



staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Rowena Genilo-Concepcion, Interim Director of Planning
Jason Friedman, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing regarding an application from Torsak Thanaritroj for a zone change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences, each with a 1-story State-permitted second dwelling unit on property located at 16240 Grand Avenue; Applicant: Torsak Thanaritroj.

DATE: January 14, 2016

RECOMMENDATION TO CITY COUNCIL

- 1) Open the public hearing and continue it to the January 25, 2016 City Council meeting; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None anticipated.

CEQA STATUS

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) guidelines. An Initial Study and Negative Declaration have been prepared.

BACKGROUND

A Notice of Public Hearing was published in the Press Telegram newspaper on Monday, January 4, 2016. On December 29, 2015, public hearing notices were sent to 35 property owners within a 300' radius of the subject site. On December 28, 2015, a Public Hearing Notice was posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park. Despite Staff's instructions that a public hearing notice needed to be posted on the street frontage of the subject property by the Applicant at least ten (10) days prior to the City Council meeting, as required by law, the Applicant did not post the notice until January 5, 2016, one day short of the required 10-day posting period. Consequently, Staff believes that it would be in the City's interest to continue this matter until January 25, 2016, in order to satisfy the legal posting requirements. Staff recommends that the City Council open the public hearing and continue it to the January 25, 2016 City Council meeting.