

REGULAR AGENDA

1. Consideration of a Study Session: Zone Ordinance Amendment Bundle
Planner: Carlos Luis / Location: Citywide / Applicant: City

Study Session to Consider a Zone Ordinance Amendment Bundle Relating to Various Sections of the Huntington Park Municipal Code (HPMC)

Senior Planner Carlos Luis introduced the item and presented a PowerPoint, adding that this gives Planning Commissioners the opportunity to provide input, feedback and/or direction on the preparation of a Zone Ordinance amendment. Senior Planner Luis discussed amendments to various Huntington Park Municipal Code (HPMC) Sections should be considered due to changes in Federal and State Laws, technology advancements and changes in land use trends which include Nonconforming Structures and Uses, Landscaping, Fences and Walls and Dances and Entertainment Permits and concluded with the recommendation that the Planning Commission direct staff to prepare a Zone Ordinance Amendment for their consideration.

Assistant City Attorney Tapia advised the Planning Commission to keep in mind if courts consideration of abatement periods would be reasonable or not, depending on the type of use, type of building and type of investment that the business owner has invested in the property. He added that a 3-year timeframe would be more appropriate for businesses that have a high amount of investments. He also stated that a nuisance abatement is already part of tool that the City has and City property could be shut down due do a nuisance abatement.

Chair Carbajal questioned what the City currently has in place. Senior Planner Luis responded that there is currently a 6 month timeframe for property that is abandoned and/or vacant, adding that this is done to protect the general welfare of community.

Senior Planner Luis explained that the minimal landscaping provisions in the Huntington Park Municipal Code (HPMC) under Chapter 9, Article 4, adding the high amount of inquiries for conventional lawns are due to the drought. Mr. Luis stated that artificial turf, has gained popularity and that there are some related concerns and is recommending a 1 to 2 year Pilot Program.

Senior Planner Luis is considering the relocation of Fences and Walls located in Title 8 of the HPMC to Title 9 and clean up language to help residents and contractors better understand the requirements and relocating Dances and Entertainment Permits from Title 3 to Title 9 to allow the Planning Division to take the lead on application processing and is also considering changing the body from City Council to Planning Commission.

Chair Carbajal questioned the current residential height of Fences and Walls for the City . Planning Technician Pelayo stated that the residential zone height is 5 feet front and 6 feet for setback area.

Senior Planner Luis stated that feedback received will be incorporated into the language, and adding a Public Hearing that is to be properly noticed.

Vice Chair Martinez questioned the proper study session protocol. Senior Planner Luis stated that the study session will be noted as a discussion item in the minutes.

Commissioner Osorio questioned the comparison with other cities with regards to topics being discussed and asked what other cities do. Senior Planner Luis stated this is not uncommon to present it as a bundle there are associated cost savings with the public noticing and environmental review.

Commissioner Cordova directed staff to include existing standards and new standards. Mr. Luis explained that staff reports will be prepared in a manner that will identify existing standards as well as proposed standards.

Chair Carvajal questioned what the City has in place for home inspections when a house is in escrow and would like all properties to be inspected before it is sold in case of any code violations. Planning Technician Pelayo responded that the city requires current home owner or buyer to conduct a pre-sale inspection prior to the transfer. Senior Planner Luis added that the real estate agents are doing their due diligence in obtaining presale inspections, mentioned that in the past Code Enforcement worked under Community Development and has now been transferred to the Police Department which is something the city can look into in the future.

Vice Chair Martinez recommended each item be discussed separate for clarity and individual attention so that each item has its separate vote. Assistant City Attorney Tapia responded that each item will be brought and addressed separately. Mr. Martinez reiterated the process. Sr. Planner Luis responded that the feedback received will be incorporated into a proposed language to be amend the City's code. The processing would be considered by the Planning Commission for review and recommendations then forwarded to the City Council as a public hearing item to be presented for public testimony and review by Council if approved the ordinance would be introduced to be adopted at the next City Council Meeting, once adopted, would take effect 30 days after.

Vice Chair Martinez recommended a 1-year Pilot Program for Landscape and issuing a time deadline for dance & entertainment permits, questioned the resources the city has along Pacific Blvd. and on issues and/or disturbances from the Police Department, he also brought up outdated noise ordinance on file. Mr. Luis explained the different types of permits and requirements.

Commissioner Cordova questioned the type of businesses that are being targeted on the dance and entertainment permits and questioned if landscape covers sidewalks, Planning Technician Pelayo stated that this includes private properties and right of ways.

Commissioner Osorio recommended looking at surrounding cities to demonstrate that we are doing our job and to avoid any legal battles.

Vice Chair Martinez, questioned if the abatement period included zone change, and questioned staff's recommendation. Mr. Luis stated that the non-conforming abatement periods and the non-conforming sections in general applies City wide to all non-conforming conditions and explained that further research will be followed and direction in breaking each item up depending on the specific uses to provide different abatement periods.

Assistant City Attorney Tapia addressed the need for standards and guidelines.

Chair Carbajal questioned the house and entertainments for residential events and if residents need permits to host a party. Senior Planner Luis responded that dance and entertainment events only apply to commercial buildings since residential homes do not require a permit they just need to comply with city's municipal code and added that other cities do need to obtain a residential permit from their Police Department.

Vice Chair Martinez recommended staff look into the current noise ordinance.

Chair Carbajal recommended dividing each item into separate sections.

STAFF COMMENTS

Senior Planner Luis thanked and informed commissioners that he is available for questions.

PLANNING COMMISSION COMMENTS

Commissioner Osorio, thanked staff for the research, patience and dedication.

Vice Chair Martinez thanked staff and commented on a standard format for minutes.

Chair Carbajal suggested brief minutes and thanked everyone who attended.

ADJOURNMENT

At 7:27 p.m. Chair Carvajal declared the meeting adjourned to a Regular Meeting on Wednesday, October 21, 2015 at 6:30 p.m.

Respectfully submitted,

Yesenia "Jessie" Gomez
Assistant Recording Secretary/Jr. Deputy City Clerk