



staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Art Bashmakian, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager

SUBJECT: Consideration and possible action to conduct a public hearing; and waive further reading, read by title only, and introduce Ordinance No. 13XX - An Ordinance amending Title 16 (Subdivisions) of the Bellflower Municipal Code in its entirety regulating subdivisions in accordance with the Subdivision Map Act (Government Code §§ 66410, et seq).

DATE: August 22, 2016

RECOMMENDATION TO CITY COUNCIL

- 1) Continue the public hearing to the September 12, 2016, City Council Meeting; or
- 2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

None.

PUBLIC NOTICE

On August 10, 2016, a Public Hearing Notice was posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park; and on August 11, 2016, a Public Hearing Notice was published in the *Herald American* newspaper.

BACKGROUND

Upon incorporation, the City of Bellflower used the Los Angeles County Subdivision Ordinance. Since that time, the regulations underwent various amendments culminating in Ordinance No. 906 that was adopted in 1997. Staff is working on a draft Ordinance that is intended to update the Bellflower Municipal Code ("BMC") to implement various changes in California law and codify some of the City's current practices. Staff believes that it would be in the City's interest for staff to continue working on the draft ordinance in order to address the additional comments received. Therefore, staff asks for a continuance of this matter until September 12, 2016. Consequently, Staff recommends that the City Council continue the public hearing to September 12, 2016.