

**Minutes of the Huntington Park Planning Commission meeting held on February 6, 2008.**

Chairman Molina called the meeting to order at 6:30 p.m. Present: Commissioners Rosa Perez, Marial Sanders, Veronica Lopez, and Chairman Andy Molina; Absent: Commissioner Eddie Benitez, (professional commitment; declared excused by Chairman Molina). City staff members present were Director of Community Development Henry Gray, Planning Manager Gabriel Bautista, Senior Planner Eric Garcia, Assistant Planner Gabriela Silva, Office Assistant Velvet Ruiz, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Sanders, seconded by Commissioner Lopez, to approve the minutes of the meeting held January 16, 2008, as submitted. Motion carried as follows: Ayes: Commissioners Sanders, Lopez, and Chairman Molina; Noes: None; Absent: Commissioner Benitez; Abstain: Commissioner Perez.

**Public Appearances**

None.

*It was concurred by the Commission and staff to deviate from the order of the agenda and that staff present Informational Item A before the scheduled Public Hearing.*

**Informational Items**

A. Downtown Huntington Park – Parking Demand and Management Analysis (prepared by Walker Parking Consultants).

Planning Manager Bautista stated that the purpose of the analysis was to 1) determine the current parking conditions in the downtown commercial district; 2) project future parking demand generated by a proposed mixed-use condominium and retail development project along Rita Avenue; and 3) recommend parking management methods to improve current and future parking demands in the City. Mr. Bautista reviewed the Administrative Report and stated that in order to provide maximum parking and utilize the downtown area's parking supply more efficiently, the Analysis made the following recommendations:

1. Increase parking rates or expand paid parking into those blocks that have the highest parking demand;
2. Price parking according to demand (location/time of highest parking demand) to include a "tiered system" dependent on higher parking rates in higher parking demand areas;
3. Utilize parking revenue within the downtown for the management, maintenance, and expansion of public parking; and
4. If necessary, determine whether a residential parking permit program may be required to mitigate parking spillover from commercial uses.

A discussion was held. Director of Community Development Gray acknowledged the Commissioners' concern with lack of parking availability in the downtown area. Mr. Gray stated that, in an effort to improve the parking conditions, the City is considering the parking consultant's recommendations by implementing a parking plan which would alleviate the lack of parking impacts in the downtown area. Mr. Gray further informed the Commission that on February 19, 2008 a public hearing would be held for City Council consideration of a resolution establishing an increase to the in-lieu parking fee reflecting the true cost of constructing a parking space in the downtown area.

**Continued Public Hearings**

A. CASE NO. 1865-DP: Request by Calene Enterprises for approval of a Development Permit to establish a restaurant at 6103 Pacific Boulevard, within the Pacific Paseo (PP) Zone.

Assistant Planner Gabriela Silva presented the Administrative Report for Case No. 1865-DP, which included the Municipal Code Requirements and Required Findings for a Development Permit, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that at the public hearing of February 5, 2008, the Commission continued the public hearing due to concerns regarding food odor emissions from the proposed use, as well as the applicant's compliance with the City's off-street parking requirements. Ms. Silva stated that staff has addressed the Commissioners' expressed concerns by 1) adding a condition that the applicant install equipment to filter the cooking exhaust (Condition No. 17); and 2) giving the applicant the option to apply for a Minor Variance to deviate from the distance requirements so that the applicant can be eligible to pay in-lieu parking fees, as allowed by the Municipal Code.

A discussion was held. Chairman Molina declared the public hearing open and called for those wishing to speak in favor of or against Case No. 1865-DP. Mr. Allan Khoshbin (12400 Wilshire Blvd., Ste. 1265, Los Angeles, CA), business owner representative, came forward to speak in favor. Mr. Khoshbin stated that the applicant was agreeable to the conditions as recommended by staff, and requested that the Commission approve the Development Permit. Mr. Khoshbin further requested the administrative approval of the Minor Variance in an expeditious manner and that, if the applicant is granted that Minor Variance, the in-lieu parking fees remain at the current rate (\$2,000 per parking space).

Mr. Mike Ditch (property owner) came forward and requested that the current in-lieu parking fee rate be applied to the potential request and approval of in-lieu parking fees for the proposed project .

Mr. Ersel Shakibkhoo (18034 Ventura Blvd., Encino, CA), property owner, came forward and stated that the proposed increase to the in-lieu parking fee would negatively affect the recruitment of new businesses to the City.

After a discussion, and with no one else coming forward, Chairman Molina declared the public hearing closed.

A motion was made by Commissioner Perez, seconded by Commissioner Lopez, to APPROVE CASE NO. 1865-DP, subject to Conditions Nos. 1-27 as outlined in staff's Administrative Report. The motion carried as follows: Ayes: Commissioners Perez, Sanders, Lopez, and Chairman Molina; Noes: None; Absent: Commissioner Benitez.

**Informational Items (cont.)**

B. Summary of Cases considered by the Planning Commission in 2007.

Planning Manager Bautista briefly reviewed staff's summary of 2007 Planning Commission cases, including the list of items the Planning Division staff processed in 2007 and future projects which the Commission will consider in 2008.

Director of Community Development Gray complimented Planning Manager Bautista and the Planning Division team for their diligent work in producing high quality staff reports presented to the Commission. Mr. Gray added that staff looked forward to continue to work with the Commission in 2008.

**Public Hearings**

None.

**New Business**

None.

**Information Items**

Commissioner Perez requested that staff proceed with her registration to the League of California Cities Planners Institute scheduled for March 26-28, 2008 in Sacramento.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairman Molina declared the meeting adjourned at 8:01 p.m.

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Chairman

ATTEST:

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Secretary