

Minutes of the Huntington Park Planning Commission meeting held on June 18, 2008.

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Rosa Perez, Marial Sanders, Veronica Lopez, and Chairman Eddie Benitez; Absent: Commissioner Andy Molina (declared excused by Chairman Benitez). City staff members present were Director of Community Development Henry Gray, Acting Planning Manager Eric Garcia, Assistant Planners Gabriela Silva and Carlos Velasquez, Assistant Chief of Police Cosme Lozano, Code Enforcement Supervisor Enrique Mendez, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Lopez, seconded by Commissioner Perez, to approve the minutes of the meeting held June 4, 2008. Motion carried as follows: Ayes: Commissioners Perez, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Molina; Abstain: Vice Chair Sanders.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1879-DP/TPM: Request by Kai Chan for a Development Permit and Tentative Parcel Map for the consolidation of three parcels into one (1) and the development of a new 7,335 sq. ft. medical building at 5942 Rugby Avenue, with the General-Commercial (C-G) Zone.

Acting Planning Manager Eric Garcia presented the Administrative Report for Case No. 1879-DP/TPM, which included the Municipal Code Requirements for a Development Permit and Tentative Parcel Map, Required Findings for a Development Permit, Subdivision Map Act Requirements, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that although the proposed project meets the parking requirements, Condition No. 22 of the Conditions of Approval requires the applicant to prepare an ingress/egress access agreement between the property owner and Bank of America for use of the parking stall along the north property line, and that the agreement be recorded with the Los Angeles County Recorder's Office. Mr. Garcia added that the project complies with the City's Zoning and Development Standards and is consistent with the City's General Plan. Mr. Garcia further added that Community Development staff recommended the approval of Case No. 1879-DP/TPM subject Conditions Nos. 1-35, as outlined in the staff's Administrative Report.

Chairman Benitez declared the public hearing for Case No. 1879-DP/TPM open and called for those wishing to speak in favor of or against the request. Mr. Kai Chan (1539 Sawtelle Blvd., Ste. #2, Los Angeles, CA), applicant/property owner's representative, came forward to speak in favor and stated that the proposed medical facility would provide a much needed service (dialysis treatments) to the community. Mr. Chan requested that the Commission approve Case No. 1879-DP/TPM.

Chairman Benitez called for those wishing to speak against the request. Mr. Juan Avila (5943 Rugby Ave., Huntington Park), resident, came forward and expressed his concern for the potential increase in vehicular and pedestrian traffic in the vicinity of the subject site.

With no one else coming forward to speak in favor of or against Case No. 1879-DP/TPM, Chairman Benitez declared the public hearing closed.

A brief discussion was held. Mr. Chan indicated that approximately 80% of the medical facility's patients would arrive by medic-vans and that it was expected that the current number of visiting cars to the site would decrease. Vice-Chair Sanders stated that traffic would not be impacted, since patients with vehicles would park for extended periods to receive their medical treatments.

A motion was made by Vice-Chair Sanders, seconded by Commissioner Lopez, to APPROVE CASE NO. 1879-DP/TPM, subject to Conditions Nos. 1-35, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Sanders Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Molina.

New Business

A. Code Enforcement Study Session: Discussion and/or action.

Director of Community Development Gray stated that, in response to the Commission's request for information on the City's Code Enforcement Program, the Community Development staff requested that the City's Code Enforcement make a presentation to the Commission highlighting housing-related enforcement.

Mr. Gray reviewed staff's Administrative Report, which included excerpts from the following City documents:

- a) Draft Housing Element 2008-14: Housing Conditions, Review of Accomplishments under 2000 Housing Element (property rehabilitation programs, Code Enforcement, and Neighborhood Improvement Programs, Housing Needs Survey);
- b) Consolidated Plan 2005-10; lead hazards, garage conversions, overcrowding;
- c) Annual Action Plan 2007-08: Executive Summary, Minor Home Repair Program, Code Enforcement; and

- d) Consolidated Annual Performance and Evaluation Report (CAPER) 2006-07:
Summary of the City's achievements, and policy and goals for the Code Enforcement Program.

Mr. Gray introduced Assistant Chief Lozano and Code Enforcement Supervisor Mendez. Mr. Mendez gave a thorough and detailed summary of the code enforcement process for the abatement of garage conversions, illegal units, and subdivided homes. Mr. Mendez summarized a flow chart outlining the abatement process, commencing with complaints received and field observations, leading to action taken, which includes misdemeanor complaints filed in the court system and the issuance of administrative citations.

Following Mr. Mendez's summary and a brief discussion regarding the need for public awareness of property ownership and rental housing issues, Director Gray stated that staff would request a presentation by the City's Neighborhood Improvement Coordinator at the Commission meeting of July 16, 2008.

Information Items

A. City Resolution No. 2008-32 establishing a policy regarding expense reimbursement and use of public resources.

Director Henry Gray stated that the adopted expense reimbursement policy applies to all City Council members and appointed commissioners. Mr. Gray added that the resolution is the local legislation of state law regarding the use of public funds by public officials.

Chairman Benitez so ordered that staff's report on Resolution No. 2008-32 be received and filed.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 8:20 p.m.

Chairman

ATTEST:

Secretary