



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
January 17, 2017

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and the Signal Hill Community Center on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at www.cityofsignalhill.org.

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair may take agenda items out of order and will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR AUSTIN
VICE CHAIR MURPHY
COMMISSIONER BENSON
COMMISSIONER FALLON
COMMISSIONER RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) COMMUNITY DEVELOPMENT DIRECTOR’S REPORTS

a. Annual Review of Properties with a Conditional Use Permit

Summary: Signal Hill Municipal Code Section 20.64.120 allows the City Council to revoke any Conditional Use Permit (CUP) for noncompliance with the conditions set forth in the permit. Accordingly, staff has inspected all 58 properties for 51 CUPs and found them to be in substantial compliance with all applicable conditions.

Recommendation: Receive and file.

b. Update on Water Efficient Landscape Ordinance Implementation and Reporting

Summary: Planning staff will provide a brief overview of the annual report required by the Water Efficient Landscape Ordinance (WELo). The newest WELo regulations have more restrictive water efficient landscape standards for new development and for replacement of large areas of existing landscaping.

Recommendation: Receive and file.

c. 2017 Planning Commissioners Academy and 2017 APA California Conference

Summary: Below are two conferences in 2017 that may be of interest to the Planning Commission:

- 2017 Planning Commissioners Academy; and
- 2017 American Planning Association California Conference.

Recommendation: Select Commissioner(s) to attend the conferences.

d. Selection of an Alternative March 2017 Planning Commission Meeting Date

Summary: The March 21, 2017 Planning Commission meeting falls on the same day as the Mayor's Reception. Due to the scheduling conflict, the Commission will consider an alternative meeting date.

Recommendation: Select an alternative Planning Commission meeting date on either Monday, March 20th, Wednesday, March 22nd, or Thursday, March 23rd.

e. Pending Housing Legislation

Summary: On December 15, 2016, staff participated in a webinar, hosted by the League of California Cities regarding pending housing-related legislation and what to expect when the legislature reconvenes on January 4, 2017. A few of the main discussion items were:

- Improving the Affordability of Workforce Housing and Securing Additional Funds for Affordable Housing; and
- Developing Realistic Responses to the Homeless Crisis.

Recommendation: Receive and file.

(6) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. Minutes of the Following Meeting

Regular Meeting of December 20, 2016.

Recommendation: Approve.

b. Planning Commission Follow-up

Summary: Attached for review is a brief response from staff of open inquires from the last Planning Commission meeting.

Recommendation: Receive and file.

c. City Council Follow-up

Summary: Attached for review is a brief summary of the City Council's actions from the last City Council meeting.

Recommendation: Receive and file.

d. Development Status Report

Summary: Attached for review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

e. In the News

Summary: Articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER FALLON
COMMISSIONER BENSON
VICE CHAIR MURPHY
CHAIR AUSTIN

(8) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, February 21, 2017 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.