narciso Sanchez, and Idilio Sanchez, President of Al's Body Shop, regarding possible violation of Conditions No. 1 (in part, requiring the subject property to be developed according to the plans submitted); No. 2 (in part, requiring the development's compliance of zoning regulations); and No. 3 (requirement that all damaged vehicles be stored within the enclosed storage area), of Conditional Use Permit No. 1701. Mr. Bautista stated that Messrs. I. Sanchez and N. Sanchez assured him that they are working very hard in complying with all the conditions of approval, including keeping customer and employee vehicles from parking on the surrounding public streets.

A discussion was held. Mr. Idilio Sanchez stated that they would continue their efforts in complying with the conditions of approval by providing alternative off-site parking for customers, as their intention is to be good neighbors to the surrounding residents and businesses.

The Commissioners thanked Messrs. I. Sanchez and N. Sanchez for their efforts, and no further action was taken.

B. Discussion and/or action regarding appointment of an Ad Hoc Committee to address housing needs.

Planning Manager Bautista stated that at the May 15, 2006 City Council meeting, Mayor John Noguez requested that this item be presented to the Planning Commission to discuss the City's housing needs and to consider the formation of an Ad Hoc Committee consisting of Planning Commissioners to address the City's housing needs.

Mayor Juan "John" Noguez came forward and expressed his concern for the City's quality of housing and encouraged the Commissioners to assist and participate in the effort to improve the City's housing stock.

The Commissioners expressed their willingness in working with staff and the City Council in developing housing policies with goals and objectives for the betterment of existing and future housing developments.

Huntington Park Planning Commission Meeting Minutes – May 17, 2006: Page 4

After a discussion, Director of Community Development Gray recommended, and the Commissioners concurred, that a study session be held at a future Planning Commission meeting to create a program designed to meet the City's housing goals and objectives.

Information Items

Director of Community Development Gray informed the Commission that Gabriel Bautista had been appointed the City's Planning Manager effective May 15, 2006.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Vice Chairman Benitez adjourned the meeting at 7:42 p.m.

Chairperson

ATTEST:

Secretary