

Minutes of the Huntington Park Planning Commission meeting held on November 4, 2009.

Vice Chair Perez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Eddie Carvajal, and Vice Chair Rosa Perez; Absent: Commissioner Avygail Sanchez (declared excused by Vice Chair Perez) and Chairperson Veronica Lopez (declared excused by Vice Chair Perez). City staff members present were Planning Manager Eric Garcia, Assistant Planner Gabriela Silva, and Recording Secretary Genny Ochoa.

Approval of Minutes

Motion by Commissioner Benitez, seconded by Commissioner Carvajal, to approve the minutes of the regular meeting held on October 21, 2009. The motion was unanimously approved.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

A. CASE NO. 1905-ZOA/GPA: A resolution recommending to the City Council the adoption of a Title 9 Zoning Ordinance Amendment and General Plan Amendment establishing an affordable housing overlay zone and citywide affordable housing development standards.

Planning Manager Garcia stated that staff had re-noticed the publication for the public hearing and recommended that Case No. 1905-ZOA/GPA be postponed until the new publication date of November 18, 2009.

Hearing no objection and no public comments, Vice Chair Perez postponed the hearing for Case No. 1905-ZOA/ GPA to the meeting of November 18, 2009.

B. CASE NO. 1906-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code applicable to Affordable Housing Incentives (Density Bonus).

Assistant Planner Gabriela Silva reviewed the Administrative Report, which included the Municipal Code Requirements, Required Findings for a Zoning Ordinance Amendment, Administrative Comments and Analysis, and Recommendations. Ms. Silva stated that the 2008-2014 Housing Element of the City's General Plan identified that the City's Density Bonus Ordinance did not comply with state law and that by adopting the proposed amendments, the City would achieve compliance and establish density bonus guidelines to increase affordable housing in the City. Ms. Silva further stated that state law prohibits the discretionary review of

density bonus developments, and as a result, the most notable change to the existing ordinance is the elimination of a Conditional Use Permit requirement for a density bonus; instead, the ordinance amendment allows for the Director of Community Development to administratively approve an application for density bonus and incentives or concessions. Ms. Silva added that staff recommended the adoption of Resolution No. 1906 recommending that the City Council adopt the proposed ordinance amending Title 9 of the Municipal Code to modify the standards and regulations applicable to Affordable Housing Incentives (Density Bonus).

After a brief discussion, Vice Chair Perez declared the public hearing open and called for those wishing to speak for or against Case No. 1906-ZOA. Hearing no one, Vice Chair Perez declared the public hearing closed.

Staff distributed to the Commissioners a revised draft ordinance with minor grammatical revisions as recommended by the City's consultant and preparer of the Housing Element.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1906-ZOA, adopting Planning Commission Resolution No. 1906 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code Section to modify the standards and regulations applicable to Affordable Housing Incentives (Density Bonus). The motion carried as follows: Ayes: Commissioners Benitez, Carvajal and Perez; Noes: None; Absent: Commissioner Sanchez and Chairperson Lopez.

C. CASE NO. 1907-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code applicable to second dwelling units.

Planning Manager Garcia recommended that Case No. 1907-ZOA be continued to the Commission meeting of November 18, 2009.

Vice Chair Perez declared the public hearing open and called for those wishing to speak for or against Case No. 1907-ZOA. With no one coming forward, Vice Chair Perez so ordered that the public hearing for Case No. 1907-ZOA be continued to the Planning Commission regular meeting of November 18, 2009.

D. CASE NO. 1908-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code applicable to multi-family dwelling units and single room occupancy (SRO) facilities.

Planning Manager Garcia reviewed the Administrative Report, which included the Municipal Code Requirements, Required Findings for a Zoning Ordinance Amendment, Administrative Comments and Analysis, and Recommendations. Mr. Garcia stated that the 2008-2014 Housing Element update of the City's General Plan identified several necessary modifications to the Zoning Code to comply with state regulations, including that a Development Permit requirement replace the current Conditional Use Permit requirement for multi-family residential within commercial and mixed-use zones, and SROs in the R-H Zone. Mr. Garcia stated that the proposed ordinance amendment would not modify the development standards for Multi-family dwelling units or SROs, but only amend the type of permit required for project approval.

Mr. Garcia added that staff recommended the adoption of Resolution No. 1908 recommending City Council adoption of the proposed ordinance amending Title 9 of the Municipal Code to modify regulations applicable to multi-family dwelling units in mixed-use zones and Single Room Occupancy Facilities in residential zones.

After a brief discussion, Vice Chair Perez declared the public hearing open and called for anyone wishing to speak for or against Case No. 1908-ZOA. With no one coming forward, Vice Chair Perez declared the public hearing closed.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1908-ZOA, adopting Planning Commission Resolution No. 1908 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code Section to modify regulations applicable to multi-family dwelling units in mixed-use zones and Single Room Occupancy (SRO) facilities in residential zones. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal and Perez; Noes: None; Absent: Commissioner Sanchez and Chairperson Lopez.

New Business

None.

Information Items

None.

Subjects Presented by the Planning Commission

Commissioner Benitez inquired about the status of the operation of Mission Hospital located on Florence Avenue. Planning Manager Garcia stated that there was no status update to report.

Adjournment

There being no further business, Vice Chair Perez declared the meeting adjourned at 7:05 p.m.

Chairperson

ATTEST:

Secretary