

Minutes of the Huntington Park Planning Commission meeting held on December 17, 2008.

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Andy Molina, Veronica Lopez, and Chairman Eddie Benitez; Absent: Commissioner Rosa Perez (declared excused) and Vice Chair Marial Sanders (declared excused). City staff members present were Director of Community Development Henry Gray, Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Gabriela Silva, Recording Secretary Genny Ochoa, Karen Warner (Karen Warner Associates), City consultant, and Flavio Posse, City interpreter.

Approval of Minutes

Motion by Commissioner Molina, seconded by Commissioner Lopez, to approve the minutes of the Regular Meeting held November 19, 2008. Motion carried as follows: Ayes: Commissioners Molina, Lopez and Chairman Benitez; Noes: None; Absent: Commissioner Perez and Vice Chair Sanders.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1885-CUP/TPM: Request by Behrouz Golshani for a Conditional Use Permit and Tentative Parcel Map to consolidate two (2) parcels into one (1) and establish an auto body shop at 3356 and 3360 Gage Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1885-CUP/TPM, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit and Tentative Parcel Map, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that, as conditioned, the proposed project complies with the City's zoning and development standards and is consistent with the City's General Plan. Ms. Silva stated that Community Development staff recommended the approval of Case No. 1885-CUP/TPM, subject to Conditions Nos. 1-44 outlined in staff's report. (It was noted that comments from the Huntington Park Water Department which were received after the distribution of staff's report would be incorporated as permanent record in the Community Development Department entitlement file of Case No. 1885-CUP/TPM).

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1885-CUP/TPM. Mr. Behrouz Golshani (43203 33rd Street West, Lancaster, CA 93536), applicant/property owner, came forward to speak in favor of the request and thanked Assistant Planner Silva for her assistance during the application process. Mr. Golshani requested a six-month extension to complete the required improvements, whereby he would start with and complete the “most important” improvements, e.g., the installation of the roll-up doors and landscaping, as he moves forward in the development of the proposed project. A discussion was held.

With no one else coming forward to speak for or against Case No. 1885-CUP/TPM, Chairman Benitez declared the public hearing closed.

Commissioner Lopez asked how many employees would be working at the business, and if they would be parking on the subject property at all times. Mr. Golshani stated that four (4) employees would operate the auto body and smog shop and that they would be parking onsite.

After a brief discussion, Commissioner Lopez recommended, and Commissioner Molina and Chairman Benitez concurred, to modify the Conditions of Approval by adding the following condition:

That the Director of Community Development is authorized to grant the applicant an extension, not to exceed six (6) months, on the installation of the required improvements.

A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to APPROVE CASE NO. 1885-CUP/TPM, subject to the modified Conditions of Approval. The motion carried as follows: Ayes: Commissioners Molina, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez and Vice Chair Sanders.

B. CASE NO. 1893-DP/TPM: Request by David Alvarez for a Development Permit and Tentative Parcel Map to consolidate four (4) existing lots into two (2) parcels and develop a new 3,363 sq. ft. commercial structure at 6503 and 6517 Santa Fe Avenue, within the General-Commercial (C-G) Zone.

Assistant Planner Gabriela Silva conducted a PowerPoint presentation and reviewed the Administrative Report for Case No. 1893-DP/TPM, which included the Municipal Code Requirements and Required Findings for a Development Permit and Tentative Parcel Map, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that based on the evidence presented, Community Development staff recommended the approval of Case No. 1893-DP/TPM, subject to Conditions Nos.1-34 outlined in staff’s report. (It was noted that comments from the Huntington Park Water Department which were received after the distribution of staff’s report would be incorporated as permanent record in the Community Development Department entitlement file of Case No. 1893-DP/TPM).

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1893-DP/TPM. Mr. Paul DeTilla (Olson & DeTilla Associates, 12633 Bellflower Blvd., Downey, CA 90242), applicant’s representative, came forward to speak

in favor of the proposed project and stated that the proposed development was consistent with the City's General Plan and zoning standards.

Mr. David Alvarez (9426 Stewart and Gray Road, Downey, CA 90241) came forward to speak in favor of Case No. 1893-DP/TPM and stated that he would answer questions from the Commission.

After a brief discussion and with no one else coming forward to speak for or against Case No. 1893-DP/TPM, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1893-DP/TPM, subject to the Conditions Nos. 1-34, as outlined in staff's report. The motion carried as follows: Ayes: Commissioners Molina, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez and Vice Chair Sanders.

New Business

A. Housing Element Study Session.

Chairman Benitez announced that the Study Session was not a formal public hearing, however staff encouraged and invited those in the audience to provide their comments and input on the Draft Housing Element.

Director of Community Development Gray asked if anyone in the audience needed translation of the Study Session. Hearing no response, Mr. Gray thanked and excused Mr. Flavio Posse (City interpreter) from the meeting.

Mr. Gray stated that State Housing Element Law requires a periodic update to the City's existing Housing Element to address the changing housing needs of the City of Huntington Park. Mr. Gray added that staff had conducted community meetings to obtain public comments and input to incorporate into the Draft Housing Element and briefly outlined the process leading to the adoption of the Housing Element.

Ms. Karen Warner (Karen Warner Associates), consultant for the preparation the City's Housing Element, followed with a presentation of the Draft 2008-2014 Housing Element, which included a review on the following:

Housing Element Status: Planning Commission Public Hearing and recommendation to the City Council scheduled for January 7, 2009;

Housing Growth Needs (RHNA);

Residential Sites Inventory Map;

State of California Department of Housing and Community Development Comments on the Draft Housing Element;

2008-2014 Housing Element Programs: i) Development of New Housing; ii) Conserve/Maintain Existing Housing; iii) Remove Governmental Constraints; iv) Adequate Housing Sites; v) Equal Housing Opportunity.

Chairman Benitez called for anyone in the audience wishing to provide public comments. The following persons came forward and provided comments as noted:

Ms. Remy De La Penza, Attorney, (Public Counsel Law Center, P.O. Box 76900, Los Angeles, CA 90076): Ms. De La Penza thanked staff for addressing their comments and concerns submitted to the City in their correspondence of November 25, 2008 (incorporated as permanent record), and stated that she looked forward to continue to work with staff as the Housing Element is finalized.

Ms. Erika Aguilar (Los Angeles Community Legal Center, Southeast Healthy Homes Program, 2425 E. Slauson Ave. #115, Huntington Park, CA 90255): Ms. Aguilar stated that the Legal Center wishes to continue to provide input in the Housing Element adoption process. Ms. Aguilar expressed concern with the Code Enforcement program, as well as the City's multi-family housing conditions, and added that they have identified properties which would benefit from the City's housing rehabilitation program.

Steven Gutman (6703 Malabar St., Huntington Park, CA, representing Pinstripes, LLC, 11244 Sunshine Terrace, Studio City, CA): Mr. Gutman stated that there is substantial interest in housing investment opportunities in the City and he would contact staff to discuss potential housing projects.

Further discussion was held regarding density bonus incentives, proposed zoning amendments, and emergency housing/shelter services. Mr. Gray concluded the Study Session and stated that a public hearing for the recommendation to the City Council of the 2008-14 Housing Element Update was scheduled for the regular Planning Commission meeting of January 7, 2009.

Information Items

A. Director of Community Development Gray provided Notice of a Joint Meeting of the City Council, Historic Preservation Commission and Planning Commission to discuss residential housing relocation requirements, scheduled for Tuesday, January 20, 2009 at 4:30 p.m..

B. Commissioner Molina reported that at a Special Meeting of the City Council held on December 17, 2008, the City Council adopted a resolution providing for his appointment to the City Council, which will become effective on March 3, 2009. Commissioner Molina expressed his appreciation to staff and the Commission for their assistance during his tenure as Planning Commissioner.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 8:28 p.m.

Chairman

ATTEST:

Secretary