

**Minutes of the Huntington Park Planning Commission Adjourned Meeting
held on November 2, 2011**

Chairman Benitez called the meeting to order at 5:05 p.m. Present: Commissioners Veronica Lopez, Eddie Carvajal, and Chairman Eddie Benitez; Absent: None. Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Approval of Minutes

A motion was made by Vice Chair Lopez, seconded by Commissioner Carvajal, to approve the minutes of the meeting held on October 19, 2011 as presented. The motion carried as follows: Ayes: Vice Chair Lopez, Commissioner Carvajal, and Chairman Benitez; Noes: None; Absent: None; Abstain: None.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1942-ZC: Request by Prajin Enterprises for an amendment to the Huntington Park Zoning Map to change the zone for properties located at 5707 Pacific Boulevard and 2554 57th Street from Manufacturing Planned Development (MPD) to Commercial General (CG).

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Required Findings for a Zoning Map Amendment, Administrative Comments and Analysis, and Recommendation. Mr. Fontanez stated that the subject site consists of two separate buildings housing two separate businesses on two separate lots. Mr. Fontanez further stated that the underlying General Plan Land Use Designation is Commercial, making it inconsistent with the General Plan Land Use Map. Mr. Fontanez added that the zone change would allow commercial uses on the property, and the property owner would be able to lease the buildings to commercial tenants. Mr. Fontanez stated that staff expected that the proposed zone change would not have an adverse effect on the public interest, health, safety, or welfare, and that staff recommended the approval of the zone change through the adoption of Resolution No. 1942.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of/or against Case No. 1942-ZC. Mr. Peter Prajin (5701 Pacific Blvd., Huntington Park), applicant, came forward to speak in favor of the request. Mr. Prajin stated that the zone change would assist in marketing the buildings to retail tenants, which would generate employment opportunities in the community. Mr. Prajin added that Prajin Enterprises wanted to continue with the “new look” in the area created by the newly developed public charter school to the south of the subject site.

Ms. Melina Romero (Prajin 1 Stop, 5701 Pacific Blvd., Huntington Park) came forward to speak in favor of Case No. 1942-ZC and stated that the zone change was needed for the benefit of the subject property.

With no one else coming forward to speak for/or against Case No. 1942-ZC, Chairman Benitez declared the public hearing closed. Commissioner Carvajal motioned, seconded by Vice Chair Lopez, to APPROVE CASE NO. 1942-ZC and ADOPT RESOLUTION NO. 1942 recommending to the City Council amendments to the Huntington Park Zoning Map in connection with two properties located at 5707 Pacific Boulevard and 2554 57th Street. The motion carried as follows: Ayes: Vice Chair Lopez, Commissioner Carvajal, and Chairman Benitez; Noes: None; Absent: None; Abstain: None.

B. CASE NO. 1944-DP: Request by LINC Housing Corporation for a Development Permit to convert an existing 55-unit motel into 24 affordable multi-family residential units at 6337 Middleton Street within the High Density Residential (R-H) Zone.

Senior Planner Albert Fontanez reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Mr. Fontanez stated the subject site was fully-developed with a vacant three-story motel with a center courtyard, which the developer proposes to convert into an affordable housing complex. Mr. Fontanez further stated that the Municipal Code allows a maximum of six (6) units on the subject site; therefore, the applicant has requested an Affordable Housing Density Bonus for the proposed 24 units. Mr. Fontanez added that the City would require the applicant to record a Density Bonus Agreement and Covenant to ensure that the units will remain affordable for a minimum of 55 years. Mr. Fontanez stated that the Director of Community Development would consider and make a ministerial approval of the Density Bonus; however, the change of use requires Planning Commission approval. Mr. Fontanez added that the proposed project would be a significant improvement to the subject property, and that the City would benefit by increasing the affordable housing stock and by providing improved housing conditions in the City. Mr. Fontanez stated that staff recommended the approval of Case No. 1944-DP.

Chairman Benitez declared the public hearing open and called for anyone wishing to speak in favor of Case No. 1944-DP.

Mr. Sid Paul (LINC Housing Corporation, 110 Pine Ave., Ste. 500, Long Beach, CA 90802), came forward to speak in favor of Case No. 1944-DP. Mr. Paul made a presentation and stated that LINC Housing was committed to foster a sense of community through its affordable housing projects for families and transitional youth. Mr. Paul stated that on-site amenities would include resident services programs consisting of an after-school homework program, and health, nutrition and exercise programs. Mr. Paul added that research conducted by LINC Housing revealed that many residents of their housing projects do not own vehicles and use public transportation. Mr. Paul stated that with that theory in mind the proposed project's parking deficiency of eight spaces could be mitigated by the residents' use of public transportation. Mr. Paul further stated that the proposed project would benefit the community and requested approval of Case No. 1944-DP.

After a brief discussion and with no one else coming forward to speak for or against Case No. 1944-DP, and hearing no further comments, Chairman Benitez declared the public hearing closed.

Commissioner Carvajal motioned, seconded by Vice Chair Lopez, to APPROVE CASE NO. 1944-DP, subject to Condition Nos. 1-25 as outlined in staff's report. The motion carried as follows: Ayes: Vice Chair Lopez; Noes: Commissioner Carvajal and Chairman Benitez; Absent: None.

C. REASONABLE ACCOMMODATIONS CASE NO. 11-1 (Planning Commission Case No. 1945): Request by Moreno Construction for approval of a Reasonable Accommodation to install a wheelchair lift within the required side yard setback at 2171 Zoe Avenue, within the High Density Residential (R-H) Zone.

Assistant Planner Gabriela Silva reviewed the Administrative Report, which included the Municipal Code Requirements and Required Findings for a Reasonable Accommodation Application, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the applicant proposes to install a wheelchair lift on the subject property to accommodate accessibility to the residence by a disabled person. Ms. Silva further stated that the proposed location for the wheelchair lift is the most appropriate due to the irregular L-style shape lot; however, the proposal does not meet the setback requirements. Ms. Silva added that the Zoning Code allows for deviation from the development standards when modifications are required to make housing accessible to a disabled person. Mr. Silva stated that the Planning Commission must make the following findings in granting a Reasonable Accommodations request:

1. The housing will be used by a disabled person;
2. The requested accommodation is necessary to make specific housing available to a disabled person;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of a City regulation or law, including land use and zoning.

Ms. Silva stated that staff had determined that the required findings for granting a Reasonable Accommodations request could be made by the Planning Commission, and that staff recommended the approval of the Reasonable Accommodation request subject to Condition Nos. 1-12, as outlined in staff's report.

Planning Manager Garcia stated that approval of the request is conditioned that if the need for the Reasonable Accommodation would cease, the wheel chair lift would have to be removed, as outlined in Condition No. 8 of the Conditions of Approval.

Chairman Benitez declared the public hearing open and called for those wishing to speak in favor of/or against Case No. 1945. Mr. Daniel Sutton (2171 Zoe Ave., Huntington Park), property owner, came forward to speak in favor of the request. Mr. Sutton stated that the home has strong architectural features at the front entrance and concurred that the rear yard setback is the most appropriate location for the wheel chair lift. Mr. Sutton added that his wife is disabled and confined to a wheelchair and that the wheelchair lift would provide her adequate access to the residence. Mr. Sutton requested that the Commission approve Case No. 1945.

With no one else coming forward to speak for/or against Case No. 1945, Chairman Benitez declared the public hearing closed. Vice Chair Lopez motioned, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1945 granting a Reasonable Accommodation at 2171 Zoe

Avenue, within the High Density Residential (R-H) Zone, subject Condition Nos. 1-12, as outlined in staff's report. The motion carried as follows: Ayes: Vice Chair Lopez, Commissioner Carvajal, and Chairman Benitez; Noes: None; Absent: None; Abstain: None.

Planning Manager Garcia announced that an appeal of the Commission's decision to the City Council may be submitted to the City Clerk within 15 days.

New Business

None.

Closed Session

Chairman Benitez declared the meeting resolved into closed session at 5:53 p.m.

Pursuant to California Code Section 54957,
PUBLIC APPOINTMENT
Title: Planning Commissioner

Following the closed session, the meeting reconvened at 6:24 p.m. Planning Manager Garcia reported that the Planning Commission directed staff to present to the City Council its recommendation to appoint Mr. Irving Pacheco to the Planning Commission at the next regularly scheduled City Council meeting.

Adjournment

There being no further business, Chairman Benitez adjourned the meeting at 6:25 p.m. to the next regular meeting of December 21, 2011 at 5 p.m.

Chair

ATTEST:

Secretary