

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
December 9, 2014
7:00 P.M.**

CALL TO ORDER

Chair Benson called the meeting to order at 7:01 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Tom Benson
 Vice-Chair Jane Fallon
 Commissioner Devon Austin
 Commissioner Shannon Murphy
 Commissioner Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney Jeff Malawy
- 5) Associate Attorney David Kwon
- 6) Sr. Engineering Technician II Anthony Caraveo

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

Chair Benson led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PRESENTATION

The recipient of the Beautification Award was unable to attend due to an urgent matter. The Planning Commission rescheduled attendance to the January meeting.

DIRECTOR'S REPORTS

1. Conformity Report – Revisions to 845 E. Willow Street Medical Office Building

Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy indicated she did not like the revised color scheme; the other Commissioners did not express concern about the change to the colors.

It was moved by Vice-Chair Fallon and seconded by Commissioner Murphy to receive and file the report.

The motion passed 5/0.

2. Roadmap for 1500 E. Hill Street “Gundry Hill” - An Affordable Housing Development

Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy asked about the upcoming tours of the Meta Housing project in Long Beach. Staff advised that information about the public tours will be on the website and on flyers which will be mailed to those who had attended the Housing Element workshop and to property owners within a 300 foot radius of the site.

The following member of the public spoke regarding the project:

1) Maria Harris, Signal Hill resident, provided the following comments:

- Concerns regarding high density of the project.
- This neighborhood already has a high density affordable housing project on California.
- The neighborhood is fairly distressed in terms of low income and moderate income families and is showing signs of deterioration.
- There are no City programs available to get low interest loans or grants to help maintain deteriorating structures.
- A second high density affordable housing project may become a drag on property values in that area. A public entity should try to help increase the growth in property values by not supporting high density development, which decreases values.
- Support of mixed market level units including retail in some areas. She believes there are market-affordable housing/residential/retail mix models available that are appropriate for Signal Hill.

- The westside needs a market level investment to maintain and bring up values.
- Concerns regarding unit size.
- Concerns regarding four-story building height.
- The location is good, close to shopping and across the street from a school.
- She asked the Planning Commission to consider the options of lower density and a market-affordable housing mix.
- The developer should be able to make adjustments because it can use tax credits and other financing mechanisms.

Commissioner Austin stated she would like to see the rental cost for the units mentioned in Irvine and asked about the size of the units. Staff advised they will research the rental information. Floorplans are available should anyone wish to review them.

Chair Benson noted that the City has a seven year history with Las Brisas, an existing affordable housing development in the city. Staff stated the affordability for Orange County would differ from this area. Staff explained that the management company interviews the families, and placements are based on criteria including income and the size of the household. The developer will address questions at the tours and at the workshop on January 13, 2015. They will include information of other projects they have done and a fact sheet that will provide locations and renderings.

Chair Murphy asked if Signal Hill residents had received first priority at the Las Brisas development and if they would for the Gundry-Hill project. Staff confirmed that priority had been offered to Signal Hill residents and senior households. The management company was successful in getting interest at Las Brisas from Signal Hill residents, but not from seniors.

Chair Benson advised that the Gundry-Hill project was identified as an affordable housing site in the Housing Element which was approved by the State in 2014 as well as in the 2008 Housing Element. He suggested that for future projects, additional ideas might be explored for affordable housing requirements.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file the report.

Motion carried 5/0.

3. Update on Progress with Oil Code Amendment

Associate Planner Colleen Doan and Community Development Director Scott Charney gave the staff report.

Chair Benson asked for any questions from the Commission.

Chair Benson commended staff on their progress toward amending the Oil Code and asked about the life of the oil field. Staff advised that in discussions with Signal Hill Petroleum the expectation was that many years of activity remain. Chair Benson was supportive of formulating standards for construction near oil wells.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to receive and file the report.

CONSENT CALENDAR

It was moved by Commissioner Austin and seconded by Vice-Chair Fallon to receive and file the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Benson announced the Mayor's Clean-Up to be held on January 24, 2015 and the Homeless Count on January 28, 2015. Commissioners Austin, Murphy, Richárd and Benson volunteered to participate in the Homeless Count, as did a Signal Hill resident. Staff reported the means of communicating the event to the community would be via the website and flyers.

Chair Benson asked for a status of two projects and the fire damaged homes:

- Long Beach Islamic Center (LBIC) – the grading plan has been approved but progress has been slow. LBIC is considering changes to the layout of the building, however, the municipal code does not allow for an increase to the area due to parking requirements. LBIC is also considering other changes to architectural details but staff has stressed the need to proceed with other construction priorities, especially to avoid deterioration of materials due to exposure to weather. LBIC has a new Project Manager. The Building Inspector is monitoring the project. LBIC has been reminded that the provisions of Construction Time Limits apply to the project. The Project Manager will be invited to the next Planning Commission meeting to provide a voluntary status report.
- 2311 Ocean View – a reminder has been sent that there are just 30 days remaining under the extension of Construction Time Limits. The Building Inspector completed some inspections and additional reminders will be sent. Chair Benson indicated this project is not being singled out, but the provisions of Construction Time Limits were established so projects will be completed on a timely basis and to be considerate to neighbors.
- Fire damage to 2910 and 2914 E. Hill Street – staff does not have official information but the City of Long Beach is conducting an ongoing investigation and is pursuing the legal process and the outcome may be demolition.

Assistant City Attorney Jeff Malawy advised the Commission that David Kwon, Associate Attorney, will be assisting him over the next few months and is expected to take his place

at Planning Commission meetings beginning in March as part of a reconfiguration in the firm.

Attorney David Kwon introduced himself and stated he is looking forward to getting to know the staff and Commission.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 13, 2015.

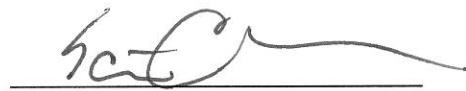
The motion carried 5/0.

Chair Benson adjourned the meeting at 8:10 p.m.



TOM BENSON
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY