

Minutes of the Huntington Park Planning Commission meeting held on April 16, 2008.

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Rosa Perez, Andy Molina, Marial Sanders, Veronica Lopez and Chairman Eddie Benitez; Absent: None. City staff members present were Director of Community Development Henry Gray, Acting Planning Manager Eric Garcia, Assistant Planners Albert Fontanez, Gabriela Silva and Carlos Velasquez, Planning Intern Danny Godoy, Office Assistant Velvet Ruiz, Recording Secretary Genny Ochoa, and Interpreter Alicia Grubic (City-contracted).

Approval of Minutes

Motion by Commissioner Molina, seconded by Commissioner Perez, to approve the minutes of the meeting held March 5, 2008. Motion carried as follows: Ayes: Commissioners Perez, Molina, and Chairman Benitez; Noes: None; Absent: None; Abstain: Vice Chair Sanders and Commissioner Lopez.

Motion by Vice Chair Sanders, seconded by Commissioner Molina, to approve the minutes of the meeting held April 2, 2008. Motion carried as follows: Ayes: Commissioners, Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: None; Abstain: Commissioner Perez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1871-CUP: Request by Nick Alexander for a Conditional Use Permit to establish an automobile sales dealership at 6201 S. Alameda Street, within the General Commercial (C-G) Zone.

Assistant Planner Albert Fontanez presented the Administrative Report for Case No. 1871-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the proposed use would not have any significant impacts to the surrounding area. Mr. Fontanez added that the project complies with the City's parking standards and that staff recommended the approval of Case No. 1871-CUP, subject to the conditions of approval as outlined in staff's Administrative Report.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1871-CUP. Mr. Nick Alexander (6333 S. Alameda St., Huntington Park), applicant, spoke in favor of the request and stated that he was pleased with staff's presentation of Case No. 1871-CUP.

With no one else coming forward to speak for or against Case No. 1871-CUP, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Lopez, seconded by Vice Chair Sanders, to APPROVE CASE NO. 1871-CUP, subject to Conditions Nos. 1-25, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: None.

B. CASE NO. 1874-ZOA: Resolution recommending to the City Council the adoption of the proposed Downtown Huntington Park Specific Plan, including new zoning designation, changes in allowed floor-to-area ratios, new development and design standards, street improvements and public amenities, circulation and mobility improvements, and new sign guidelines; approval of a General Plan Amendment to allow commercial and/or mixed-use development in the high density residential designated portions of the proposed Specific Plan area; and adoption of the CEQA Negative Declaration associated with the project.

Director of Community Development Gray presented Case No. 1874-ZOA and reviewed the Administrative Comments and Analysis in the Administrative Report. Mr. Gray stated that the proposed Downtown Huntington Park Specific Plan (commonly referred to the DTSP) focuses on the City's downtown area is intended to promote enhanced aesthetics, more compatible/complementary uses and an overall improved identity for the City's downtown. Mr. Gray added that as part of the Specific Plan process, a number of public hearings were held, which included the participation of property and business owners to integrate their input into the policies and recommendations contained within the Specific Plan document. Mr. Gray further added that the goal of the Specific Plan is the development of the City's downtown in a manner consistent with the City's General Plan and the community's vision, which will provide a vibrant and healthy community.

Mr. Gray introduced the City's consultant team in the preparation of the Specific Plan: Erik P. Justesen, CEO, and Jami Williams, Manager of Planning, of RRM Design; and Sean Waslaw, Environmental Planner, Rincon Consultants, Inc.

Mr. Justesen conducted a thorough presentation of Case No. 1874-ZOA/Downtown Huntington Park Specific Plan, which included:

Purpose of the Specific Plan: to create a unique and identifiable downtown that is an economically vibrant, pedestrian oriented destination;

Specific Plan Process and Contents;

Summary of the four (4) new District areas which would revise the existing Pacific Paseo (PP), Pacific Village (PV), Office-Professional (C-P) and High Density Residential (R-H) zoning districts; as well as summary of Zoning Revisions;

Proposed Streetscape Improvements;

Architectural Design Guidelines;

Key Redevelopment Opportunity Sites;

Key Short-Term Demonstration Projects, e.g. a new gateways program, signage program, facade improvement program, and creation of public/private development opportunities at City-owned parking facilities;

Municipal Code Findings; and

Staff's Recommendation: that the Planning Commission adopt the proposed resolution recommending to the City Council the adoption of the Negative Declaration and approval of the Zoning Ordinance Amendment and General Plan Amendment.

Chairman Benitez declared the public hearing open and called for anyone wishing to speak for or against Case No. 1874-ZOA/GPA. The following individuals came forward to speak in favor:

Mr. Ricardo Morgutia (6528 Stafford Avenue, Huntington Park) – asked if property owners would be fairly compensated and/or relocated if the Specific Plan affects their property(ies);

Mr. Rudy Griego (6400 Rugby Avenue, Huntington Park), property/business owner – spoke in favor of the Specific Plan and requested additional information regarding the proposed improvement programs and the public/private development opportunities; and

Mr. Dante D'Eramo (The Greater Huntington Park Area Chamber of Commerce, 6330 Pacific Boulevard, Ste. 208, Huntington Park) – spoke in favor of the Specific Plan and strongly encouraged staff to consider changing the location for the gateway signs from the intersection of Randolph Street and Pacific Boulevard to the intersection of Slauson Avenue and Pacific Boulevard.

With no one else wishing to come forward to speak in favor of or against Case No. 1874-ZOA/GPA, Chairman Benitez declared the public hearing closed.

A motion was made by Vice Chair Sanders, seconded by Commissioner Molina, to APPROVE AND ADOPT RESOLUTION NO. 1874, recommending to the City Council the adoption of an ordinance amending the City of Huntington Park Zoning Ordinance and General Plan, and adoption of a Negative Declaration associated with the amendments establishing the Downtown Huntington Park Specific Plan (DTSP). The motion carried as follows: Ayes: Commissioners Perez, Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: None.

C. CASE NO. 1876-ZOA: Resolution recommending to the City Council the adoption of an ordinance amending the Municipal Code regulations applicable to design review procedures.

Director of Community Development Gray briefly reviewed the Administrative Report, and stated that the proposed amendment would allow the Planning Division to review minor exterior alterations and remodels of structures for their architectural integrity prior to the issuance of a building permit. Mr. Gray further stated that staff recommended the approval of the proposed resolution as presented.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1876-ZOA. Hearing no one, the public hearing was declared closed.

After a brief discussion, a motion was made by Commissioner Lopez, seconded by Vice Chair Sanders, to APPROVE RESOLUTION NO. 1876, recommending to the City Council the adoption of an ordinance amending Title 9 (Zoning) of the Huntington ark Municipal Code regarding design review procedures. The motion carried as follows: Ayes: Commissioners Perez, Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: None

New Business

None.

Information Items

Assistant Director Gray reported the following:

- a) a presentation on the City's Code Enforcement process, focusing on parking and garage conversion issues is tentatively scheduled for the May 21, 2008 Planning Commission meeting; and
- b) upcoming legislative items regarding development standards for condominium/planned units; development/operational standards for businesses with extended hours; and the potential creation of a Mixed Use Overlay Zone in the area of Gage Avenue and State Street.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 8:37 p.m.

Chair

ATTEST:

Secretary