

Minutes of the Huntington Park Planning Commission meeting held on July 18, 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: Commissioner 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 Lopez, seconded by Commissioner Sanders, to approve the minutes of the meeting held June 20, 2007, as submitted. The motion carried as follows: Ayes: Commissioners Benitez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: Commissioner Bravo.

Public Appearances

Council Member John Noguez (3247 Olive St., Huntington Park) came forward to express his concern with the negative impacts caused by illegal garage conversions on surrounding properties. Mr. Noguez reported that the previous owner of his residence had illegally converted the garage into living space and that he is in the process of correcting the existing violations on his property. Additionally, Mr. Noguez expressed his support of Case No. 1848-CUP, the public hearing scheduled for Planning Commission consideration at this meeting.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1848-CUP: Request by Starbuck's Coffee Company for approval of a Conditional Use Permit to establish a café with a drive-thru at 2091 Florence Avenue within the General-Commercial (C-G) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1848-CUP, which included the Municipal Code Requirements for a Conditional Use Permit and Drive-thru Establishments, Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that staff recommended the approval of Case No. 1848-CUP subject to Conditions Nos. 1-28 as outlined in staff's report.

Planning Manager Bautista stated that staff had received written correspondence via e-mail from Primestor Development, Inc., property owner of the subject property, expressing concern with staff's recommended Conditions of Approval, specifically Conditions Nos. 16, 18, 19, and 20. Mr. Bautista stated that questions on Condition No. 20 had been resolved; however, Primestor still had concern with Nos. 16, 18, and 19.

Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1848-CUP. Ms. Vanessa Delgado (Primestor Development, Inc., 228 S. Beverly Dr., Beverly Hills, CA), Director of Development, came forward to speak in favor of the request and reiterated the request for removal of Conditions Nos. 16, 18, and 19. Ms. Delgado specifically noted that the trash enclosure in front of the McDonald's restaurant was legally permitted and approved.

Mr. Michael Sarschensky (MCG Architecture, 1055 E. Colorado Blvd., Pasadena, CA), applicant's representative, came forward to speak in favor of Case No. 1848-CUP. Mr. Sarschensky requested that the Commission reconsider Condition No. 18 requiring the removal of the McDonalds' trash enclosure.

Mr. Gene Detchemenchy (Primestor Development, Inc., 228 S. Beverly Dr., Beverly Hills, CA), partner, came forward to speak in favor of Case No. 1848-CUP and requested that Case No. 1848-CUP be approved with the removal of Conditions Nos. 16, 18, and 19.

With no one else wishing to speak for or against Case No. 1848-CUP, the public hearing was declared closed by Chairman Molina.

After a discussion of the project and the request to remove Conditions Nos. 16, 18, and 19, the Commission concurred to MODIFY the Conditions of Approval by REMOVING Condition No. 18.

A motion was made by Commissioner Lopez, seconded by Commissioner Sanders, to APPROVE CASE NO. 1848-CUP, as modified. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, Sanders, and Chairman Molina; Noes: None; Absent: Commissioner Bravo.

New Business

None.

Information Items

Planning Manager Bautista stated that the recruitment for an interim Planning Commissioner is on-going.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Molina declared the meeting adjourned at 7:28 p.m.

Chairman

ATTEST:

Secretary