Minutes of the Huntington Park Planning Commission meeting held on December 16, 2009.

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Eddie Carvajal, Avygail Sanchez, and Chairperson Veronica Lopez; Absent: None. Also present: Planning Manager Eric Garcia and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Commissioner Perez, to approve the minutes of the regular meeting held on November 18, 2009. The motion carried as follows: Ayes: Commissioners Benitez, Perez, and Carvajal; Noes: None; Absent: None; Abstain: Commissioner Sanchez and Chairperson Lopez.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

None.

New Business

A. Discussion of Affordable Housing Stakeholders Committee meetings.

Vice Chair Perez, appointed Member of the Affordable Housing Stakeholders Committee, and Commissioner Carvajal, Alternate, reported on the discussions held at the Committee meetings of November 23 and December 14, 2009. Commissioner Perez entertained input from the Commissioners to take back to the Committee at its final meeting scheduled for January 11, 2010.

The following comments were provided by the Commissioners:

- Pursue rehabilitation of existing housing
- Seek funding for residential rehabilitation program (including loan program)
- Inadequate bedroom size as well as unit size (i.e., very limited 3-bedroom units) in existing and proposed housing projects
- Proposed affordable units are not usable to large families
- Important to maintain the social services in affordable housing provided to the community by non-profit organizations

- Large multi-story housing projects become deteriorated due to lack of adequate management/maintenance
- Establish City-mandated management/maintenance program for multi-housing/ condominium projects
- Discourage potential City program for acquisition of foreclosed condominiums; heavy financial burden to City
- Pursue "lease to own" housing projects
- Re-establish first-time home buyer program
- Discourage "room rentals/boarding housing"
- Increase code enforcement of housing conditions
- Pursue annual housing inspection program
- Management of the Code Enforcement Program should be under the Community Development Department

Information Items

A. Status of Current Community Development Projects.

Planning Manager Garcia reviewed the status of current Community Development Department projects including Nick Alexander Imports Mini Cooper project. Mr. Garcia stated that completion of the project would be in January 2010. Commissioner Carvajal requested that staff look into a possible tour of the building at the completion of the project.

B. Planning Commissioner terms.

Planning Manager reported that the Planning Commissioner seats currently held by Vice Chair Perez and Commissioner Sanchez would expire on January 16, 2010. Mr. Garcia recommended to Ms. Perez and Ms. Sanchez to submit a reappointment application to the City Clerk's Office if they wish to continue serving on the Commission and added that he would keep them informed of the Planning Commissioner interview schedule.

C. City-issued badges/identifications cars.

Planning Manager Garcia reported that the City provides City-issued badges to sworn personnel; however, Commissioners can obtain a City-issued identification card at the Huntington Park Police Department.

Subjects Presented by the Planning Commission

Commissioner Sanchez reported that she would be on a business trip on January 19-22, 2010 and would be absent at the regular meeting of January 20, 2010.

Commissioner Carvajal requested information on the City-offered ethics training class schedule. Planning Manager Garcia stated that staff would provide information on the required ethics training for City Commissioners at the next Commission meeting.

Adjournment

There being no further business, Chairperson Lopez declared the meeting adjourned at 7:23 p.m.

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Chairperson

ATTEST:

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Secretary