

**Minutes of the Huntington Park Planning Commission meeting held on January 7, 2009.**

Vice Chair Sanders called the meeting to order at 6:30 p.m. Present: Commissioners Andy Molina, Rosa Perez, Veronica Lopez, and Vice Chair Marial Sanders; Absent: Chairman Eddie Benitez (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, and Ms. Collette L. Morse, AICP, RBF Consulting.

**Approval of Minutes**

Vice Chair Sanders so ordered that the minutes of December 17, 2008 be continued to the meeting of January 21, 2009.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1887-DP/CUP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Conditional Use Permit/Tentative Tract Map for the development of 95 condominium dwelling units and parking structure on city-owned public parking lots (6335 Rita Avenue - Parcel 2);

B. CASE NO. 1888-DP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Tentative Tract Map for a 7,062 sq. ft. commercial space with a parking structure on city-owned public parking lots (6511-27 Rita Avenue - Parcel 5);

C. CASE NO. 1889-DP/CUP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Conditional Use Permit/Tentative Tract Map for the development of 151 condominium dwelling units and parking structure on city-owned public parking lots (6713 Rita Avenue – Parcel 6).

Planning Manager Eric Garcia stated that the request for approval of the proposed developments includes the adoption of the Mitigated Negative Declaration Environmental Assessment associated with the projects, which are collectively known as the Centro Pacific Mixed Use Project (Proposed Project). Mr. Garcia conducted a PowerPoint presentation and reviewed the Administrative Report for the proposed project, which included the Municipal Code Requirements and Required Findings for a Development Permit, Conditional Use Permit and Tentative Parcel Map, Administrative Comments and Analysis, and Recommendations.

Mr. Garcia stated that the Proposed Project sites are located in the City's downtown, within three non-contiguous city-owned surface parking lots, identified as Parcel 2, Parcel 5, and Parcel 6. The Proposed Project includes replacement of 514 existing parking spaces by providing 600 public parking spaces, calculated at a 17% increase in public parking in the downtown area, with the majority of the replacement parking spaces provided on Parcel 5. Mr. Garcia added that the subject sites would be redeveloped with up to 246 condominium units of which 13 will be live/work units, as well as 7,062 square feet of retail space.

Mr. Garcia stated that the Proposed Project would be developed in multiple phases, minimizing the construction and environmental impacts in the downtown area — 1st phase (Parcel 5): development of a public parking structure of 443 parking spaces and 7,062 square feet of ground floor retail space; 2<sup>nd</sup> phase (Parcel 2): development of 95 attached condominium units and an interior parking structure with approximately 212 parking spaces; and 3<sup>rd</sup> phase (Parcel 6): development of 151 attached condominium units and an interior parking structure with approximately 437 parking spaces.

Mr. Garcia stated that the Proposed Project's Mitigated Negative Declaration declares that potential impacts to the surrounding areas can be reduced to less than significant levels through identified mitigation measures. Mr. Garcia further stated that the Proposed Project is consistent with the City's General Plan, and that as conditioned and with the incorporation of the recommended mitigation measures, staff recommended the adoption of the Mitigated Negative Declaration Environmental Assessment and the approval of the Proposed Project, subject to the conditions outlined in staff's Administrative Report. Mr. Garcia introduced Ms. Collette L. Morse, RBF Consulting, preparer of the Initial Study/Mitigated Negative Declaration Environmental Assessment associated with the Proposed Project.

Vice Chair Sanders declared the public hearing open for Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM and called for those wishing to speak in favor of or against the Proposed Project. The following persons came forward:

1. Marvin A. Harten (578 Crestline Drive Los Angeles, CA 90049) attorney representing Sayan Bamshad, Parviz Ebrahimian, Nejat Youabian, property owners of 2621-2649 Gage Avenue – Mr. Harten summarized the property owners' objections outlined in his correspondence/documents as follows:
  - a) The proposed plan discriminates against existing retail tenants surrounding Parcel 2 (loss of sales due to lack of free parking);
  - b) The proposed plan will have a negative effect on the value of the properties surrounding Parcel 2 and gives rise to the "Right to Take" issue (loss of sales resulting in decreased property values);
  - c) The proposed plan to develop Parcel 5 as the first phase will increase the parking burden on Parcel 2 to the detriment of the property owners and the retail tenants surrounding Parcel 2;
  - d) The direct effect on 2621-2649 E. Gage Avenue during the replacement of Parcel 2 (negative impacts created by construction equipment, i.e. noise, shock and vibration; obstruction to stores facing the construction)
  - e) The direct effect on 2621-2649 E. Gage Avenue after construction on Parcel 2 (obstruction to store fronts from the proposed pedestrian mall; decreased property values due to lack of parking).

Mr. Harten inquired about a reference in the Mitigated Negative Declaration regarding the City's potential purchase of a parking structure/spaces with funds from a potential TOD Housing Grant.

2. Luz Asuncion (6346 Rita Avenue, Unit B, Huntington Park, CA), resident/property owner representing Huntington III Townhomes — Ms. Asuncion expressed objection to the Proposed Project and questioned whether the condominium units would be affordable. Ms. Asuncion referenced correspondence submitted by Mr. Alexander Asuncion also objecting to the Proposed Project due to the potential environmental impacts created during construction. Ms. Asuncion submitted 10 signed petitions from property owners and/or tenants of residences on Rita Avenue and requested that they be included as part of the record.
3. Michelle Bermudez (6346 Rita Avenue, Apt. C, Huntington Park, CA), resident — Ms. Bermudez stated that she opposed the Proposed Project because it would add people to an existing overcrowded neighborhood as well as the potential increase in criminal activity to the area.
4. John Bani (6320 Pacific Boulevard, Huntington Park/PO Box 48201, Los Angeles, Ca), property owner, — Mr. Bani stated the he opposed the project due to relocation of the public parking. Mr. Bani expressed concern for the completion of the project given the current economic climate, and stated that the Proposed Project would “be a negative impact on the commercial section of Huntington Park.”
5. Alex Gabayan (PO Box 1626, Pacific Palisades, CA 90272), property owner — Mr. Gabayan stated he opposed the Proposed Project as it would eliminate public parking, which would have a negative financial impact on his tenants, specifically a vocational school of 150-200 students. Mr. Gabayan stated that public parking is needed to keep his tenants as well as sustain shoppers in the City's downtown.
6. Juan Noguez, City of Huntington Park Councilmember, recommended that Planning Commission action on the Proposed Project be continued to a future meeting, allowing the City to conduct a discussion forum with the applicant/developer and community/business members to address the concerns expressed by the property/business owners.
7. Pablo Leon (Golden Pacific Partners, L.L.C., [GPP] 400 Continental Blvd., Ste. 160, El Segundo, CA 90245), Managing Partner — Mr. Leon came forward and stated that GPP had been selected from a group of developers responding to the City's Request for Proposals for a mixed-use, high-density housing and commercial project. Mr. Leon stated that he believes that the development of mixed-use housing and businesses will vitalize the downtown area. Mr. Leon added that he agrees that construction is disruptive, however, GPP is “bound to the best construction practices.” Mr. Leon stated that GPP is willing to meet with community members and requested continuance of the public hearing.

A discussion was held. Vice Chair Sanders stated that State mandate requires the City to provide housing levels per State calculations. Ms. Sanders added that she was in favor of mixed-use development and that the City would benefit from increased businesses and housing.

Commissioner Lopez stated that she was in favor of mixed uses in the downtown area and stated that the decision would be made for the best interest of the community as a whole.

Commissioner Molina stated that the Proposed Project is a good opportunity for the City to provide additional housing.

After a discussion, it was concurred by the Commission and staff that the public hearing for Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM be continued to the meeting of January 21, 2009 as a study session, and that action on the Proposed Project be deferred to a future meeting following the study session.

Hearing no objection and with no one else coming forward to speak for or against Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM, Vice Chair Sanders so ordered the public hearing continued to the meeting of January 21, 2009.

D. CASE NO. 1894-GPA: A resolution recommending to the City Council the adoption of the City of Huntington Park 2008-14 Housing Element Update for the General Plan and the adoption of a California environmental Quality Act (CEQA) Negative Declaration associated with the proposal.

Director of Community Development Henry Gray briefly summarized staff's report and stated that the State requires the Housing Element of the City's General Plan to be updated every five years. Mr. Gray stated that the Housing Element outlines the City's goals and policies to guide the City's housing preservation and development to address the needs of existing and future residents. Mr. Gray added that the State would certify the Housing Element upon its adoption by the City Council at a duly noticed public hearing. Mr. Gray stated that staff recommended that the Planning Commission adopt the resolution recommending to the City Council the adoption of the 2008-2014 Housing Element Update and adoption of the CEQA Negative Declaration associated with the project.

Vice Chair Sanders declared the public hearing open and called for anyone wishing to speak in favor of or against Case No. 1894-GPA. Hearing no one, the public was declared closed.

A motion was made by Commissioner Molina, seconded by Commissioner Lopez, to APPROVE CASE NO. 1894-GPA recommending to the City Council the adoption of the City of Huntington Park General Plan 2008-2014 Housing Element Update and adoption of a California Environmental Quality Act (CEQA) Negative Declaration associated with the project. The motion carried as follows: Ayes: Commissioners Molina, Perez, Lopez, and Vice Chair Sanders; Noes: None; Absent: Chairman Benitez.

**New Business**

A. Consideration of proposed publicly visible art in connection with a Development Permit at 1960-2008 Slauson Avenue (Planning Commission Case No. 1855-DP).

Assistant Planner Gabriela Silva presented the Administrative Report, which included the Administrative Comments, Recommendations, and renderings of the proposed artwork. Ms. Silva stated that the applicant's proposal falls under the Municipal Code's definition of art and complies with the City's Publicly Visible Art Ordinance, including the required artwork valuation. Ms. Silva added that Community Development staff recommended the approval of the applicant's art proposal for compliance with the requirements of the City's Publicly Visible Art Ordinance.

A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to APPROVE the proposed publicly visible art in connection with a Development Permit at 1960-2008 Slauson Avenue (Planning Commission Case No. 1855-DP). The motion carried as follows: Ayes: Commissioners Molina, Perez, Lopez, and Vice Chair Sanders; Noes: None; Absent: Chairman Benitez.

**Information Items**

- A. Status of current Community Development Projects
- B. Summary of Planning Commission cases considered in 2008

Planning Manager Garcia reviewed the reports, and it was so ordered by Vice Chair Sanders that the reports be received and filed.

**Subjects Presented by the Planning Commission**

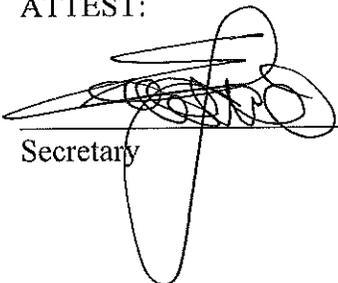
Commissioner Molina requested to be excused from the meeting of January 21, 2009. Vice Chair Sanders approved Commissioner's Molina request.

**Adjournment**

There being no further business, Vice Chair Sanders declared the meeting adjourned at 8:18 p.m.

  
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Chairman

ATTEST:

  
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Secretary