

Minutes of the Huntington Park Planning Commission meeting held on December 15, 2004.

Chairman Bravo called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Andy Molina, Vice Chairperson Marial L. Sanders and Chairman Alfred Bravo Sr.; Absent: Commissioner Veronica Lopez. Also present: Planning Manager Mariano Aguirre and Recording Secretary Genny Ochoa.

Approval of Minutes

A motion was made by Commissioner Molina, seconded by Commissioner Sanders, to approve the minutes of December 1, 2004, as presented. The motion carried as follows: Ayes: Commissioners Benitez, Molina, Vice Chairperson Sanders and Chairman Bravo; Noes: None; Absent: Commissioner Lopez.

Commissioner Veronica Lopez arrived and took her seat at 6:31 p.m.

Planning Manager Aguirre requested, and the Commissioners unanimously approved, to deviate from the agenda order and hold the scheduled Public Hearings prior to opening Public Appearances.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1786-DP/VAR: Consideration of a request by Fred Villegas for approval of a Development Permit and Variance to construct four (4) residential units on a parcel of land with substandard minimum lot width and size located at 7040 Newell Street in the High Density Residential (R-H) Zone.

Planning Manager Aguirre reviewed the Administrative Report and stated that although the proposed project meets the City's development standards, approval of a Variance by the Planning Commission is required for this development due to a substandard lot size. Mr. Aguirre stated that Community Development staff recommended approval of the Development Permit and Variance, subject to the Conditions No. 1-15, as outlined in the Administrative Report.

Chairman Bravo declared the public hearing open and called for anyone wishing to speak for or against Case No. 1786-DP/VAR. Mr. Fred Villegas (5536 Ryan Ave., Lakewood, CA), applicant, came forward to speak in favor and stated that the property owner understood and agreed to comply with the Conditions of Approval as recommended by staff.

With no one else coming forward to speak for or against Case No. 1786-DP/VAR, the public hearing was declared closed by Chairman Bravo.

A motion was made by Commissioner Lopez, seconded by Commissioner Molina, to APPROVE CASE NO. 1786-DP/VAR, subject to Conditions 1-15. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, Molina, Vice Chairperson Sanders and Chairman Bravo; Noes: None; Absent: None.

Planning Manager Aguirre requested that the Commissioners make a motion to establish a Subsequent Need Item to discuss a preliminary application for a Zoning Map Amendment/ General Plan, as the item arose after the posting of the Agenda, necessitating the immediate consideration and/or action of the Planning Commission. A motion was made by Vice Chairperson Sanders, seconded by Commissioner Lopez, to establish a Subsequent Need item to discuss a request of Zoning Map and General Plan Map Amendments. The motion carried as follows: Ayes: Commissioners Benitez, Lopez, Molina, Vice Chairperson Sanders and Chairman Bravo; Noes: None; Absent: None.

Planning Manager Aguirre informed the Commission that Planning Division staff had completed review of Preliminary Planning Review Case No. P04-22A, a request by Alberto Tovar for Zoning Map and General Plan Map Amendments to change the existing industrial zoning and land use designation to commercial at 2071 Saturn Avenue. Mr. Aguirre stated that the Subsequent Need item was only for discussion purposes and to provide the Commissioners with information on the request for the Zoning Map and General Plan Map Amendments, and that the Planning Commission would not be taking any formal action.

Mr. Aguirre thoroughly reviewed staff's preliminary review letter. Mr. Aguirre stated that based on the information provided by the applicant and staff's analysis of the request, staff would be recommending denial if a formal application were filed. Mr. Aguirre further stated that the Preliminary Review conducted by staff did not consider any particular use, i.e. school, and that if, hypothetically, the Commission approved the requested zone/land use change, then a Conditional Use Permit application for a school would be required.

Public Appearances

The following persons addressed the Commission under Public Appearances:

Glen Pierce (2071 Saturn Ave., Huntington Park) President of Pacific Charter Development (PCD), gave a brief synopsis of a non-profit Charter School organization and stated that PCD would be submitting a formal application for a charter school use in the near future, which he believes would be beneficial to the community. Mr. Pierce added that PCD would provide a quality school, which would enroll approximately 1,000 K-12 students and requested the Commission's positive consideration in the future for a Charter School use in the City.

Charles Robitaille (Aspire Public Schools, 426 17th St., Ste. 200, Oakland, CA), Director of Real Estate, provided information on existing charter schools within California, and expressed his support for a Charter School in Huntington Park.

Parker Hudnut (Pacific Charter Development, 2071 Saturn Ave., Huntington Park) stated he supports the Charter School use in Huntington Park and briefly spoke about PCD's academic program.

Carmen Morgana (6337 Miles Ave., #A, Huntington Park), Huntington Park parent and employee of Gage Jr. High School, came forward and stated that a Charter School would help alleviate the overcrowded conditions at Huntington Park's middle schools and sole high school, and that she supported that a Charter School be established in the City (comments translated by Recording Secretary Ochoa).

Celina Garcia (6317 Miles Ave., Huntington Park) stated that after visiting charter schools in the East Los Angeles and San Francisco Bay areas, she supports a Charter School being established in the City of Huntington Park (comments translated by Recording Secretary Ochoa).

Melinda Felix Gonzalez (Advocacy Community Teamwork [ACT] of Huntington Park), Executive Director, came forward and expressed her strong support of a charter school in the Huntington Park community.

Steve Fierce (Taylor Fierce Architects, LLP, 3780 Wilshire Blvd., Ste. 240, Los Angeles, CA) distributed a preliminary sample rendering of a preliminary proposed charter school, and requested that the Planning Commission support the charter school concept.

Alberto Tovar (901 W. Victoria St., Ste. E, Compton, CA), applicant for the Zoning Map and General Plan Amendments, stated that the establishment of a charter school would benefit the community by providing a quality, college-ready academic program.

New Business

None.

Information Items

None.

Subjects Presented by the Planning Commission

None.

Adjournment

There being no further business, Chairman Bravo adjourned the meeting at 7:44 p.m.

Chairman

ATTEST:

Secretary