

Minutes of the Huntington Park Planning Commission meeting held on January 18, 2006.

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

### **Approval of Minutes**

Motion by Commissioner Molina, seconded by Commissioner Bravo, to approve the minutes of the meeting held January 4, 2006. The motion carried as follows: Ayes: Commissioners Bravo, Molina, and Acting Chair Benitez; Noes: None; Absent: Commissioner Sanders and Chairperson Lopez.

*Commissioner Sanders arrived and took her seat at 6:34 p.m.*

### **Reorganization of the Planning Commission**

Motion by Acting Chair Benitez, seconded by Commissioner Sanders, to postpone the reorganization of the Planning Commission to a meeting in which all Commissioners are present. The motion carried.

### **Public Appearances**

None.

### **Continued Public Hearings**

None.

### **Public Hearings**

A. CASE NO. 1813-ZOA/GPA: Request for adoption of a resolution recommending to the City Council the adoption of Zoning Map and General Plan Land Use Map Amendments for properties located on the north side of Slauson Avenue between State Street and Miles Avenue; properties located at the southwest corner of Slauson Avenue and State Street; properties located on Bickett Street; and properties located on the east side of Miles Avenue/Soto Street; and the adoption of a Negative Declaration Environmental Assessment associated with the Project.

Dekovan James, Planning Consultant for the City, made a PowerPoint presentation and thoroughly reviewed the Required Findings for a General Plan and Zone Map Amendment(s) and Administrative Comments and Analysis of staff's Administrative Report. Mr. James stated that as a result of the subject area experiencing a recent trend of new retail commercial projects and expansion of retail commercial businesses through demolition and redevelopment of previous industrial sites, staff recommends changing the General Plan Land Use and Zoning Designations from MPD to C-G.

The proposed amendments would 1) provide a mix of land uses which meet the diverse needs of Huntington Park residents, offer a variety of employment opportunities, and allow regional growth; 2) provide for compatible neighboring land uses and acceptable transitions between residential, commercial, industrial, public, and transportation uses; and 3) promote the highest and best use for properties in the area by implementing the development standards that will provide uniform building setback, building height, landscaping and off-street parking that will ensure all future developments are compatible. Mr. James further stated that staff recommends the adoption of Resolution No. 1813, recommending to the City Council the adoption of a resolution adopting a Negative Declaration Environmental Assessment and an ordinance amending the General Plan Land Use Map and Huntington Park Zoning Map.

Acting Chair Benitez declared the public hearing open and called for anyone wishing to speak on Case No. 1813-ZOA/GPA. Mr. Hugh Horne (Horne Developments, LLC, 2307 Camino Alto, Austin, TX), development partner for the property at 5820 Bickett Street, came forward and presented to the Commission a letter signed by himself and Dena Schechter, representing Levine Brothers, property owner of 5820 Bickett Street expressing concern for their inability to find "economically feasible commercial tenants to lease the Subject Property," and that the property's value and revenues would substantially decrease. Mr. Horne stated that should the proposed amendments be approved, he and the property owner request that "a provision be included in such rezoning providing that any uses formerly allowed by right in the MPD zone shall continue to be allowed by right subsequent to the rezoning."

Bruce Bertz (Bertz Development, 7010 S. Alameda Street, Huntington Park) came forward to speak in favor of the proposed zoning amendments. Mr. Bertz stated that he did not believe that the property owners would have difficulty in finding suitable retail tenants.

Mr. Robert Gutterman, (Crown Poly, Bickett Street, Huntington Park), came forward and stated that he supported the request made by Dena Schechter.

Acting Planning Manager Bautista presented the Commission with a copy of correspondence received from David A Pults and John L. Privett of CBE Richard Ellis, representing the property owner of 2901 E. Slauson Avenue (the Henry Property), expressing their opposition to the proposed zone amendments stating, "The rezoning of the property to commercial use would reduce the current market value of the land by \$10.00 per square foot or almost 29%. Current industrial land is selling for \$35.00 per square foot, while commercial/retail land is selling for \$25.00 per square foot." Said correspondence was made part of the record of public testimony received in connection with Case No. ZOA-GPA.

After a brief discussion and with no one else wishing to speak, Acting Chair Benitez declared the public hearing closed. A motion was made by Commissioner Molina, seconded by Commissioner Sanders, to APPROVE AND ADOPT RESOLUTION NO. 1813, recommending to the City Council the adoption of a resolution adopting a Negative Declaration Environmental Assessment and an ordinance amending the General Plan Land Use Map and Huntington Park Zoning Map. The motion carried as follows: Ayes: Commissioners Benitez, Bravo, Molina, and Vice Chair Sanders. Noes: None. Absent: Chairperson Lopez.

**New Business**

None.

**Information Items**

Acting Planning Manager Bautista formally introduced Dekovan James, Planning Consultant for the City.

**Subjects Presented by the Planning Commission**

After inquiries made by Commissioner Bravo on child day care facility state regulations, Acting Planning Manager Bautista stated that he would provide information to the Commission at the next regularly scheduled Planning Commission meeting.

**Adjournment**

There being no further business, Vice Chair Benitez adjourned the meeting at 7:20 p.m.

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Chairperson

ATTEST:

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Secretary