

Minutes of the Huntington Park Planning Commission meeting held on April 2, 2008.

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Marial Sanders, Veronica Lopez and Chairman Andy Molina; Absent: Commissioner Rosa Perez and (declared excused by Chairman Molina). City staff members present were Director of Community Development Henry Gray, Acting Planning Manager Eric Garcia, Assistant Planners Gabriela Silva and Carlos Velasquez, Planning Intern Danny Godoy, Office Assistant Velvet Ruiz, Recording Secretary Genny Ochoa, City Consultant Karen Warner of Karen Warner Associates, and Interpreter Alicia Grubic (City-contracted).

Reorganization of the Planning Commission

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

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

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

Approval of Minutes

Chairman Benitez so ordered that the minutes of the meeting of March 5, 2008 be continued to the next regularly scheduled Planning Commission meeting of April 16, 2008.

Public Appearances

None.

Continued Public Hearings

None.

It was recommended by staff, and concurred by the Commission, to deviate from the order of the Agenda and that the Information Item on the Draft Housing Element be held prior to the scheduled public hearing.

Information Items

A. Study Session on the Draft Housing Element.

Director of Community Development Henry Gray provided a brief background on the Draft Housing Element and stated that the City's General Plan Housing Element is one of seven elements mandated by state law. Mr. Gray added that state law further requires that the Housing Element be updated every five years. Mr. Gray further added that the Housing Element addresses regional housing needs by ensuring the City's contribution to meeting the state's housing goals. Mr. Gray stated that through public workshops, staff attendance at community meetings, and dissemination of information through City advertisement, staff had conducted community outreach to inform and encourage the public to participate in the Housing Element update process. Mr. Gray added that after public review and review by the State of California Department of Housing and Community Development for compliance with Housing Element law, the Planning Commission would recommend to the City Council the adoption of the Final Housing Element.

Mr. Gray introduced Ms. Karen Warner, Karen Warner Associates, City's consultant in the preparation of the Draft Housing Element update. (Ms. Warner informed the audience that the City's translator was present for anyone needing translation of the presentation.) Ms. Warner conducted a PowerPoint presentation summarizing the Housing Element update process, as well as a synopsis of the Draft Housing Element components, which include:

- Housing Element Content
 - Housing Needs Assessment
 - Household characteristics
 - Income characteristics
 - Household overcrowding
 - Housing conditions
 - Regional Housing Growth Needs (RHNA)
 - Fair share of region's housing need
 - Housing mix for all economic segments
 - Linkage to zoning and density
 - Residential sites inventory
 - Housing Element Programs
 - Development of new housing
 - Conservation/maintenance of existing housing
 - Removal of governmental constraints
 - Adequate housing sites
 - Equal housing opportunity (i.e., fair housing services, emergency services, reasonable accommodation)

Ms. Warner reviewed 2000 Housing Element accomplishments, which include:

- Acquisition and rehabilitation of rental properties
- Rehabilitation and home repair assistant to lower income homeowners

- Neighborhood Improvement Program
- Code Enforcement
- Section 8 rental assistance
- Development of affordable units
- Assistance to first-time homebuyers

Statements were made by the following persons:

Colin Chambers (City resident): Mr. Chambers questioned whether the City has adequate infrastructure support for increased housing development and how the City proposes to address this significant issue.

Erica Aguilar (Southeast Legal Center, Huntington Park): Ms. Aguilar stated that she was pleased that the Draft Housing Element addresses awareness of lead-based paint in the City's existing housing. Ms. Aguilar further stated that the Southeast Legal Center receives many tenant complaints regarding housing issues and that additional tenant assistance for City residents is necessary.

A discussion was held on affordable housing, garage conversions, and assistance programs for residential tenants, first time homebuyers, and property owners threatened by home foreclosures. After the discussion, Chairman Benitez so ordered to receive and file staff's report on the Draft Housing Element.

Public Hearings

A. CASE NO. 1869-CUP: Request by Aldecy Animal Health for approval of a Conditional Use Permit to establish a veterinary office at 6083 State Street, within the General Commercial (C-G) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1869-CUP, which included the Municipal Code Requirements and Required Findings for a Conditional Use Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that animals would not stay in the facility overnight. Ms. Silva added that, as proposed, the project would not have adverse effects to the public welfare and that staff recommended the approval of Case No. 1869-CUP, subject to the conditions of approval as outlined in staff's Administrative Report.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1869-CUP. Mr. Barbara Ellis (Landworth Debolske Associates, 6022 Wilshire Blvd., Los Angeles, CA), applicant's representative, came forward to speak in favor of the request. Ms. Ellis stated that the proposed use would consist of a small veterinary office, which would provide vaccinations to small animals by appointment only. Ms. Ellis stated that the property owner has agreed to the conditions of approval as recommended by staff.

With no one else coming forward to speak for or against Case No. 1869-CUP, Chairman Benitez declared the public hearing closed.

A motion was made by Commissioner Lopez, seconded by Vice Chair Sanders, to APPROVE CASE NO. 1869-CUP, subject to Conditions Nos. 1-28, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Molina, Sanders, Lopez, and Chairman Benitez; Noes: None; Absent: Commissioner Perez.

New Business

None.

Information Items (continued)

Director Gray reported the resignation of Planning Manager Gabriel Bautista who has accepted a position with the City of La Mirada, and announced the appointment of Eric Garcia as Acting Planning Manager. Mr. Gray introduced newly appointed Assistant Planner Carlos Velasquez and Planning Intern Danny Godoy.

Subjects Presented by the Planning Commission

Commissioner Molina thanked the Commission and staff for their support during his term as Chairman of the Planning Commission, and congratulated Chairman Benitez and Vice Chair Sanders on their appointments.

Adjournment

There being no further business, Chairman Benitez declared the meeting adjourned at 8:20 p.m.

Chair

ATTEST:

Secretary