

**Minutes of the Huntington Park Planning Commission meeting held on November 5, 2008.**

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. City staff members present were Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Molina, seconded by Commissioner Sanders, to approve the minutes of the Special Meeting held October 13, 2008. Motion carried as follows: Ayes: Commissioners Molina, Perez, Vice Chair Sanders, and Chairman Benitez; Noes: None; Absent: Commissioner Lopez.

Motion by Commissioner Sanders, seconded by Chairman Molina, to approve the minutes of the Regular Meeting held October 15, 2008. Motion carried as follows: Ayes: Commissioner Molina, Vice Chair Sanders and Chairman Benitez; Noes: None; Absent: Commissioner Lopez; Abstain: Commissioner Perez.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1890-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending the Huntington Park Municipal Code (HPMC) by adding condominium development standards, and the adoption of the California Environmental Quality Act (CEQA) Negative Declaration associated with the proposal.

Planning Manager Eric Garcia reviewed the Administrative Report for Case No. 1890-ZOA and stated that the proposed ordinance would repeal and replace the current condominium standards established in May 2004 by Urgency Ordinance No. 728-NS, which, upon the expiration of the Urgency Ordinance, have remained in the Municipal Code in error. Mr. Garcia further stated the proposed ordinance would promote diverse housing types as well as re-emerge the development trend of residents living and working in a single premise, also known as live/work units, which are included in a multi-condominium development project recently proposed to the City by Golden Pacific Partners. Mr. Garcia stated that staff prepared an Initial Study/Negative Declaration for the proposed amendment, has determined that the proposed ordinance amendment would not have a detrimental impact on the public interest, health, safety and convenience or welfare of the City, and further recommended the approval of Case No. 1890-ZOA.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1890-ZOA. Hearing no one, Chairman Benitez declared the public hearing closed.

A brief discussion was held on low- and moderate-income affordable housing regulations. Ms. Christina Marones (Golden Pacific Partners, 100 W. Broadway, Suite #320, Long Beach, CA), stated that the proposed 246-unit condominium project includes 50% affordable housing set-aside for low- and moderate-income buyers, as well as seven (7) live/work units. Planning Manager Garcia added that the proposed project would be presented to the Planning Commission in early 2009.

After a brief discussion, Commissioner Molina motioned, seconded by Commissioner Sanders, to APPROVE CASE NO. 1890-ZOA, recommending to the City Council the adoption of an ordinance amending the Huntington Park Municipal Code (HPMC) by adding condominium development standards, and the adoption of the California Environmental Quality Act (CEQA) Negative Declaration associated with the proposal. The motion carried as follows: Ayes: Commissioners Molina, Perez, Vice Chair Sanders, and Chairman Benitez; Noes: None; Absent: Commissioner Lopez.

B. CASE NO. 1891-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending the Huntington Park Downtown Specific Plan (DTSP) by adding live/work units to Fg. 4.58 Land Use Table and modifying the development standards pertaining to setbacks, height of structures, and open space within the DTSP District – C Neighborhood.

Planning Manager Eric Garcia reviewed the Administrative Report. Mr. Garcia stated that the DTSP focuses on organizing land use and zoning regulations in the City's downtown area; and added that the primary focus of District C – Neighborhood is the inclusion of residential development within the area. However, the DTSP does not permit live/work units within the land use table, which are included in the proposed condominium project referenced in Case No. 1890-ZOA. Mr. Garcia stated that the adoption and implementation of the proposed ordinance is categorically exempt from California Environmental Quality Act (CEQA) requirements, and that staff recommended the approval of Case No. 1891-ZOA

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1891-ZOA. Hearing no one, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Sanders, seconded by Commissioner Molina, to APPROVE CASE NO. 1891-ZOA, recommending to the City Council the adoption of an ordinance amending the Municipal Code regulations as it pertains to the Downtown Huntington Park Specific Plan (DTSP) by adding live/work units to Fg. 4.58 Land Use Table and modifying the development standards pertaining to setbacks, height of structures and open space within the DTSP District – C Neighborhood. The motion carried as follows: Ayes: Commissioners Molina, Perez, Vice Chair Sanders, and Chairman Benitez; Noes: None; Absent: Commissioner Lopez.

*(Chairman Benitez excused Commissioner Molina from the meeting at 6:52 p.m.)*

**New Business**

None.

**Information Items**

Planning Manager Garcia presented and reviewed the Status Report of Current Community Development Projects dated October 27, 2008.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Benitez declared the meeting adjourned at 7:08 p.m.

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Chairman

ATTEST:

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Secretary