



## **CITY OF SIGNAL HILL**

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

**THE CITY OF SIGNAL HILL WELCOMES YOU  
TO A REGULAR MEETING OF THE PLANNING COMMISSION  
October 14, 2014**

**7:00 p.m.**

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community.

Regularly scheduled meetings are held the 2<sup>nd</sup> Tuesday of every month at 7:00 p.m. 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 at the Library on the Friday afternoon prior to the Commission meeting.

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 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. Each speaker is allowed three minutes to make their comments.

**CALL TO ORDER**

**ROLL CALL**

Chair Benson  
Vice-Chair Fallon  
Commissioner Austin  
Commissioner Murphy  
Commissioner Richárd

## **PLEDGE OF ALLEGIANCE**

The Chair will lead the audience in reciting the Pledge of Allegiance.

## **PUBLIC BUSINESS FROM THE FLOOR**

Matters of general concern, which are not on the agenda, can be addressed during this portion of the meeting, and also before adjournment. However, State law (Government Code Section 54959 et seq.) prohibits the Planning Commission from acting upon any item not contained in the agenda.

## **PRESENTATION**

Staff will recognize October as National Planning Month. Staff visited the After-school Recreation Club to talk about Planning with our younger residents and will share a presentation.

## **PUBLIC WORKSHOP**

### **1. New Single-Family Dwelling at 1995 St. Louis Avenue**

**Summary:** The applicant, Seth Sor for Kimberly Ly, is requesting a workshop review of preliminary plans for a single-family dwelling at 1995 St. Louis Avenue. The proposal includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,187 square foot two-story single-family dwelling with an attached 3-car garage.

**Recommendations:** 1) Open the public workshop and receive testimony; and 2) direct the applicant to make revisions as deemed appropriate.

## **PUBLIC HEARING**

### **2. 2311 Ocean View 2<sup>nd</sup> Request for a Construction Time Limits Extension**

**Summary:** The applicant, John Hughes, is requesting approval of a second extension to the construction time limit to allow 90 days to complete construction at 2311 Ocean View Drive. The request for 90 days is 40 more days than the standard extension which is 50 days. The construction time limit ordinance was established in response to concerns over construction projects with delays in completion and to mitigate the negative impacts and nuisances associated with long running projects.

**Recommendations:** 1) Open the public hearing and receive testimony; and 2) approve the 90 day extension.

## **DIRECTOR'S REPORT**

### **3. American Planning Association Annual Conference**

**Summary:** Planning staff will present highlights from attended sessions at the American Planning Association annual conference in Anaheim, California.

**Recommendation:** Receive and file.

## **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.

### **4. Minutes of September 9, 2014 Planning Commission Meeting**

**Recommendation:** Approve.

### **5. City Council Follow-up**

**Recommendation:** Receive and file.

### **6. Development Status Report**

**Recommendation:** Receive and file.

### **7. Code Enforcement Report**

**Recommendation:** Receive and file.

### **8. In the News**

**Recommendation:** Receive and file.

## **COMMISSION NEW BUSINESS**

Chair Benson  
Vice-Chair Fallon  
Commissioner Austin  
Commissioner Murphy  
Commissioner Richárd

## **ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Wednesday, November 12, 2014 at 7:00 p.m. in the Council Chambers located at City Hall.

If you need special assistance beyond what is normally provided to participate in Commission 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.