

**Minutes of the Huntington Park Planning Commission meeting held on October 21, 2009.**

Chairperson Lopez called the meeting to order at 6:30 p.m. Present: Commissioners Eddie Benitez, Rosa Perez, Eddie Carvajal, Avygail Sanchez and Chairperson Veronica Lopez; Absent: None. City staff members present were Planning Manager Eric Garcia, Senior Planner Albert Fontanez, Assistant Planners Joanna Cortez, Mercenia Lugo and Gabriela Silva, and Recording Secretary Genny Ochoa.

**Approval of Minutes**

Motion by Commissioner Benitez, seconded by Vice Chair Perez, to approve the minutes of the Regular Meeting held October 7, 2009. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, and Chairperson Lopez; Noes: None; Absent: None; Abstain: Commissioner Sanchez.

Planning Manager Garcia introduced Ms. Avygail Sanchez and stated that on October 19 the City Council appointed Ms. Sanchez to fulfill the remaining term of former Vice Chair/ Commissioner Marial Sanders, through January 16, 2010. The Commissioners and staff welcomed Ms. Sanchez who stated that she looked forward to working with the Commission and staff in serving the City of Huntington Park.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

A. CASE NO. 1903-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code to include procedures for reasonable accommodation.

Assistant Planner Joanna Cortez reviewed the proposed resolution, which included the Municipal Code Requirements, Administrative Comments and Analysis, and Recommendations. Ms. Cortez stated that one of the City's 2008-2014 Housing Element objectives is to ensure equal housing opportunities for the City's residents, and that a means of accomplishing this goal is the development of procedures to accommodate persons with disabilities. Ms. Cortez further stated that the new procedures would not only offer improved housing conditions for people with special needs but would comply with federal and state fair housing regulations and mandates. Ms. Cortez added that the findings in the requests from disabled persons would allow proper accommodations that would otherwise be denied through a variance process. Ms. Cortez stated that staff recommended the approval of the proposed resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Municipal Code to include procedures for reasonable accommodation.

Chairperson Lopez declared the public hearing open and called for those wishing to speak for or against Case No. 1903-ZOA. Hearing no one, Chairperson Lopez closed the public hearing.

After a brief discussion, a motion was made by Vice Chair Perez, seconded by Commissioner Sanchez, to ADOPT PLANNING COMMISSION RESOLUTION NO. 1903 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code Section to include procedures for reasonable accommodation. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, Sanchez and Chairperson Lopez; Noes: None; Absent: None.

B. CASE NO. 1904-ZOA: A resolution recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code to include standards and regulations for emergency shelters and transitional and supportive housing.

Assistant Planner Mercenia Lugo reviewed the Administrative Report, which included the Municipal Code Requirements, Administrative Comments and Analysis, and Recommendations. Ms. Lugo stated that state law adopted in 2008 requires local jurisdictions to include an analysis of the need for homeless/emergency shelters in the community. Local governments are required to allow homeless/emergency shelters without a Conditional Use Permit in at least one zoning district in the City within one year of the adoption of their housing element, and allow transitional and supportive housing facilities as residential uses, subject to restrictions placed on the same type of residential uses in the same zone. Ms. Lugo further stated that in compliance with state law, the proposed ordinance would establish guidelines for a temporary housing for the homeless. Ms. Lugo stated that staff recommended the adoption of Resolution No. 1904 recommending that the City Council adopt the proposed ordinance amending Title 9 of the Municipal Code to include standards and regulations for emergency shelters and transitional and supportive housing.

Chairperson Lopez declared the public hearing open and called for those wishing to speak for or against Case No. 1904 -ZOA. Hearing no one, Chairperson Lopez declared the public hearing closed.

Commissioner Carvajal expressed concern for potential negative criminal impacts that transitional and supportive housing facilities could have to the City's real estate market. Senior Planner Fontanez stated that the City would require operators of those facilities to provide a plan for the proposed use whereby the City could impose restrictions and/or requirements for the facilities' operation. Mr. Fontanez added that staff would oversee compliance of local standards by an established facility, while the state and/or funding source would oversee compliance with applicable governmental requirements.

After a discussion, a motion was made by Commissioner Sanchez, seconded by Commissioner Carvajal, to APPROVE CASE NO. 1904-ZOA, ADOPTING PLANNING COMMISSION RESOLUTION NO. 1904 recommending to the City Council the adoption of an ordinance amending Title 9 of the Huntington Park Municipal Code Section to include standards and regulations for emergency shelters and transitional and supportive housing. The motion carried as follows: Ayes: Commissioners Benitez, Perez, Carvajal, Sanchez and Chairperson Lopez; Noes: None; Absent: None.

**New Business**

- A. Schedule of meetings of the Affordable Housing Strategy Stakeholder Committee.

After briefly reviewing the proposed schedule of meetings, Vice Chair/Committee Member Perez stated that she had no scheduling conflict with the proposed meeting dates and would be able to attend the Committee meetings as scheduled.

**Information Items**

None.

**Subjects Presented by the Planning Commission**

None.

**Adjournment**

There being no further business, Chairperson Lopez declared the meeting adjourned at 7:08 p.m.

---

Chairperson

ATTEST:

---

Secretary