

Minutes of the Huntington Park Planning Commission meeting held on July 15, 2009.

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Marial Sanders, Eddie Carvajal, and Chairperson Veronica Lopez; Absent: None. City staff members present were Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Perez, seconded by Commissioner Benitez, to approve the minutes of the Regular Meeting held June 17, 2009. Motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Lopez; Noes: None; Absent: None; Abstain: Vice Chair Sanders.

Vice Chair Sanders requested that her absence at the meeting of June 17, 2009 be excused. Hearing no objection, Chairperson Lopez declared Mrs. Sanders' absence excused.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1900-DP: Request by Oldtimers Housing Development Corporation for a Development Permit to demolish five (5) existing units and construct one (1) new residential structure comprising of six (6) dwelling units on property currently developed with 11 dwelling units at 6614 and 6700 Middleton Street, within the High Density Residential (R-H) Zone.

Assistant Planner Gabriela Silva presented and reviewed the Administrative Report for Case No. 1900-DP, which included the Municipal Code Requirements, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that on June 17, 2009, the Planning Commission approved a tentative parcel map, consolidating the two subject properties into one parcel for a proposed development consisting of the demolition of five (5) existing dwelling units and construction of one (1) new residential structure comprising of six (6) dwelling units. Ms. Silva further stated that the proposed six-unit structure is part of a density bonus rehabilitation project, which will provide affordable housing units in the City. Ms. Silva added that the developer proposes to rehabilitate the remaining six units, incorporating recommendations made by the Historic Preservation Commission at its meeting held on February 3, 2009.

Ms. Silva stated that the proposed project would not have an adverse effect to the surrounding properties, complies with the City's Zoning and Development Standards, and that staff recommended the approval of Case No. 1900-DP.

Chairperson Lopez declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1900-DP. Mr. Giulio Zavolta (3231 Ocean Park Blvd., Suite 218, Santa Monica, CA 90405), project architect, presented renderings of the proposed project for the Commission's perusal.

Commissioner Perez requested clarification of the comments received from the Los Angeles County Sanitation District. Planning Manager Garcia explained that the District provides standard comments on developments requiring sewerage service, which include information on District services within its jurisdictional boundaries. Mrs. Perez expressed that she found the size of the proposed units' bedrooms to be too small.

Chairperson Lopez expressed her concern for the proposed tandem parking, which could encourage the tenants of the proposed project to park on the street instead of parking on-site. Mrs. Lopez expressed her dissatisfaction with the size of the proposed units and stated that residential developers should consider the living conditions of prospective tenants by offering adequate-sized housing.

Mr. Zavolta stated that the proposed tandem parking is to maximize the number of units provided. Mr. Zavolta added that the bedroom and unit size of the proposed units meet the City's residential development standards.

After a brief discussion and with no one else coming forward, Chairperson Lopez closed the public hearing. A motion was made by Vice Chair Sanders, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1900-DP, subject to Conditions Nos. 1-23, as outlined in the Administrative Report. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Sanders, and Carvajal; Noes: Chairperson Lopez; Absent: None.

Chairperson Lopez reopened the public hearing and asked Mr. Zavolta if he had read and agreed with the Conditions of Approval as recommended by staff. Mr. Zavolta stated that Condition No. 10.b did not accurately reflect the recommendation of the Historic Preservation Commission. After a brief discussion and explanation by Planning Manager Garcia of the Historic Preservation Commission's recommendation regarding the stone veneer on the front porch of the craftsman style structure, it was concurred by the Commission, staff, and Mr. Zavolta that no modification to Condition No. 10.b was necessary. Chairperson Lopez declared the public hearing closed.

New Business

None.

Information Items

None.

Subjects Presented by the Planning Commission

Vice Chair Sanders announced that she would be submitting her resignation from the Planning Commission to the City Council at the Council meeting of July 20, 2009. The Commissioners and staff thanked Mrs. Sanders for her service to the City of Huntington Park and expressed their well wishes to her.

Adjournment

There being no further business, Chairperson Lopez declared the meeting adjourned at 7:16 p.m.

Chairperson

ATTEST:

Secretary