

**Minutes of the Huntington Park Planning Commission meeting held on February 4, 2009.**

Vice Chair Sanders called the meeting to order at 6:30 p.m. Present: Commissioners Andy Molina, Veronica Lopez and Vice Chair Marial Sanders; Absent: Commissioner Rosa Perez and Chairman Eddie Benitez (declared excused by Vice Chair Sanders). Also present were Director of Community Development Henry Gray, Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, Recording Secretary Genny Ochoa, Ms. Collette L. Morse, AICP, RBF Consulting, and Community Development Commission Counsel Gina Danner.

**Approval of Minutes**

Motion by Commissioner Lopez, seconded by Vice Chair Sanders, to approve the minutes of the Special Meeting held on January 20, 2009. Motion carried as follows: Ayes: Commissioners Lopez and Vice Chair Sanders; Noes: None; Absent: Commissioner Perez and Chairman Benitez; Abstain: Commissioner Molina.

Motion by Commissioner Lopez, seconded by Vice Chair Sanders, to approve the minutes of the Regular Meeting held on January 21, 2009. Motion carried as follows: Ayes: Commissioners Lopez and Vice Chair Sanders; Noes: None; Absent: Commissioner Perez and Chairman Benitez; Abstain: Commissioner Molina.

**Public Appearances**

None.

**Continued Public Hearings/Study Session**

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).

Director of Community Development Gray stated that the Planning Commission continued the public hearing/study session held on January 21, 2009, and that in response to the community's concerns, the developer has modified the development plan of the proposed project by increasing the number of public parking spaces and reducing the number of residential units in Parcel 2.

Mr. Gray added that the developer was prepared to present the revised project plan, and that staff recommended that, at the conclusion of the developer's presentation, the Planning Commission continue public testimony and the public hearing to the regular meeting of March 4, 2009 for Commission consideration and action.

Mr. Pablo Leon (Golden Pacific Partners, LLC., 400 Continental Blvd., Ste. 160, El Segundo, CA 90245), Managing Partner, presented the modified development plan, which addresses the issues raised by the surrounding property/business owners of the subject project site at the Commission meeting January 21, 2009. Mr. Leon stated that the modifications include reduction of 15 units on Parcel 2, from 95 to 80, allowing for an increase of parking spaces from 22 to 150 (the total number of residential units for the entire project will decrease from 246 to 231). Mr. Leon stated that overall, the proposed project, as modified, would provide 600 public parking spaces on the three parcels, which is 86 more than the current 514 parking spaces provided. Mr. Leon stated that new floor plans would be presented at the March 4, 2009 Commission meeting.

Mr. Gray introduced Ms. Collette Morse, (RBF Consulting) Environmental Analyst and Project Manager of the Initial Study and Mitigated Negative Declaration associated with the proposed project. Ms. Morse made a presentation, which included a summary of the following:

- CEQA Document Work Program
- Analysis in Initial Study (IS) to Support Mitigated Negative Declaration (MND)
- Traffic, Air Quality, and Noise Analysis
- Public Review Process
- Public Comments/Responses to Public Comments

Ms. Morse stated that pursuant to CEQA requirements, the MND includes a Mitigation Program, which assigns a responsible party(s) for the implementation of the mitigation measures. Ms. Morse added that she had reviewed the comments submitted and they have not changed her opinion of the IS/MND. Ms. Morse stated that the conclusion of the IS/MND is that the project will not cause any significant environmental impacts.

Mr. Gray introduced Ms. Gina Danner, Community Development Commission counsel, who addressed legal issues relevant to the proposed project, including:

- The subject parcels are City-owned properties which gives the City the right to redevelop the properties in the best interest of the City's residential and business population, including replacement parking for public use
- The intent of in-lieu parking fees is to allow a use that can not provide the required parking on site; it does not create a property owner's entitlement to public parking
- The proposed project will incorporate upgrading public improvements, including landscaping, trash enclosures as well as increased public parking spaces

A discussion was held. Vice Chair Sanders stated that the proposed modifications to the project should alleviate the concerns expressed by the neighboring property/business owners. Ms. Sanders encouraged audience members to inform their business neighbors of the planned modifications to the proposed project, which would ultimately provide increased parking on the subject parcels.

Commissioner Lopez thanked Mr. Leon for listening to the concerns of the downtown's business community and stated that she looked forward to the proposed development of the proposed project.

Commissioner Molina expressed his support of the proposed project, which he believes will benefit the City with additional businesses as well as home ownership opportunities in the community.

Vice Chair Sanders so ordered to continue the public hearing for Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM to the Planning Commission meeting of March 4, 2009.

**Public Hearings**

None.

**New Business**

None.

**Information Items**

None.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Vice Chair Sanders declared the meeting adjourned at 7:14 p.m.

---

Chairman

ATTEST:

---

Secretary