

Minutes of the Huntington Park Planning Commission meeting held on September 1, 2010.

Vice Chair Rosa Perez called the meeting to order at 6:35 p.m. Present: Commissioners Rose Perez, Eddie Carvajal, and Chairperson Avygail Sanchez; Absent: Commissioners Eddie Benitez and Veronica Lopez (declared excused). Also present: Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Vice Chair Perez, seconded by Commissioner Carvajal, to approve the minutes of the meeting held August 18, 2010, as presented. The motion carried as follows: Ayes: Commissioners Perez and Carvajal; Noes: None; Abstain: Chairperson Sanchez; Absent: Commissioners Benitez and Lopez.

Public Appearances

None.

Public Hearings

None.

Continued Public Hearings

A. CASE NO. 1917-DP/VAR: A request for Planning Commission approval of a Development Permit to construct a new 8,600± sq. ft. commercial shopping center and a Variance to deviate from the required off-street loading standards at 2321 Florence Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Silva reviewed staff's report and stated that at the meeting of August 17, 2010, the Commission directed staff to conduct further analysis of the findings for a Variance as well as research of a Variance approval for one (1) off-street loading space only. Ms. Silva stated that based on staff's research and analysis, staff had determined that all of the findings for a Variance could be made; and that subject to the applicant's submittal of a redesigned site plan, staff recommended the approval of Resolution No. 1917 granting a Development Permit and Variance subject to the conditions of approval outlined in the Administrative Report dated September 1, 2010.

Commissioner Carvajal asked regarding funding of the project. Planning Manager Garcia stated that the project is being privately funded without any City or redevelopment monies. Mr. Garcia added that the project funding has no relevance in the decision-making of the request for the Development Permit and Variance.

Chairperson Sanchez called for anyone wishing to speak in favor of/or against Case No. 1917-DP/VAR. Hearing no one, Chairperson Sanchez declared the public hearing closed.

A motion was made by Vice Chair Perez, seconded by Chairperson Sanchez, to APPROVE CASE NO. 1917-DP/VAR and ADOPT RESOLUTION NO. 1917 subject to Conditions No. 1-35 as outlined in staff's report. The motion carried as follows: Ayes: Vice Chair Perez and Chairperson Sanchez; Noes: None; Abstain: Commissioner Carvajal; Absent: Commissioners Benitez and Lopez.

B. CASE NO. 1918-ZOA: Consideration of a resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code (HPMC) applicable to Historical Preservation.

Planning Manager Garcia stated that staff had submitted an application for Certified Local Government status to the California Office of Historic Preservation. City certification would include the City in the process of nominating properties to the National Register of Historic Places and would qualify the City to apply for a share of the State's annual Historic Preservation Fund allocation. Mr. Garcia added that the California Office of Historic Preservation has suggested amendments to the City's Historic Preservation Ordinance designed to strengthen its effectiveness. The suggested revisions to the existing Ordinance include, among other things: 1) afford the Historic Preservation Commission greater review and decision-making authority; 2) modify terms and provide procedures pertaining to Variances; and 3) modify the time limits and procedures for designation of historic resources. Mr. Garcia stated that in order to receive input from the California Office of Historic Preservation and the City's Historic Preservation Commission, staff recommended continuing the public hearing to the Planning Commission meeting of October 6, 2010.

Chairperson Sanchez called for anyone wishing to speak for or against Case No. 1918-ZOA. With no one coming forward, Vice Chair Perez motioned, seconded by Chairperson Sanchez, to continue the public hearing for Case No. 1918-ZOA to the regular meeting of October 6, 2010, as recommended by staff. The motion carried as follows: Ayes: Vice Chair Perez, Carvajal, and Chairperson Sanchez; Noes: None; Absent: Commissioners Benitez and Lopez.

Information Items

None.

Subjects Presented by the Planning Commission

Commissioner Carvajal reported a possible garage conversion at a residential property and possible illegal drug sales at a local bar. Planning Manager Garcia stated he would forward the information to the Police Department.

Adjournment

There being no further business, Chairperson Sanchez declared the meeting adjourned at 6:58 p.m. in memory of her cousin, U.S. Marine Corps Major Elliot Mora.

Chairperson

ATTEST:

Secretary