



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Special Meeting

Wednesday, November 17, 2021 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

SPECIAL NOTICE REGARDING COVID-19

Hybrid virtual/in-person meetings are held pursuant to AB361 because state and local officials are recommending measures to promote social distancing. Members of the public may email comments to sforster@h pca.gov

Given the health risks associated with COVID-19, the City is encouraging members of the public to submit their comments and questions in writing, for Planning Commission considerations, by sending them to the Secretary of the Planning Commission at planning@h pca.gov. All comments and questions will be read during the meeting.

If you wish to attend the Planning Commission meeting in person, the City's Conference Room on the 2nd floor of City Hall will be open and available for the public to observe and offer public comment telephonically. We ask that members of the public in attendance use social distancing practices. Please contact the Secretary of the Planning Commission in advance at (562) 584-6210, for any questions and to make the correspondent arrangements.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Jonathan Sanabria
Commissioner Angelica Montes
Commissioner Eduardo Carvajal
Commissioner Erika Nuno
Commissioner Ricardo Barba-Ochoa

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. This is the only opportunity for public input except for scheduled public hearing items.

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

REGULAR AGENDA

PUBLIC HEARING

**PLANNING COMMISSION APPROVAL OF A RESOLUTION RECOMMENDING
TO THE CITY COUNCIL TO APPROVE GENERAL PLAN AMENDMENT NO.
2021-01 FOR THE ADOPTION OF THE CITY OF HUNTINGTON PARK 2021-
2029 HOUSING ELEMENT**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a Public Hearing;
2. Take public testimony; and
3. Approval of Resolution 2021-01 recommending to the City Council to approve General Plan Amendment No. 2021-01 for submittal to HCD for review and comment of the City of Huntington Park 2021-2029 Housing Element.

STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, December 15, 2021 at 6:30 p.m.

I, Steve Forster, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park's City Hall and made available at www.hpca.gov on the 15th of November 2021.


Steve Forster



CITY OF HUNTINGTON PARK

PLANNING COMMISSION AGENDA REPORT

DATE: NOVEMBER 17, 2021

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTENTION: STEVE FORSTER, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: GENERAL PLAN AMENDMENT GPA-21-01 (ADOPTION OF 2021-2029 HOUSING ELEMENT)

REQUEST: PLANNING COMMISSION APPROVAL OF A RESOLUTION RECOMMENDING TO THE CITY COUNCIL TO APPROVE GENERAL PLAN AMENDMENT NO. 21-01 FOR THE ADOPTION OF THE CITY OF HUNTINGTON PARK 2021-2029 HOUSING ELEMENT

APPLICANT: City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

PROJECT LOCATION: Citywide

BACKGROUND:

- *August 6, 2021 Draft Housing Element Submitted to HCD*

Upon the completion of the 30-day public comment and review period and authorization to submit the draft document from City Council, the city submitted the draft Housing Element to the California Department of Housing and Community Development ("HCD") for a 60-day review pursuant to State law.

- *October 5, 2021 Comments received from HCD*

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On October 5, 2021, HCD issued a letter (**Exhibit B**) finding that while the draft Housing Element addresses many statutory requirements, revisions will be necessary to comply with State Housing Element Law.

- ***Project Location***

The proposed 2021-2029 Housing Element update to the Huntington Park General Plan encompasses the entire City of Huntington Park. The amendment will implement regulatory systems that provide opportunities for, and do not unduly constrain, housing development within the City of Huntington Park subject to State Housing Element Law.

- ***Project Timeline and Community Outreach***

The City of Huntington Park initiated the Housing Element Update on January 12, 2021. During the initial process, the City entered into an agreement for professional services with Infrastructure Engineers and consultation from JCD Planning for the Housing Element Update. A series of public outreach events were conducted in order to create a community-based Housing Element that reflects the community's priorities and goals for housing. The following is a list of public outreach events regarding the City's Housing Element Update:

- Outreach efforts and invitations sent out to the public to attend the Housing Element Workshop on May 13, 2021
- Public Outreach for public participation of the Housing Element Survey conducted at the local Farmers Market on May 16, 2021.
- Public Outreach for public participation of the Housing Element Survey conducted at the local Farmers Market on May 26, 2021.
- Public Outreach for public participation of the Housing Element Survey conducted at the local Farmers Market on June 2, 2021
- Public Outreach for public participation of the Housing Element Survey conducted at the local Farmers Market on June 9, 2021.
- 30-Day Public Review for comments conducted from July 9th to August 6th, 2021

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The city also conducted Housing Element Workshops on the following dates:

- Housing Element Workshop (Joint Meeting, Planning Commission and City Council) – May 13, 2021
- Housing Element Workshop (City Council) – July 28, 2021

In addition to public outreach and workshops, staff has created a Housing Element web page (<http://h pca.gov/787/Housing-Element>), which includes background information, the project schedule, meeting materials, and the draft Housing Element document.

DISCUSSION:

The purpose of this meeting is for the Planning Commission to review HCD comments, the City's proposed responses to HCD comments (**Exhibit C**), and the revised draft Housing Element incorporating revisions addressing HCD comments. Cities are required to consider HCD comments and make appropriate findings prior to adoption of a Housing Element.

Subsequent to this Planning Commission meeting, a public hearing will be scheduled by the City Council to review the Commission's recommendation and consider adoption of the Housing Element.

ANALYSIS:

- ***State Law***

California State law sets forth extensive requirements for Housing Elements and related land use regulations related to housing. The Draft 2021-2029 Housing Element (**Exhibit D**) includes the following components:

- **Chapter I: Introduction.** An introduction providing background information and context for the Housing Element.
- **Chapter II: Housing Needs Assessment.** An analysis of the city's demographic and housing characteristics, trends and special needs.

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- **Chapter III: Resources and Opportunities.** An evaluation of resources and opportunities available to address housing issues.
- **Chapter IV: Constraints.** A review of potential market, governmental, and environmental constraints to meeting housing needs.
- **Chapter V: Housing Action Plan.** The Housing Plan, including policies and programs for the 2021-2029 planning period.
- **Appendix A.** A review of accomplishments during the previous planning period.
- **Appendix B.** An inventory of the potential sites for housing development.
- **Appendix C.** A summary of opportunities for public participation during the preparation and adoption of the Housing Element.

The most important part of the Housing Element is the Housing Plan (Chapter V) because it describes the City's policies, programs and objectives for the 2021-2029 planning period. Housing programs have been updated to reflect current circumstances and includes commitments for specific actions over the next 8 years. Several programs have been introduced to be in compliance with recent legislation and remove constraints identified in Chapter IV of the document, including:

- **Program 1: First-Time Homebuyers Assistance Program** will be reinstated from the previous 4th cycle Housing Element.
- **Program 2: Accessory Dwelling Units (ADUs)** to update the Second Unit Ordinance to comply with Section 65852.2 of the State of California Government Code and implement streamlining processes and advertise State grants and incentives for very low- to moderate-income level households.
- **Program 6: Review of Governmental Constraints and Zoning Ordinances** to review the inconsistencies resulting in constraints within Development in the Medium-Density (R-M) and High-Density (R-H) residential zones and adopt an amendment to allow for uniformity resulting in the opportunity for additional residential units.

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- **Program 9: Density Bonus/Affordable Housing** increase Density Bonus for affordable housing pursuant to AB 2345 of 2020.
- **Program 12: Special Needs Housing** to require that supportive housing and single-room occupancy.
- **Program 12: Special Needs Housing** to create a new Ordinance to allow Low Barrier Navigation Centers development to meet specified standards be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses pursuant to Government Code Sec. 65660 et seq.

- ***RHNA Requirements***

One of the most important requirements of State Housing Element law is that each city must adopt land use plans and regulations that create opportunities for sufficient residential development to accommodate its assigned share of statewide housing need. The RHNA is the process by which each city's need for additional housing is determined.

The 6th cycle RHNA allocation by income category for Huntington Park is as follows:

2021-2029 Regional Housing Growth Needs Huntington Park

Very Low	Low	Moderate	Above	Total
348	202	223	434	1,207

Source: SCAG 3/4/2021

The RHNA identifies the amount of additional housing at different price levels a jurisdiction would need to accommodate its existing population plus its assigned share projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement based upon housing need, not a construction quota or mandate. The primary significance of the RHNA is that jurisdictions are required to adopt land use plans and development regulations that create sufficient opportunities for additional housing development commensurate with the RHNA allocation.

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- ***HCD Review***

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. The State legislature has declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to HCD to review city Housing Elements and issue opinions regarding their compliance with State law. A finding of Housing Element compliance by HCD is referred to as "certification" of the Housing Element. Certification is important to enhance cities' eligibility for grant funds and also to support local land use authority.

HCD review of Housing Elements is required both prior to and after final adoption by the City Council.

In August, the City submitted the draft Housing Element to HCD and on October 5, 2021, HCD issued a letter (**Exhibit B**) finding that while the draft Housing Element addresses many statutory requirements, revisions will be necessary to comply with State Housing Element Law.

Based on HCD's comments, staff has prepared a revised draft Housing Element. **Exhibit C** summarizes HCD's comments and how the element has been revised to address each comment. State law requires the City Council to consider HCD's comments and make appropriate findings as part of the Housing Element adoption process.

Following City Council adoption, the Housing Element must be submitted for HCD review. HCD then will issue its opinion as to whether the adopted Housing Element complies with State housing law. HCD has 90 days to complete its review of the adopted Housing Element.

- ***Huntington Park Municipal Code***

Pursuant to HPMC Section 9-2.2001, the City is permitted to amend the General Plan whenever public necessity and general welfare require changes in or modification thereto.

Furthermore, pursuant to HPMC Section 9-2.2005, the Planning Commission is required to make a written recommendation to the City Council on the proposed

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General Plan Amendment whether to approve, approve in modified form, or disapprove based upon the findings outlined in HPMC Section 9-2.2007.

- ***General Plan Amendment Findings***

In granting a General Plan Amendment, the Planning Commission must make findings in connection with the General Plan, as set forth in the Huntington Park Municipal Code. Pursuant to HPMC Section 9-2.2007(1), a General Plan Amendment may be approved only if all of the following findings are made:

1. **The proposed amendment is internally consistent with the General Plan;**

Finding: The proposed Housing Element is internally consistent with the comprehensive General Plan in that the goals and policies identified for the element is specific and facilitate the development envisioned by the General Plan. Furthermore, the Housing Element update, resulting in a clear path to achieve housing development consistent with the comprehensive General Plan.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;**

Finding: The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City in that no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to further CEQA analysis.

3. **The proposed amendment would contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;**

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Finding: The amendment proposes to provide goals and policies that would promote housing and the use of mixed-use developments within the city. As the sites inventory primarily focuses on the Downtown Specific Plan area, the amendment will contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

4. **The subject parcel(s) is physically suitable (including, but not limited to, access, provisions of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development; and**

Finding: The proposed amendment will update the City's Housing Element for the 6th cycle so that it is compliant with State Law. The programs within the Housing Element will provide updates to the Zoning Code and any other constraints identified within the document. Furthermore, future developments will be reviewed for consistency with the General Plan and the Zoning Code to ensure it is physically suitable for the proposed land use.

5. **The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

Finding: The City has reviewed and determined that since no development project or other physical change to the environment will take effect in adoption of the Housing Element, the project is exempt from CEQA. A Notice of Exemption has been prepared and will be filed with the County Clerk's office. Therefore, the project complies with the provisions of CEQA and the City's Guidelines.

**ENVIRONMENTAL
REVIEW:**

The City has determined that the Housing Element update is exempt from the provisions of CEQA pursuant to CEQA Guidelines Sec. 15061(b)(3)), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since no development project or other physical change to the

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environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant effect on the environment, and therefore is not subject to further CEQA analysis.

SUBSEQUENT ACTION:

If the Planning Commission recommends to the City Council the adoption of the General Plan Amendment, the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

RECOMMENDATION:

That the Planning Commission conducts a public hearing, consider all public testimony, and adopt Resolution No. 2021-08.recommending to the City Council to approve General Plan Amendment No. 21-01 for the adoption of the City of Huntington Park 2021-2029 Housing Element.

EXHIBITS:

- A: PC Resolution No. 2021-08
- B: HCD letter of October 5, 2021
- C: Summary of HCD Comments and City Responses
- D: Draft 2021-2029 Huntington Park Housing Element

PC RESOLUTION NO. 2021-08

**A RESOLUTION OF THE CITY OF HUNTINGTON PARK PLANNING COMMISSION
FOR THE RECOMMENDATION TO THE CITY COUNCIL TO APPROVE GENERAL
PLAN AMENDMENT NO. 21-01 FOR SUBMITTAL TO HCD FOR REVIEW AND
COMMENT OF THE CITY OF HUNTINGTON PARK 2021-2029 HOUSING
ELEMENT**

WHEREAS, the Planning Commission of the City of Huntington Park, after notice duly given as required by law, held a public hearing on Wednesday, November 17, 2021 Planning Commission Meeting at 6 p.m. in the City Hall, 6550 Miles Avenue, Huntington Park, California, to consider the recommendation to the City Council to adopt the City of Huntington Park 2021-2029 Housing Element; and

WHEREAS, the State of California Government Code requires the City to adopt and maintain a Housing Element that provide opportunities for, and do not unduly constrain, housing development; and

WHEREAS, pursuant to Huntington Park Municipal Code Section 9-2.2001, the City is permitted to amend the General Plan whenever public necessity and general welfare require changes in or modification thereto; and

WHEREAS, the Housing Element of the City of Huntington Park's General Plan was last updated in 2018 by Resolution No. 2018-04 and the City now desires to update its Housing Element for the 2021-2029 cycle through the adoption of this General Plan Amendment; and

WHEREAS, the City of Huntington Park initiated an update to the City's Housing Element on January 12, 2021; and

WHEREAS, the City sought to proactively engage the public in the update to the Housing Element, by hosting community outreach workshops, meetings, internet surveys and informational presentations to the City Council; and

WHEREAS, the first Joint Planning Commission/City Council public Housing Element Workshop was held on May 13, 2021; and

WHEREAS, on May 13, 2021, the Housing Element Survey was virtually released on the City's Housing Element webpage, all social media platforms, and via email notification

1 list; and

2 **WHEREAS**, on July 1, 2021, the Ad-Hoc Committee Meeting was held to go over the
3 outline of Programs for the draft Housing Element; and

4 **WHEREAS**, from July 9 to August 6, 2021, the city solicited comments related to the
5 public draft by sending links or copies of the draft to interested parties and diverse
6 stakeholders, posting on social media, and on the city's webpage, as required by State law;
7 and

8 **WHEREAS**, on July 28, 2021, a second Housing Element Workshop was held with
9 the City Council to obtain feedback on the draft Programs and provide authorization to
10 submit the draft to the California Department of Housing and Community Development
11 ("HCD"); and

12 **WHEREAS**, the draft Housing Element was submitted to HCD for the 60-day review
13 period; and

14 **WHEREAS**, on October 5, 2021, the City received comments from HCD on the draft
15 Housing Element; and

16 **WHEREAS**, pursuant to Huntington Park Municipal Code Section 9-2.2005, the
17 Planning Commission is required to make a written recommendation to the City Council on
18 the proposed amendment whether to approve, approve in modified form, or disapprove
19 based upon the finding outlined in Huntington Park Municipal Code Section 9-2.2007; and

20 **WHEREAS**, on November 17, the Planning Commission held a public hearing and
21 considered all testimony for the proposed project and recommended adoption of the City of
22 Huntington Park 2021-2029 Housing Element to the City Council; and

23 **WHEREAS**, on November 17, the Planning Commission has considered the Notice
24 of Exemption under the California Environmental Quality Act ("CEQA") and determined that
25 the exemption adequately describes and analyzes the draft Housing Element; and

26 **WHEREAS**, all persons appearing for or against the recommendation to adopt the
27 Housing Element were given the opportunity to be heard in connection with said matter; and

28 **WHEREAS**, any and all written comments received prior to and at the hearing were

reviewed by the Planning Commission.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON PARK DOES RESOLVE AS FOLLOWS:

SECTION 1: The proposed General Plan Amendment to adopt the City of Huntington Park 2021-2029 Housing and Notice of Exemption under CEQA were presented to the Planning Commission, and the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing, reviewed and considered the information therein prior to any action on the adoption of this Resolution.

SECTION 2: The Planning Commission finds, determines, and declares that the proposed 2021-2029 Housing Element has been processed in accordance with State law and local regulations.

SECTION 3: The Planning Commission hereby makes the following findings in connection with the proposed 2021-2029 Housing Element:

1. The proposed amendment is internally consistent with the General Plan;

Finding: The proposed Housing Element is internally consistent with the comprehensive General Plan in that the goals and policies identified for the element are specific and facilitate the development envisioned by the General Plan. Furthermore, the Housing Element update, resulting in a clear path to achieve housing development consistent with the comprehensive General Plan.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City;

Finding: The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City in that no development project or other physical change to the environment would be approved by the adoption of the Housing Element, it can be seen with certainty that there is no possibility that Housing Element adoption may have a significant

effect on the environment, and therefore is not subject to further CEQA analysis.

3. The proposed amendment will contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live;

Finding: The amendment proposes to providing goals and policies that would promote housing and the use of mixed-use developments within the city. As the sites inventory primarily focuses on the Downtown Specific Plan area, the amendment will contribute to an appropriate balance of land uses so that local residents may work and shop in the community in which they live.

4. The subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested/anticipated land use development; and

Finding: The proposed amendment will update the City's Housing Element for the 6th cycle so that it is compliant with State Law. The programs within the Housing Element will provide updates to the Zoning Code and any other constraints identified within the document. Furthermore, future developments will be reviewed for consistency with the General Plan and the Zoning Code to ensure it is physically suitable for the proposed land use.

5. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.

Finding: The City has reviewed and determined that since no development project or other physical change to the environment will take effect in adoption of the Housing Element, the project is exempt from CEQA. A Notice of Exemption has been prepared and will be filed with the County Clerk's office. Therefore, the project complies with the provisions of CEQA and the City's Guidelines.

SECTION 4: The Planning Commission conduct a public hearing, consider all public testimony, and adopt the resolution to adopt the City of Huntington Park 2021-2029 Housing Element.

SECTION 5: The Secretary of the Planning Commission shall certify to the adoption

1 of this Resolution and a copy thereof shall be filed with the City Clerk.

2 **PASSED, APPROVED, AND ADOPTED this 17th day of November, 2021 by the**
3 **following vote:**

4 **AYES:**

5 **NOES:**

6 **ABSENT:**

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10 HUNTINGTON PARK PLANNING COMMISSION
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Angelica Montes, Chairperson
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14 **ATTEST:**

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Steve Forster, Secretary
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