

**Minutes of the Huntington Park Planning Commission meeting held on June 20, 2007.**

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Marial Sanders, Veronica Lopez, and Chairman Andy Molina. Absent: Commissioners Alfred Bravo, Sr. (excused). Also present: Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Sanders, seconded by Commissioner Lopez, to approve the minutes of the meeting held June 6, 2007, as submitted. The motion carried as follows: Ayes: Commissioners Benitez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: Commissioner Bravo.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1833A-CUP: Request by Sandra Martinez for approval of a modification to the Conditions of Approval for a previously approved Conditional Use Permit, CUP No. 1833, to establish the on-site sale of beer and wine in conjunction with a bona fide eating establishment (restaurant) within the Pacific Village (PV) Zone.

Senior Planner Eric Garcia conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1833A-CUP, which included the Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that the applicant's request is for the elimination of Conditions Nos. 17 and 18 of Planning Commission Resolution No. 1833 which require the repainting/refinishing of the entire building and the removal of all existing scissor security gates to be replaced with aluminum grilled roll-up security gates, respectively. Mr. Garcia further stated that, in the applicant's correspondence dated May 7, 2007, the applicant has informed City staff that the property owner has not given her authorization to make exterior building modifications, in addition to the requirements being a financial hardship. Mr. Garcia added, however, that the applicant accepted the Conditions of Approval on March 22, 2007 through the Acceptance of Conditions Letter.

Mr. Garcia stated that the subject building is in need of general maintenance and repair in addition to having non-permitted security gates and doors in many of the storefronts. Mr. Garcia added that, as part of the discretionary entitlement review, conditions are placed on the

entitlement to bring the property into compliance with the City's Municipal Code. Mr. Garcia stated that pursuant to the City Attorney, a Planning Commission resolution denying the request is not required; and concluded his presentation with staff's recommendation to deny the applicant's request for modification to the Conditions of Approval of Conditional Use Permit No. 1833.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1833A-CUP. Ms. Sandra Martinez (2626 Saturn Ave., Huntington Park), applicant, came forward to speak in favor of the request. Ms. Martinez reiterated the basis of her request—the property owner has denied requests for modifications to the exterior of the building, i.e. painting and replacement of security doors; and the installation and/or replacement of seven security doors would create an extreme financial hardship for her.

A discussion ensued. Planning Manager Bautista stated that applicants are informed of staff's recommended conditions of approval during the preliminary review process providing them time to notify all interested parties of those conditions. It is the applicants' choice to pursue the entitlement process leading to the Planning Commission's consideration to grant the requested entitlement. Mr. Bautista added that the applicant has one year from the original date of approval to exercise the entitlement

With no one else wishing to speak for or against Case No. 1833A-CUP, the public hearing was declared closed by Chairman Molina.

A discussion ensued. Chairman Molina asked if the City currently provides financial assistance to small business owners. Mr. Bautista stated that the City has a facade improvement program in which the property owner would have to be willing to participate. Commissioner Benitez acknowledged that it is unfair for the applicant to be responsible for the improvements of the entire building; however, the applicant agreed to comply with the conditions of approval when the Conditional Use Permit was originally approved. Mr. Bautista added that the applicant can continue to operate the restaurant without the sale of beer and wine.

After the discussion, a motion was made by Commissioner Benitez, seconded by Commissioner Lopez, to DENY the applicant's request to modify the Conditions of Approval for Conditional Use Permit No. 1833. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, Sanders, and Chairman Molina; Noes: None; Absent: Commissioner Bravo.

Planning Manager Bautista advised Ms. Martinez of her right to appeal the Commission's decision to the City Council within 15 calendar days; and Senior Planner Garcia advised the applicant that she may apply for an extension to the entitlement 30 days prior to its expiration date of February 7, 2008.

**New Business**

None.

**Information Items**

Planning Manager Bautista provided the Commission with the following information:

1. Currently there are no items scheduled for the Planning Commission meeting of July 5, 2005
2. The appointment of an interim Planning Commissioner was approved by the City Council at the City Council meeting of June 18, 2007
3. Commissioner Alfred Bravo, Sr. has been released from the hospital and paid a visit to the Community Development Department staff
4. The decision of the Planning Commission for Case No. 1845-VAR has been appealed to the City Council for their consideration at a future meeting

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Molina declared the meeting adjourned at 7:15 p.m.

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Chairman

ATTEST:

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Secretary