

Minutes of the Huntington Park Planning Commission meeting held on September 20, 2006.

Chairperson Sanders called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Alfred Bravo, Sr., Veronica Lopez, Andy Molina, and Chairperson Marial Sanders; Absent: None. Also present: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Albert Fontanez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Molina, seconded by Commissioner Lopez, to approve the minutes of the meeting held August 16, 2006. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina, and Chairperson Sanders; Noes: None; Absent: None.

Public Appearances

None.

Continued Public Hearings

A. CASE NO. 1821-ZOA: Consideration of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code deleting Check Cashing Service uses from the list of permitted uses within the Neighborhood-Commercial (C-N), General-Commercial (C-G), Pacific Paseo (PP) and Pacific Village (PV) Zones, and adding Check Cashing Service uses to the list of Permitted (P) uses within the Office-Professional (C-P) Zone.

Planning Manager Bautista stated that staff recommended that the public hearing be conducted and subsequently continued to the regular meeting of December 6, 2006.

Chairperson Sanders declared the public hearing open and called for those wishing to address the Commission speak for or against, hearing no objection, so ordered that the hearing for Case No. 1821-ZOA be continued to the Planning Commission regular meeting of December 6, 2006.

Public Hearings

A. CASE NO. 1754A-ZOA: Resolution recommending to the City Council the adoption of an ordinance amending Title 5 of the Municipal Code regarding location standards for adult-oriented businesses within the Special Use Overlay Zone.

Planning Manager Bautista conducted a PowerPoint presentation and reviewed staff's report. Mr. Bautista stated that the City Council adoption of Ordinance No. 709-NS in 2003 amended the Municipal Code by creating a Special Use Overlay Zone allowing adult-oriented businesses to establish within the overlay zone when the underlying zoning was C-G or MPD,

provided minimum distances were maintained from adjacent residential zones and uses, churches or schools. In May 2006, the Council adopted Urgency Interim Zoning Ordinance No. 778-NS, subsequently extended for 10 months and 15 days by Urgency Ordinance No. 784-NS, so that staff could study the potential impacts that may result from the establishment of these businesses within the land use designation. Mr. Bautista stated that staff's review reveals that there is a possibility that these types of businesses may establish in closer proximity to sensitive uses than originally intended by Ordinance No. 709-NS, and therefore recommends the amendment to the Municipal Code as outlined in the attached proposed ordinance.

Chairperson Sanders declared the public hearing open and called those wishing to speak in favor of or against Case No. 1754A-ZOA. Hearing no one, the public hearing was declared closed.

After a brief discussion, a motion was made by Commissioner Lopez, seconded by Commissioner Bravo, to APPROVE AND ADOPT RESOLUTION NO. 1754A, recommending to the City Council the adoption of an ordinance amending Municipal Code regulations applicable to adult-oriented businesses. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina and Chairperson Sanders; Noes: None; Absent: None.

B. CASE NO. 1823- DP/VAR: Request by Sergio Suro for approval of a Development Permit and Variance to construct two (2) new residential dwelling units on a property with a substandard lot area, currently developed with a single-family dwelling unit at 6157 Corona Avenue, within the High Density Residential (R-H) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1823-DP/VAR, 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. 1823-DP/VAR, subject to Conditions No. 1-18, as outlined in staff's report.

Chairperson Sanders declared the public hearing open and called for those wishing to speak in favor of Case No. 1823-DP/VAR. Mr. Orville McNally (3921 Randolph St., Huntington Park), came forward and stated that he and his wife, Mrs. Teresa McNally, were opposed to the proposed addition of more than one unit due to the existing traffic congestion and parking problems in the area.

Chairperson Sanders called for anyone else wishing to speak in favor of or against Case No. 1823-DP/VAR and, hearing no one, declared the public hearing closed.

After a discussion regarding the proposed on-site parking, the Commission concurred to modify the conditions of approval by incorporating the following condition:

“That a designated area in the driveway remain clear and accessible for ingress and egress of vehicles at all times. The designated area shall be marked or constructed in a manner, as approved by the Director of Community Development, to distinguish it from the remaining driveway area.”

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1823-DP/VAR, subject to Conditions No. 1-19, as modified. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina and Chairperson Sanders; Noes: None; Absent: None.

C. CASE NO. 1824-DP/VAR: Request by Sergio Suro for approval of a Development Permit and Variance to construct a new residential dwelling unit on a property with a substandard lot area, currently developed with a single-family dwelling unit at 6163 Corona Avenue, within the High Density Residential (R-H) Zone.

Assistant Planner Albert Fontanez conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1824-DP/VAR, 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 the applicant/property owner was the same as that of Case No. 1823-DP/VAR, and the proposed developments were similar except for the number of proposed units. Mr. Fontanez added that staff recommended the approval of Case No. 1824-DP/VAR, subject to Conditions No. 1-17, as outlined in staff’s report.

Chairperson Sanders declared the public hearing open and called for those wishing to speak in favor of Case No. 1824-DP/VAR. Mr. Orville McNally (3921 Randolph St., Huntington Park), came forward and stated that he and his wife, Mrs. Teresa McNally, were in favor of the proposed project as it was for the addition of only one unit.

Chairperson Sanders called for anyone else wishing to speak in favor of or against Case No. 1824-DP/VAR and, hearing no one, declared the public hearing closed.

Once more, the Commission concurred to incorporate the following condition into the recommended conditions of approval:

“That a designated area in the driveway remain clear and accessible for ingress and egress of vehicles at all times. The designated area shall be marked or constructed in a manner, as approved by the Director of Community Development, to distinguish it from the remaining driveway area.”

A motion was made by Commissioner Lopez, seconded by Commissioner Bravo, to APPROVE CASE NO. 1824-DP/VAR, subject to Conditions No. 1-18, as modified. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Lopez, Molina and Chairperson Sanders; Noes: None; Absent: None.

New Business

None.

Information Items

None.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairperson Sanders adjourned the meeting at 7:12 p.m.

Chairperson

ATTEST:

Secretary