

**Minutes of the Huntington Park Planning Commission meeting held on January 21, 2009.**

Chairman Benitez called the meeting to order at 6:30 p.m. Present: Commissioners Rosa Perez, Marial Sanders, Veronica Lopez, and Chairman Eddie Benitez; Absent: Commissioner Andy Molina (declared excused). City staff members present were Director of Community Development Henry Gray, Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planner Gabriela Silva, Recording Secretary Genny Ochoa, Ms. Collette L. Morse, AICP, RBF Consulting, and Interpreter Alicia Grubic.

**Approval of Minutes**

Motion by Commissioner Lopez, seconded by Commissioner Benitez, to approve the minutes of the regular meeting held December 17, 2008. Motion carried as follows: Ayes: Commissioners Lopez and Chairman Benitez; Noes: None; Absent: Commissioner Molina; Abstain: Commissioners Perez and Sanders.

Motion by Commissioner Perez, seconded by Commissioner Sanders, to approve the minutes of the regular meeting held January 7, 2009. Motion carried as follows: Ayes: Commissioners Perez, Sanders, and Lopez; Noes: None; Absent: Commissioner Molina; Abstain: Chairman Benitez.

**Public Appearances**

None.

**Continued Public Hearings/Study Session**

A. CASE NO. 1887-DP/CUP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Conditional Use Permit/Tentative Tract Map for the development of 95 condominium dwelling units and parking structure on city-owned public parking lots (6335 Rita Avenue - Parcel 2);

B. CASE NO. 1888-DP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Tentative Tract Map for a 7,062 sq. ft. commercial space with a parking structure on city-owned public parking lots (6511-27 Rita Avenue - Parcel 5);

C. CASE NO. 1889-DP/CUP/TTM: Request by Golden Pacific Partners, LLC., for a Development Permit/Conditional Use Permit/Tentative Tract Map for the development of 151 condominium dwelling units and parking structure on city-owned public parking lots (6713 Rita Avenue – Parcel 6).

Director of Community Development Gray stated that at the Planning Commission meeting of January 7, 2009, the Commission continued the public hearing to hold a study session with the public and Golden Pacific Partners, L.L.C., (GPP), developer of the proposed Centro Pacifico Mixed Use Project (Proposed Project), for discussion and dialog on the Proposed Project. Mr. Gray stated that staff recommended that the previously continued public hearing be reopened and that the development team conduct a presentation of the Proposed Project, followed by discussion.

Chairman Benitez opened the continued public hearing for Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM and called for those wishing to speak in favor of or against the Proposed Project. (Interpreter Alicia Grubic provided Spanish translation during the public hearing.). Following is a list of participants in the study session's discussion with an excerpt of their respective comments:

1. Ms. Christina Morones (GPP, 400 Continental Blvd., Ste. 160, El Segundo, CA 90245), Project Manager – Ms. Morones conducted a presentation, summarizing the background on GPP and the Proposed Project development concept. Ms. Morones provided a project description for Parcels 2, 5, 6, which included i) Building/Parking Structure Development; ii) Floor Plans; iii) Phasing Program; iv) Parking Program/Distribution; and v) Parking Analysis/Conclusions.
2. Mr. Pablo Leon (GPP, 400 Continental Blvd., Ste. 160, El Segundo, CA 90245), Managing Partner – Mr. Leon stated a holistic approach of the three subject parcels was taken in the design phase. Mr. Leon added that the proposed parking for Parcel 2 results from function of design of the smallest of the three parcels. Mr. Leon stated that although the majority of the parking spaces would be relocated, the Proposed Project would provide more parking spaces than currently exist within the three parcels. Mr. Leon added that parking would still be within 500 feet of retail businesses and would adequately serve the retail businesses and customers. Mr. Leon further added that under-ground parking or adding parking levels would increase the project cost considerably. Mr. Leon stated that in order to be eligible for state public financing, the Proposed Project is required to include a 50% affordability component, in which 127 units will be set aside for moderate and low homebuyers.
3. Allison Miller (Hicks Park LLP, 824 Wilshire, Ste. 300, Los Angeles, CA 90017), attorney representing Wilshire State Bank – Ms. Miller stated that bank customers need parking in close proximity to the business, and relocating the current free parking used by Wilshire State Bank patrons would have a negative impact on the business. Ms. Miller also stated that, as designed, the project would negatively affect, not only the bank, but also the surrounding businesses. Ms. Miller requested that less impacting alternate development plans be considered.
4. George Cole (Oldtimers Foundation, 3355 Gage Ave., Huntington Park, CA), Executive Director – Mr. Cole stated that the Proposed Project is a “great project” that would offer local residents an opportunity to become homeowners. Mr. Cole suggested that bank representatives and the developer meet for further discussion on reaching an amicable resolve to the parking concerns expressed by bank representatives.
5. Luz Asuncion (6346 Rita Avenue, Unit B, Huntington Park, CA), resident/property owner – Ms. Asuncion stated that the Proposed Project would reduce property values in the area; and that the proposed parking plan would also negatively affect the surrounding residents who use the current parking lots.
6. Parviz Ebrahimian (170 S. Beverly Dr., #300, Beverly Hills, CA 90212), property owner of 2621 Gage Avenue, Huntington Park, CA – Mr. Ebrahimian expressed his opposition to the Proposed Project's parking plan due to the negative impacts to his tenants and other surrounding businesses. Mr. Ebrahimian stated that he paid in-lieu parking fees when he developed the property, and it would be unfair for him to lose the use of the existing public

parking lot as a result of the Proposed Project. Mr. Ebrahimian submitted correspondence (dated January 13, 2009 and made part of the entitlement record) from the law office of Marvin A. Harten (578 Crestline Dr., Los Angeles, CA), representing property owners of 2621-2649 E. Gage Ave., Huntington Park, CA – The letter outlines the “concerns with regard to lack of public parking and some suggestions that may be a suitable remedy,” i.e., additional parking spaces on Parcel 2 by increasing parking levels in the proposed parking structure.

7. Shervin Gabayan (8900 Wilshire Blvd., Beverly Hills, CA 90211), representing Pacific Arcade Plaza, 6320-6338 Pacific Boulevard, Huntington Park, CA – Mr. Gabayan stated that although he supports affordable housing, the Proposed Project would not only negatively impact retail uses, but professional office uses, including existing dental and medical offices, as well as a school. Mr. Gabayan added that loss of the free parking lots would have an extreme negative financial impact on the surrounding businesses. Mr. Gabayan stated that the developer should seek ways to increase the parking, specifically on Parcel 2. Mr. Gabayan expressed his strong opposition to the project as proposed, and stated that “(they would) fight this until the end.”

*Chairman Benitez declared a recess at 8:20 p.m. The meeting reconvened at 8:25 p.m.*

8. Irma Ramirez (6707 Seville Ave., Apt. #E, Huntington Park, CA) – Ms. Ramirez stated that she was in favor of the Proposed Project because it provides homeowner opportunities for low-income families.
9. Guillermo Urias (Oldtimers Foundation, 3355 Gage Ave., Huntington Park, CA) – Mr. Urias spoke in favor of the project and stated that he welcomed affordable housing opportunities which would encourage young professionals to return and reside in their community.

The Planning Commissioners’ consensus was support of the Proposed Project; however, at the conclusion of the Study Session, the Commissioners recommended that the developer submit a modified development plan of the Proposed Project with a redesigned parking layout to reduce potential negative impacts created by proposed modifications to the existing parking in the subject parcels.

With no one else coming forward, Chairman Benitez closed public testimony. Chairman Benitez so ordered the public hearing for Cases Nos. 1887-DP/CUP/TTM, 1888-DP/TTM, and 1889-DP/CUP/TTM continued to the regular meeting of February 4, 2009, and that the developer present a redesigned development proposal addressing the parking concerns of the business and residential communities.

### **Public Hearings**

None.

### **New Business**

None.

**Information Items**

Director Gray stated that the City of Huntington Park Ethics Handbook was adopted by the City Council on January 6, 2009; of which a copy was distributed to the Commissioners by staff.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Benitez declared the meeting adjourned at 9:03 p.m.

Marial Sanders  
Vice Chair – Acting Chairperson

ATTEST:

Eric Garcia  
Secretary