

Minutes of the Huntington Park Planning Commission meeting held on June 7, 2006.

Vice Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Veronica Lopez, Andy Molina, and Vice Chairman Eddie Benitez; Absent: Commissioner Alfred Bravo, Sr., and Chairperson Marial Sanders. Also present: Planning Manager Gabriel Bautista, Interim Senior Planner Gary Chicots, Assistant Planner Albert Fontanez, and Recording Secretary Genny Ochoa.

### **Approval of Minutes**

Motion by Commissioner Lopez, seconded by Commissioner Molina, to approve the minutes of the meeting held May 17, 2006. The motion carried as follows: Ayes: Commissioners Lopez, Molina, and Vice Chairman Benitez; Noes: None; Absent: Commissioner Bravo and Chairperson Sanders.

### **Public Appearances**

None.

### **Continued Public Hearings**

None.

### **Public Hearings**

A. CASE NO. 1817-DP/VAR: Request by Hugo Contreras for approval of a Development Permit and Variance to construct a two-story residential unit on a property with a substandard lot width, currently developed with a single-family dwelling at 6337 Hood Avenue within the Medium Density Residential (R-M) Zone.

Planning Manager Bautista conducted a PowerPoint presentation and reviewed the Administrative Report which included the Municipal Code Requirements and Required Findings for a Development Permit and Variance, Administrative Comments and Analysis, and Recommendations. Mr. Bautista stated that staff recommended the approval of Case No. 1817-DP/VAR subject to Conditions No.1-20, as outlined in staff's report.

Vice Chairman Benitez declared the public hearing open and called those wishing to speak in favor of or against Case No. 1817-DP/VAR. Mr. Hugo Contreras (P.O. Box 40569, Downey, CA), applicant, came forward and requested the approval of the Development Permit and Variance. Mr. Contreras further stated that he agreed to comply with the conditions of approval as recommended by staff.

After a brief discussion, Vice Chairman Benitez called for anyone else wishing to speak. Hearing no one, the public hearing was declared closed.

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A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1817-DP/VAR, subject to Conditions No. 1-20. The motion carried as follows: Ayes: Commissioners Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Commissioner Bravo and Chairperson Sanders.

B. CASE NO. 1818- DP/VAR: Request by Juan Olivas for approval of a Development Permit and Variance to construct a new residential dwelling unit on a property with a substandard lot width and area, currently developed with a single-family dwelling unit at 6824 Albany Street, within the High Density Residential (R-H) 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 and Variance, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that staff recommended the approval of Case No. 1818-DP/VAR, subject to Conditions No. 1-20, 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. 1818-DP/VAR. Hearing no one, the public hearing was declared closed.

Commissioner Lopez expressed her reservations in approving an entitlement which has the potential to increase the City's lack of off-street parking. A brief discussion was held.

A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to APPROVE CASE NO. 1817-DP/VAR, subject to Conditions No. 1-20 as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Commissioner Bravo and Chairperson Sanders.

Commissioner Molina stated that the proposed project will add needed housing in the City and thanked the applicant for his development project.

C. CASE NO. 1819-ZOA: Request approval of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code, regarding development standards for fences and walls.

Assistant Planner Albert Fontanez reviewed staff's report and stated that the development standards for fences and walls are currently found both in Title 8 and Title 9 of the Municipal Code. Mr. Fontanez further stated that the intent of the proposed ordinance amendment is to eliminate possible inconsistencies within the Code and effectively address the development standards in a single section of the Code. Mr. Fontanez added that staff recommended the adoption of the proposed resolution recommending that the City Council adopt an ordinance amending Section 9-3.103(7) of the Municipal Code in its entirety.

Vice Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of Case No. 1819-ZOA. Hearing no one, the public hearing was declared closed.

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A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to ADOPT RESOLUTION NO. 1819, recommending that the City Council adopt an ordinance amending Section 9-3.103(7) of the Municipal Code. The motion carried as follows: Ayes: Commissioners Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Commissioner Bravo and Chairperson Sanders.

D. CASE NO. 1820-ZOA: Request approval of a resolution recommending to the City Council the adoption of a proposed Zoning Ordinance Amendment to Title 9 of the Huntington Park Municipal Code deleting private school and trade school uses from the list of permitted uses within the Pacific Paseo (PP) and Pacific Village (PV) Zones, and requiring a Conditional Use Permit for trade schools in the Office Professional (C-P) and General Commercial (C-G) Zones.

Interim Senior Planner Gary Chicots stated that at the Direction of the Community Development Commission and Planning Commission, staff had evaluated the existing parking conditions in the Central Business District (CBD), and conducted and prepared a CBD Parking Inventory and Pacific Boulevard Building Square Footage Survey. Mr. Chicots reviewed the Estimated Parking Demand outlined in staff's report and stated that staff's research findings provide evidence that in order to maintain the CBD as a viable business district, the City needs to protect available parking and increase parking supply for retail uses in the CBD area. Mr. Chicots added that staff recommended the adoption of the proposed resolution recommending to the City Council the adoption of a Zoning Ordinance Amendment to Title 9 of the Huntington Park Municipal Code deleting private school and trade school uses from the list of permitted uses within the Pacific Paseo (PP) and Pacific Village (PV) Zones, and requiring a Conditional Use Permit for trade schools in the Office Professional (C-P) and General Commercial (C-G) Zones.

Vice Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of Case No. 1820-ZOA. Hearing no one, the public hearing was declared closed.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to ADOPT RESOLUTION NO. 1820, recommending to the City Council the adoption of a proposed Zoning Ordinance Amendment to Title 9 of the Huntington Park Municipal Code deleting private school and trade school uses from the list of permitted uses within the Pacific Paseo (PP) and Pacific Village (PV) Zones, and requiring a Conditional Use Permit for trade schools in the Office Professional (C-P) and General Commercial (C-G) Zones. The motion carried as follows: Ayes: Commissioners Lopez, Molina and Vice Chairman Benitez; Noes: None; Absent: Commissioner Bravo and Chairperson Sanders.

***New Business***

None.

***Information Items***

None.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Vice Chairman Benitez adjourned the meeting at 7:25 p.m.

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Chairperson - Acting

ATTEST:

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Secretary