

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

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

Approval of Minutes

Motion by Vice Chair Sanders, seconded Commissioner Molina, to approve the minutes of the Regular Meeting held on February 4, 2009. Motion carried as follows: Ayes: Commissioner Molina and Vice Chair Sanders; Noes: None; Absent: Commissioner Lopez; Abstain: Commissioner Perez and Chairman Benitez.

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).

Planning Manager Eric Garcia presented staff's report and stated that in response to the community's concerns, the developer had revised the original layout proposal for Parcels 2 and 5 as follows:

Original Proposal

Parcel 2: 5-story building, 95 dwelling units, 6 parking levels/22 replacement public parking, 190 residential public parking spaces, totaling 212 parking spaces

Revised Proposal

5-story building, 80 dwelling units, 6 parking levels/150 replacement public parking spaces, 160 residential spaces, totaling 310 parking spaces

| <u>Original Proposal</u> | <u>Revised Proposal</u> |
|---|---|
| <u>Parcel 5:</u> 6-level parking structure, 443 replacement public parking/18 retail parking public, totaling 461 parking | 5-level parking structure, 315 replacement public parking/18 replacement retail parking spaces, totaling 333 parking spaces |

Mr. Garcia reviewed the revised project, which included:

- i. Summary of Public Hearing Dates
- ii. Aerial View/Vicinity Map
- iii. Revised Summary for Parcels 2, 5 and 6
- iv. Revised Site Plan, Floor Plan/Roof Plan, Elevations for Parcels 2, 5 and 6
- v. Parking Summary
- vi. Analysis and Comments
- vii. Community Development Staff Recommendation

Mr. Garcia stated that based on the evidence presented, the Community Development staff recommended the adoption of the Mitigated Negative Declaration (MND) Environmental Assessment and the approval of Cases Nos. 1887-DP/ CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM.

Director of Community Development Gray stated that the developer's modifications to the proposed project are in response to the concerns expressed by the community at the public hearing held on February 4, 2009. Mr. Gray stated that the proposed modifications do not affect the conclusions of the Initial Study/MND, which sufficiently mitigate the environmental impacts.

Ms. Collette Morse, (RBF Consulting) Environmental Analyst and Project Manager of the Initial Study and Mitigated Negative Declaration associated with the proposed project affirmed Mr. Gray's statement that the conclusion of the Initial Study/MND remains valid for the revised project because the MND was prepared for optimal density and the requested modification is a reduction to that density.

Chairman Benitez declared the public hearing open and called for those in the audience wising to speak in favor of Cases Nos. 1887-DP/ CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM. The following persons came forward to speak in favor of the proposed project, specifically expressing support of the project's residential component:

- 1) Rosa Maria Solorzano (6624 Marconi St., Huntington Park)
- 2) Leticia Ferrer (Huntington Park)
- 3) Amparo Mendoza (neighbor of Huntington Park)
- 4) Noelia Gutierrez (Huntington Park)
- 5) Isabel Campos (5942 Malabar St., #K, Huntington Park)
- 6) Carmen Morgana (633 Miles Ave., #A, Huntington Park)
- 7) Lilian Samper (6338 Bissell St., "B", Huntington Park)
- 8) Maria Nava (6338 Bissell St., "B," Huntington Park)
- 9) Angelica Reynoso (2754 E. 54th St., Huntington Park)
- 10) Alfredo Marroquin (2933 Olive St., Huntington Park)
- 11) Adrian M. Hernandez (6438 Templeton St., Huntington Park)
- 12) Irma Ramirez (6709 Seville Ave., Apt. 3, Huntington Park)

- 13) Maria A. Roacho (6337 Miles Ave., #B, Huntington Park)
- 14) Olga Sanchez (Huntington Park)
- 15) Eugenia Mendoza (2702 E. 58th St., Huntington Park)
- 16) Yari Nuñez (6820 Templeton St., Huntington Park)
- 17) Guillermo Roacho (3355 Gage Ave., Huntington Park)
- 18) Marcelino Cruz Garcia (6428 Seville Ave., Huntington Park)
- 19) Unidentified Huntington Park resident

The following persons came forward to speak against the proposed project, citing concern for loss of public parking as well as potential for lack of property maintenance of the proposed project;

- 1) Marvin A. Harten (Attorney at Law, 578 Crestline Dr., Los Angeles, CA 90049), representing property owners Bamshad, Ebrahimian, Youabian, 2621-2649 Gage Ave.
- 2) Greg Martin (215 W. 5th #910, Los Angeles, CA 90013), representing property owner of 6521-27 Pacific Blvd./Developer of Pacific Arcade, 6330-6338 Pacific Blvd.
- 3) Alexander Asuncion (6346 Rita Ave., Huntington Park)
- 4) Allison Miller (Attorney), representing Wilshire State Bank, 6350 Pacific Blvd.
- 5) Shervin Gabayan (Attorney, 8900 Wilshire Blvd., Beverly Hills, CA 90255), representing General Five Arcade, LLC, 6330 Pacific Blvd.

At the conclusion of the public testimony, Chairman Benitez declared the public hearing closed. Commissioner Lopez thanked the developer for considering the community's business and residential concerns in the modifications made to the proposed project layout. Ms. Lopez stated that the increased residential population to the downtown area would enhance and promote business activity in the downtown area. Ms. Lopez added that people in the Huntington Park community are very willing to invest in home ownership opportunities and their purchasing power should not be underestimated. Ms. Lopez stated that she fully supported the proposed project and looked forward to the opportunities it will bring to the business and residential communities of Huntington Park.

Vice Chair Sanders expressed her support for the proposed project and stated that the developer had worked diligently to reach a generous compromise in order to meet the community's concerns. Ms. Sanders stated that she was very comfortable with the changes made to the proposed project which address the concerns and fear of potential loss of public parking expressed by the business/property owners

Commissioner Molina encouraged business and commercial property owners to welcome the opportunity for growth and improvement the proposed project can bring to the community. Mr. Molina stated that in addition to housing, transportation and infrastructure improvements attainable through the impending federal economic stimulus package, the proposed project's residential component would be a means for the City to comply with state-mandated housing requirements. Mr. Molina stated that he was in favor of the proposed project as it would be an improvement to the Huntington Park community.

Chairman Benitez stated that the current property and economic development climate has changed from what it was 20 years ago. Mr. Benitez stated that he believed the proposed project would promote vitality to the downtown area and encouraged the business and residential communities to work together to achieve the City's goal to maintain the City's downtown as a vibrant commercial region in Southern California.

Commissioner Perez stated that she shared her sentiments with her Commission colleagues and stated she supported the proposed development project.

A motion was made by Vice Chair Sanders, seconded by Commissioner Lopez, that the Planning Commission ADOPT THE MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL ASSESSMENT AND APPROVE CASES NOS. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM, as revised. The motion carried as follows: Ayes: Commissioners Molina, Perez, Vice Chair Sanders, Lopez and Chairman Benitez; Noes: None; Absent: None.

Chairman Benitez declared a recess at 7:45 p.m. The meeting reconvened at 8:00 p.m.

Public Hearings

A. CASE NO. 1896-GPA/ZC/CUP/VAR – Request by Aspire Public Schools for a General Plan Amendment from Manufacturing Planned Development to Public Facilities; a Zone Change from Manufacturing Planned Development (MPD) to Public Facility (PF); a Variance for Off-Street Parking; a Conditional Use Permit; and Building Permits to convert an existing industrial building into a charter school consisting of two elementary schools at 6724 Alameda Street.

Senior Planner Albert Fontanez presented Case No. 1896-GPA/ZC/CUP/VAR, which included the Municipal Code Requirements and Findings for a General Plan Amendment, Variance, Conditional Use Permit, and Zoning Map Amendment, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated that the charter school use, known as the Titan Campus, would consist of two elementary schools sharing a total of 24 classrooms, a multi-purpose room and eating and recreation areas. Mr. Fontanez summarized the proposed exterior building improvements, perimeter fencing, and lunch, recreation and landscaped areas.

Mr. Fontanez stated that immediately south of the project site is a charter school campus known as the Saturn Campus, which is made up of the Aspire Centennial College Preparatory Academy serving grades 6-8, and the Huntington Park College-Ready Academy serving grades 9-12.

Mr. Fontanez stated that the proposed charter school use was deficient nine (9) parking spaces from the 55 parking spaces required by the Municipal Code. However, a Traffic Study conducted for the school project found the there was sufficient on-street and off-street parking to meet the projected parking demand. Mr. Fontanez added that the requested Variance would allow the applicant to maximize the available space for the outdoor recreational and eating areas.

Mr. Fontanez stated that the Mitigated Negative Declaration (MND) prepared for the proposed project found that potential for impacts on air quality, hazards, noise and transportation/traffic, could be reduced to less than significant through specified mitigation measures. Mr. Fontanez further stated that the proposed project was generally consistent as per the General Plan Consistency Analysis of the MND.

Mr. Fontanez stated that the Community Development staff recommended that 1) the Planning Commission adopt the MND; and 2) should the Planning Commission recommend

project approval to the City Council, the recommendation should be subject to all the required findings and conditions of approval outlined in staff's report and/or any additional limitations the Commission may wish to add.

Mr. Jay Ziff, PCR, preparer of the MND reviewed the MND's evaluation on potential Air Quality Hazards, Noise, and Transportation/Traffic Issues. Mr. Ziff stated that recommended mitigation measures included encouraging pedestrian safety such as adding signage, crossing guards, and traffic monitors.

Chairman Benitez declared the public hearing open and called for those wising to speak in favor of Case No. 1896-GPA/ZC/CUP/VAR. The following persons came forward to speak in favor of the proposed charter school project:

- 1) Ramiro Viramontes (Pacific Charter School Development, 316 W. 2nd Street, Ste., 900, Los Angeles, CA)
- 2) Dr. Roberta Benjamin (Aspire Public Schools, 2665 Clarendon Ave., Huntington Park), Regional Vice President – Dr. Benjamin introduced Ms. Diana R. Garcia, Principal of Centennial College Preparatory Academy.
- 3) Angie Gonzalez (2846 Randolph St., Huntington Park), parent
- 4) Carlos Valenzuela (2079 Saturn Ave., Huntington Park), student, Centennial College Preparatory Academy
- 5) Alfred Silva (2079 Saturn Ave., Huntington Park), student, Centennial College Preparatory Academy

The following persons came forward to speak against the proposed charter school project:

1) Fred Rader (Union Central Cold Storage, 6700 Alameda Street, Huntington Park), business owner – Mr. Rader stated that he supports the charter school concept. However, the proposed charter school project would magnify the traffic congestion generated from the existing charter school. In addition, parking in and around the subject site would be negatively impacted. Mr. Rader added that his greatest concern was the proposed school's proximity to the ammonia storage tanks on his property, which, if there is ever an ammonia leak, it could be severely detrimental to the school's student population. Mr. Rader submitted a video recording of the current overcrowded traffic conditions generated by the Saturn Campus taken by a family member earlier in the week for viewing by the Commission and staff (the recording was unable to be viewed during the meeting).

2) Mrs. G. Rader (Union Central Cold Storage, 6700 Alameda Street, Huntington Park), business owner – Mrs. Rader reiterated the traffic congestion and environmental concerns expressed by Mr. Rader.

With no one else coming forward, Chairman Benitez declared the public hearing closed. A discussion was held on the project's parking and parking plan between the existing and proposed charter schools, student population for the proposed school, pedestrian and vehicular traffic, and potential risks of accidental ammonia leaks.

Commissioner Perez stated the proposed school project is in an industrial area with a high volume of large truck traffic and minimum visibility, and expressed her concern with potential

negative impacts on parking and traffic generated by the proposed school project. Ms. Perez suggested that the Commission continue the hearing for further review.

Pacific Charter School Development representatives requested that the Commission not delay its decision due to the time-sensitive development schedule to open the school in September 2009.

Mr. Ramiro Viramontes stated the community's and students' safety is a major consideration given by Pacific Charter School Development (PCSD). Mr. Viramontes added that PCSD had hired trusted experts and was confident that their recommendations adequately addressed the traffic, environmental, and safety issues raised by the concerned parties.

Commissioner Perez was excused from the meeting at 9:16 p.m.

Commissioner Lopez stated that the project was subject to Fire Department review, and was confident that its requirements would address potential environmental and/or fire risks.

Vice Chair Sanders recommended that a disclosure form be signed by parents of each student acknowledging the potential risks associated with the ammonia storage tanks located within the property adjacent to the north of the proposed school site. School representatives agreed to Ms. Sanders' recommendation.

It was concurred by the Commission and staff that the Conditions of Approval be modified as follows:

Hazards and Hazardous Materials

Modify Condition No. 14: An Emergency Response Plan shall be prepared as a component of the School Safety Plan and shall include procedures to follow in the event of an accidental release of hazardous materials (such as ammonia from the cold storage facility adjacent to the north of the subject site), as well as safe evacuation routes and emergency contacts.

Add as Condition No. 15: The schools shall require parent(s) or legal guardian(s) of each student to acknowledge, through a disclosure form, possible risks associated with the ammonia contained within the cold storage facility adjacent to the north of the subject site.

A motion was made by Commissioner Lopez, seconded by Vice Chair Sanders, that the Planning Commission ADOPT THE MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL ASSESSMENT AND APPROVE CASE NO. 1896-GPA/ZC/CUP/VAR, subject to the conditions of approval, as modified. The motion carried as follows: Ayes: Commissioners Molina, Lopez and Chairman Benitez; Noes: Vice Chair Sanders; Absent: Commissioner Perez.

Chairman Benitez declared a recess at 9:48 p.m. The meeting reconvened at 9:55 p.m.

New Business

A. Request for extension of time to record a Final Parcel Map with the Los Angeles County recorder to consolidate two (2) Assessor's Parcels into one (1) at 6071-89 State Street, within the General-Commercial (C-G) Zone (P.C. Case No. 1835-TPM).

Motion by Vice Chair Sanders, seconded by Commissioner Lopez, to approve a two (2) year extension from the date of this approval to Condition No. 11 of Planning Commission Case No. 1835-TPM requiring that the applicant record a Final Parcel Map with the County Recorder for the consolidation of two (2) parcels located at 6071-89 State Street within the Commercial General (C-G) Zone. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

Reorganization of the Planning Commission

Chairman Benitez vacated his position as Chairman. Vice Chair Sanders called for nominations for Chairperson. Motion by Commissioner Benitez, seconded by Commissioner Molina, to nominate Commissioner Lopez for Chairperson. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Benitez, and Lopez; Noes: None; Absent: Commissioner Perez.

Chairperson Lopez called for nominations for Vice Chair. Motion by Commissioner Molina, seconded by Commissioner Benitez, to nominate Commissioner Sanders for Vice Chair. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Benitez, Lopez; Noes: None; Absent: Commissioner Perez.

Planning Manager Eric Garcia was appointed Secretary of the Planning Commission.

Information Items

Commissioner Molina invited the Commissioners and staff to the March 23, 2009 Special Meeting of the City Council for his swearing in as the newest Council Member of the City of Huntington Park.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 10:05 p.m.

Chairman

ATTEST:

Secretary