

Minutes of the Huntington Park Planning Commission meeting held on January 6, 2010.

Vice Chair Perez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Eddie Carvajal, Avygail Sanchez, and Vice Chair Rosa Perez; Absent: Chairperson Veronica Lopez (declared excused). Also present: Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Project Management Consultant Dr. Susan O'Carroll, Project Environmental Consultant Dwayne Mears, and Recording Secretary Genny Ochoa.

Approval of Minutes

At the recommendation of staff, Vice Chair Perez so ordered to continue the minutes of December 16, 2009 to the next regularly scheduled meeting of January 20, 2010.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1909-ZC/CUP/TPM/DA: Consideration of a resolution recommending to the City Council the adoption of an amendment to the Huntington Park Zoning Map; the approval of a Tentative Parcel Map for lot consolidation; the approval of a Conditional Use Permit; and Development Agreement to construct and operate a public charter school on property located on 58th Street and Pacific Boulevard; and the adoption of a Mitigated Negative Declaration Environmental Assessment associated with the project.

Planning Manager Eric Garcia introduced Dr. Susan O'Carroll, the City's Project Management Consultant. Dr. O'Carroll reviewed the proposed project, which included:

Project Description: Construction and operation of two school facility buildings totaling 75,000 sq. ft. to be constructed in two phases.

Phase 1 – Secondary School 1

- Operation by September 2010
- 580 students in grades 6-12
- 28 teachers and 7 full-time administrative staff
- 32,000 sq. ft. two-story school with 27 classrooms, a faculty room, an administration room, a counseling room, a serving kitchen, storage and utility areas, and a 2,200 sq. ft. multipurpose room with seating for 315
- 29,200 sq. ft. interim recreation area on the north side of 58th Street
- 61 parking spaces alongside the alley bordering the northern site boundary
- Vacation of the portion of the north-south alley north of 58th Street
- Utility relocations

Phase 2 – Secondary School 2

- Operation by September 2012
- 400 students in grades 7-12
- 20 teachers and 7 full-time administrative staff
- 34,000 sq. ft. two-story school with 19 classrooms, a 2,700 sq. ft. multipurpose room that seats 213, a faculty room, an administration room, a counseling room, a serving kitchen, and storage and utility areas
- A 9,000 square-foot, one-story gymnasium, with seating capacity for 560
- An approximately 64,000 square-foot outdoor soccer field
- 40 additional parking spaces alongside the alley bordering the southern site boundary
- Vacation of a portion of 58th Street to allow for the construction of the soccer field and the construction of a cul-de-sac accessed from Pacific Boulevard which would serve as the drop-off area for the schools
- Utility relocations

Land Use Compatibility

- Hazardous materials clean-up required
- Proximity to two rail lines
- Noise during Phase 2 construction and from Pacific Boulevard
- The proposed project requires vacation of a portion of 58th Street and the north-south alley north of 58th Street on the project site
- The proposed project requires a zone change from Manufacturing Planned Development to Commercial General
- With issuance of a Conditional Use Permit, the proposed school would be an allowable use within the Commercial General Zone and would comply with all of the applicable provisions of the Zoning Code

Dr. O'Carroll added that the environmental issues associated with the project would be reduced to less than significant with the implementation of the mitigation measures outlined in the Conditions of Approval. Dr. O'Carroll stated that Mr. Dwayne Mears, the project's environmental consultant, was present to answer questions.

Vice Chair Perez opened the public hearing and called for those wishing to speak in favor of or against Case No. 1909-ZC/TPM/DA/CUP. Mr. Ramiro Viramontes, representing Pacific Charter School Development (316 W. 2nd St., Ste. 900, Los Angeles, CA 90012), came forward to speak in favor and requested Planning Commission approval of the Zone Change, Tentative Parcel Map, Development Agreement and Conditional Use Permit associated with the proposed charter school project.

With no one else coming forward to speak for or against the Case No. 1909-ZC/TPM/DA/CUP, Vice Chair Perez declared the public hearing closed.

Senior Planner Albert Fontanez stated that after meeting with the applicant regarding a request for clarification to the Conditions of Approval, all items had been resolved and the applicant and staff concurred to modify the outlined Conditions of Approval in the proposed Planning Commission resolution to read as noted:

Condition No. 1: As part of the development of the Phase 1 Secondary School on the north side of 58th Street, prior to the issuance of a certificate of occupancy for such school, the project applicant shall demonstrate provision of an approximately 29,200 square foot interim recreation area on the north side of 58th Street, which may consist of blacktop and/or landscaped areas improved with portable equipment such as basketball hoops, volleyball nets, paddle tennis or other recreational facilities and equipment.;

Condition No. 47: MND-25: A width of five feet of the project site along the north end of the Secondary School No. 1 site, next to the alley along the northern site boundary, shall remain undeveloped, providing for a 26-foot-wide drive aisle as required by the City Engineer. A width of five feet of the project site along the south end of the Secondary School No. 2 site, next to the alley along the southern site boundary, shall remain undeveloped, providing for a 24-foot-wide drive aisle.;

Condition No. 63: During Phase 1 the entire perimeter of the Secondary School No. 1 property including the soccer/recreation area shall be fenced and gated to the satisfaction of the Community Development Director prior to issuance of the Certificate of Occupancy for Secondary School No. 1. The project applicant shall revise the Phase 1 Site plan to clearly indicate the location and type of fencing which shall be subject to approval by the Community Development Director prior to issuance of any permits for the project. Phase 1 perimeter fencing shall remain to the satisfaction of the Community Development Director until completion of Phase 2.; and

~~**DELETE Condition No. 72:** That the applicant be required to apply for new entitlements if any alteration, modification, or expansion would increase the existing floor area of the establishment.~~

Mr. Dwayne Mears, Environmental Consultant (The Planning Center), summarized the preparation process for the Mitigated Negative Declaration (MND). Mr. Myers stated that the MND included a traffic study, identification of potential impacts with proposed mitigation measures, and standard comments and written responses from interested agencies such as the Los Angeles County Fire Department and Southern California Air Quality Management District. Mr. Mears stated that pursuant to the California Environmental Quality Act (CEQA), a Mitigation Monitoring and Reporting Program had been developed as a tool to implement the proposed mitigation measures for adoption by the City Council. Mr. Mears reiterated that based on the environmental analysis performed, the MND concludes that the proposed project would have less than significant impacts on the environment with the implementation of the mitigation measures.

The Commissioners requested clarification on the soil remediation requirements. Dr. O'Carroll stated that in terms of hazardous materials, the project can move forward and permits issued only until it is determined that the appropriate remediation levels and standards have been achieved.

After a discussion, a motion was made by Commissioner Sanchez, seconded by Commissioner Carvajal, to APPROVE THE RESOLUTION, AS MODIFIED, GRANTING A CONDITIONAL USE PERMIT AND RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO THE CITY OF HUNTINGTON PARK ZONING MAP, APPROVAL

OF A TENTATIVE PARCEL MAP, APPROVAL OF A DEVELOPMENT AGREEMENT, VACATION OF A PORTION OF 58TH STREET AND THE NORTH-SOUTH ALLEY NORTH OF 58TH STREET ON THE PROJECT SITE, AND THE ADOPTION OF AN ASSOCIATED MITIGATED NEGATIVE DECLARATION IN CONNECTION WITH PROPERTY LOCATED AT 2539 EAST 58th AND 5753 PACIFIC BOULEVARD. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal, Sanchez, and Vice Chair Perez; Noes: None; Absent: Chairperson Lopez.

New Business

A. Discussion of Affordable Housing Stakeholders Committee meetings.

Vice Chair Perez, Member of the Affordable Housing Stakeholders Committee, reported that the final Committee meeting would be held on January 11, 2010.

Information Items

A. Summary of Planning Commission cases of 2009.

Planning Manager Garcia reviewed the Summary report, and Vice Chair Perez so ordered that the report be received and filed.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Vice Chair Perez declared the meeting adjourned at 7:30 p.m.

Chairperson

ATTEST:

Secretary