

Minutes of the Huntington Park Planning Commission meeting held on November 18, 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 (out of town business trip; 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, Senior Planner Albert Fontanez, 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 November 4, 2009. The motion was unanimously approved.

Public Appearances

None.

Continued Public Hearings

A. 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.

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 necessary modifications to the City's Zoning Code to meet compliance with state regulations. In this case, state law mandates that local jurisdictions must process requests for second units ministerially, prohibiting discretionary review or a public hearing, as well as modifying the parking requirements to not exceed one space per unit or one space per bedroom for the second unit. Ms. Silva added that the proposed revisions to the second unit standards would encourage housing developments with reduced constraints. A revised draft ordinance was distributed by Ms. Silva who stated that modifications related to the "definition" and size of second dwelling units had been made to the draft ordinance included in the Commissioners' agenda. Ms. Silva stated that staff recommended the approval of proposed Resolution 1907-ZOA, recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code applicable to second dwelling units.

After a brief discussion, Vice Chair Perez declared the public hearing open and called for those wishing to speak for or against Case No. 1907-ZOA. Hearing no one, Vice Chair Perez declared the public hearing closed.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1907-ZOA, adopting Planning Commission Resolution No. 1907 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code applicable to second dwelling units. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal and Perez; Noes: None; Absent: Commissioner Sanchez and Chairperson Lopez.

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.

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 updated 2008-2014 Housing Element of the City's General Plan found a shortage and need for affordable housing. Ms. Silva further stated that the new General Plan Land Use and proposed Zoning Designations would encourage the development of affordable housing within the City's limited land resources. Ms. Silva further stated that affordable housing developments would be permitted administratively as outlined in the draft resolution, as revised by staff. Ms. Silva added that staff recommended the approval of the Zoning Ordinance Amendment and General Plan Amendment as presented by staff.

After a brief discussion, Vice Chair Perez declared the public hearing open and called for those wishing to speak for or against Case No. 1905-ZOA/GPA. Hearing no one, Vice Chair Perez declared the public hearing closed.

A motion was made by Commissioner Benitez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1905-ZOA/GPA, recommending to the City Council the adoption of a Zoning Ordinance Amendment to Title 9 and a General Plan Amendment establishing the Affordable Housing Overlay Zone and citywide Affordable Housing Development Standards. The motion carried as follows: Ayes: Commissioners Benitez, Carvajal and Perez; Noes: None; Absent: Commissioner Sanchez and Chairperson Lopez.

New Business

A. Discussion of Planning Commissioner terms.

Planning Manager Garcia provided a brief status report on the two Planning Commission seats open in January 2010.

Information Items

None.

Subjects Presented by the Planning Commission

Commissioner Carvajal inquired about City-issued badges to the Commissioners for identification purposes. After a brief discussion, Planning Manager Garcia stated he would report to the Commission at the next regular meeting regarding City issuance of badges/ identification cards.

Adjournment

There being no further business, Vice Chair Perez declared the meeting adjourned at 7:17 p.m.

Chairperson

ATTEST:

Secretary