

Minutes of the Huntington Park Planning Commission meeting held on July 7, 2010.

Chairperson Sanchez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Eddie Carvajal, and Chairperson Avygail Sanchez; Absent: Commissioners Veronica Lopez and Rosa Perez (declared excused). Also present: Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, Historic Preservation Intern Carli Chauvin, and Recording Secretary Corinna Luevano.

Approval of Minutes

Motion by Commissioner Carvajal, seconded by Chairperson Sanchez, to approve the meeting minutes of May 19, 2010, as presented. The motion carried as follows: Ayes: Commissioner Carvajal and Chairperson Sanchez; Noes: None; Abstain: Commissioner Benitez; Absent: Commissioners Lopez and Perez.

Motion by Commissioner Carvajal, seconded by Commissioner Benitez, to approve the minutes of the meeting held June 2, 2010, as presented. The motion carried as follows: Ayes: Commissioners Benitez and Carvajal; Noes: None; Abstain: Chairperson Sanchez; Absent: Commissioners Lopez and Perez.

Public Appearances

None.

Continued Public Hearings

None.

At this point, staff recommended that the Planning Commission deviate from the order of the Agenda and move into New Business prior to the Public Hearing. The Commission granted staff's request.

New Business

- A. Consideration of proposed publicly visible art in connection with a Development Permit at 6614-6700 Middleton Street (P.C. Case No. 1900-DP).

Planning Manager Garcia informed the Commission that this case is in connection with Planning Commission Case No. 1900-DP. Assistant Planner Silva stated that Case No. 1900-DP is a previously approved Planning Commission case to allow demolition of 5 existing units and to construct one residential structure comprising of 6 dwelling units at 6614-6700 Middleton Street, thereby adding 1 dwelling unit, for a total of 12 units at the site. Ms Silva added that the purpose of the Publicly Visible Art Ordinance is to allow for the development of cultural and artistic resources that improve and enhance the quality of life within an urban environment. Ms. Silva proceeded with a presentation that reviewed a summary of the ordinance, the various categories of artwork, the artist's rendering and the artwork valuation. Ms. Silva stated that staff recommends that the Planning Commission approve the applicant's proposal as art in compliance with the requirements of the City's Publicly Visible Art Ordinance, and is open for any questions or comments that the Commission may have.

Present to address the Commission were Eleazar Martinez, the artist, as well as Ms. Sylvia Ruvalcaba, representative from the Oldtimers Foundation. Ms. Ruvalcaba on behalf of the Oldtimers stated that the artwork displays culture and a quality of life and is a functioning component to the project.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to approve the Publicly Visible Art, in connection with P.C. Case No. 1900-DP. The motion carried as follows: Ayes: Commissioners Carvajal, Benitez and Chairperson Sanchez; Noes: None; Absent: Commissioners Lopez and Perez.

- B.** Request for an extension of time to exercise a Development Permit at 6614 and 6700 Middleton Street, within the High Density Residential (R-H) Zone (P.C. Case No. 1900-DP).

Mr. Garcia briefly reviewed the case with the Commission. Mr. Garcia stated that this project was previously approved for the Oldtimers Foundation on June 17, 2009 for a Tentative Parcel map, to consolidate two existing parcels into one parcel at 6614 – 6700 Middleton Street. The applicant is requesting a 6 month extension to their Development Permit, to demolish 5 existing units and construct one new residential structure comprising of 6 dwelling units.

Ms. Ruvalcaba stated that due to acquiring a new development team for the project, there has been additional research and redesigning which took one year to accomplish. Ms. Ruvalcaba added that although they will be submitting plans into the Building and Safety Division in October. She is requesting a six month extension.

A motion was made by Chairperson Sanchez, seconded by Commissioner Benitez, to approve an extension, not-to-exceed six months, from the Planning Commission approval date of July 15, 2009, to exercise Development Permit No. 1900 and submit necessary documents to obtain permits to commence the project at 6614-6700 Middleton Street within the High Density Residential (RH) Zone, subject to all previously approved conditions and/or any additional limitations the Planning Commission may wish to add. The motion carried as follows: Ayes: Commissioners Carvajal, Benitez and Chairperson Sanchez; Noes: None; Absent: Commissioners Lopez and Perez.

- C.** Request for an extension of time to exercise the following entitlements, associated with the “Centro Pacifico Mixed-Use Project”:

- 1887-DP/CUP/TPM (Development Permit/Conditional Use Permit/Tentative Parcel Map) at 6335 Rita Avenue;
- 1888-DP/TPM (Development Permit/Tentative Parcel Map) at 6511-27 Rita Avenue; and
- 1889-DP/CUP/TPM (Development Permit/Conditional Use Permit/Tentative Parcel Map) at 6713 Rita Avenue

Mr. Garcia stated that the applicant is requesting additional time to identify adequate funding for the project.

A motion was made by Chairperson Sanchez, seconded by Commissioner Carvajal, to approve an extension, not-to-exceed six months, from the original expiration date of April 20, 2010, to allow the applicant to exercise entitlement Case Nos. 1887, 1888 and 1889, subject to all previously approved conditions and/or any additional limitations the Planning Commission may wish to add. The motion carried as follows: Ayes: Commissioners Carvajal, Benitez and Chairperson Sanchez; Noes: None; Absent: Commissioners Lopez and Perez.

Public Hearings

A. CASE NO. 1916-ZOA: Consideration of a Resolution recommending to the City Council the adoption of an ordinance amending Title 9, Chapter 4, Article 5 Overlay Zones and the Zoning Map to establish a Historic Overlay encompassing both sides of Malabar Street generally bounded by Saturn Avenue to the south and the adoption of a Negative Declaration associated with the project.

Mr. Garcia presented the staff report which defined the Historic District as well as its significance. Photos were presented of contributors as well as non-contributors. Mr. Garcia added that establishing a Historic District would help maintain the historic character in the designated area, as well as qualify residents for the Mills Act.

Chairperson Sanchez declared the public hearing open and called for those wishing to speak in favor of/or against Case No. 1916-ZOA. Mr. Barry Milofsky, Commissioner with the Huntington Park Historic Preservation Commission came forward and stated that he encouraged the Planning Commissioners to approve Case No. 1916-ZOA as it represents the many styles of homes in Huntington Park as well as relating the story of Huntington Park and how it was developed. Commissioner Benitez questioned staff that if residents wish to construct additional units on their property, what is required. Mr. Garcia replied that the proposed overlay seeks to enhance the area by encouraging the preservation of the historic elements and encourage development tailored to the character and significance of the area. All requirements of the underlying zone will remain; and improvements, if in compliance with the standards in place, would have to be consistent with the architectural style of the existing structure.

With no one else coming forward to speak for/or against Case No. 1916-ZOA, Chairperson Sanchez declared the public hearing closed.

A motion was made by Chairperson Sanchez, seconded by Commissioner Carvajal, to adopt a Resolution recommending to the City Council adoption of an Ordinance amending Title 9, Chapter 4, Article 5 Overlay Zones and the Zoning Map to establish a Historic Overlay encompassing both sides of Malabar Street generally bounded by Saturn Avenue to the north and Florence Avenue to the south and the adoption of a Negative Declaration associated with the project. The motion carried as follows: Ayes: Commissioners Carvajal, Benitez and Chairperson Sanchez; Noes: None; Absent: Commissioners Lopez and Perez.

Information Items

None.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairperson Sanchez declared the meeting adjourned at 7:10 p.m.

Chairperson

ATTEST: _____
Secretary