

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
February 10, 2015
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

In addition, there were 6 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

Associate Planner Colleen Doan gave an overview and presentation for the 2015 Greater Los Angeles Homeless Count. Commissioner Richárd, a volunteer for the Count, gave a status report and commended staff and the organizers for the quality of preparation and efficiency of the process. Commissioner Austin, who also volunteered at the event, stated she had been pleased about the small number of homeless persons and commented upon the cleanliness of both commercial and residential areas. The Commission presented certificates of appreciation to the volunteers who were able attend:

- Commissioner Devon Austin (present)
- Devona Chiles (present)

- Dave Dressler (not present)
- Maria Harris (present)
- Richard Harris (present)
- Commissioner Rose Richárd (present)
- Senior Detective Kelli Brown (not present)
- Senior Police Officer Don Moreau (not present)
- Police Officer Raul Ramirez (not present)

The Commission extended their thanks to the volunteers who were instrumental in making the event a success.

DIRECTOR'S REPORTS

1. Massage Regulations and Recent Changes in State Law

Assistant Planner Selena Alanis gave the staff report.

Commissioner Murphy asked how updated massage regulations would affect reflexology and other establishments where treatment does not require clothing removal. Staff will research those establishments when the amendments to the City's regulations are prepared.

Commissioner Richárd asked if background checks had been required since 2008. Staff advised they will research the specific requirements of the California Massage Therapy Council for a license. From 2008 to date, the only individuals that were licensed by the State have been approved and no standalone establishments. The Community Development Director advised that previously business owners such as State-licensed chiropractors have objected to City requests for a background check. The Police Chief has previously advised staff that the State certification process does not guarantee that problems would not occur. The new regulations are envisioned to respond to contemporary needs and accessory use to business such as gyms.

Vice-Chair Fallon asked if the State licensing process included fingerprinting. Staff advised that in California there has been a movement to preclude fingerprinting because of negative implications. There have been no complaints about certified technicians in Signal Hill.

Chair Benson asked if background checks could be required by the City in cases where other regulatory agencies are involved. The City Attorney advised that if a State agency requires a background check for their license, then the City cannot do an additional background check.

Chair Benson asked if members of the public had any comments or questions. There being no public testimony, Chair Benson asked the Commissioners if there were any additional questions.

Vice-Chair Fallon stated she had worked with a company that had a children's activity program and that fingerprinting was required due to interaction with children.

Chair Benson asked if the Police Chief administered any other programs involving the need to revoke licenses. Staff advised that the adult business process would be an area where the Police Chief would be involved.

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

The motion passed 5/0.

2. Update on the Pending Oil Code Amendment Revising Regulations for Methane Assessment and Mitigation and Development on Properties with Abandoned Wells

Associate Planner Colleen Doan gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy asked why DOGGR had changed their procedures. Staff advised that in 2010, DOGGR had staff changes with legal versus field experience and restricted their oversight duties to their sole authority which is what happens below-ground, not above.

Chair Benson asked if the changes at DOGGR had clarified roles and responsibilities. Staff agreed and reiterated that DOGGR is the overseeing authority below-ground, and the City is the overseeing authority above-ground.

Commissioner Murphy asked if the City allowed construction near or above abandoned oil wells. Staff clarified that currently the Code does not allow it but the provisions in the Oil Code Amendment would address building over oil wells, provided certain standards are met. The new studies will provide guidelines for the Oil Code Amendment, which staff believes will be welcomed by DOGGR to help justify standards of development.

Chair Benson asked about the timeline of the Oil Code Amendment. Staff advised there will be a review by the City Attorney of documents prepared by the consultants. The review is followed by a public comment period of 30 days, then a public hearing to adopt the Ordinance. The adopted Ordinance will become effective 30 days following the introduction of the Ordinance.

Commissioner Murphy asked what studies were included in the 16 binders displayed at the meeting. Staff advised that they are documents for the water quality/quantity report and the petroleum report/abandonment standards, and the data will be sent to Sacramento with the environmental analysis.

Chair Benson asked if members of the public had any questions or comments. The following members of the public spoke regarding the report:

- 1) Keven Doherty, Summerhill Homes developer of the Crescent Square project, commended staff and their consultants on the job performed. He stated that while the Oil Code Amendment has taken a long time, they are confident that the City understands their need to move forward. Their hope is that the timeline might be concluding in the next few months.

Chair Benson asked Mr. Doherty if they were satisfied about the frequency of communication of status updates. Mr. Doherty stated they were happy both with the progress being made and responsiveness of staff.

- 2) Ashley Schaffer, Signal Hill Petroleum, emphasized how much they are looking forward to reaching a conclusion regarding the revised Oil Code. They have a viable project waiting to be developed. She thanked staff and offered encouragement in bringing the amendment process to a close.

Chair Benson asked the Commissioners if there were any additional questions.

Vice-Chair Fallon thanked staff for their hard work on the Oil Code Amendment on behalf of the Commission and developers.

Commissioner Richárd commended staff on their hard work.

Commissioner Murphy commended staff, offered best wishes to the City Attorney for the review, and looked forward to seeing the Amendment back before the Commission as part of the public hearing process.

Chair Benson commended the leadership the City is showing in reviewing the Oil Code. He reiterated the concern for the timeline in order to provide sound business practices.

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

The motion passed 5/0.

3. Beautification Award

The Commission discussed the frequency of nominations and presentation of the award. Staff noted that at community meetings, they have received feedback that recognition was appreciated by residents and business owners. The Chair reminded the Commission that both commercial and residential projects are eligible for nomination.

It was the consensus of the Commission that the award should be presented on a less frequent basis. The awards should be given in the spring and fall, with flexibility for multiple nominations and awards if desired. It was noted that there is

often an overlap between the Beautification Award and the Sustainability Award and it was suggested that combining awards when appropriate should be an option.

CONSENT CALENDAR

Commissioner Murphy requested that Item No. 6 be pulled for discussion.

Commission Received and Filed Consent Calendar Items No. 4, 5, 7, 8 and 9.

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to receive and file Consent Calendar Item Nos. 4, 5, 7, 8 and 9.

The motion carried 5/0.

Commission Receives and Files Consent Calendar Item No. 6.

Commissioner Murphy asked about the City Council Follow-Up regarding 2311 Ocean View Drive. At the City Council meeting during public business from the floor not listed on the agenda, Mrs. Pamela Hughes of 2311 Ocean View Drive expressed concerns about the extension of Construction Time Limits. Staff gave a summary of the discussion at the City Council meeting.

It was moved by Commissioner Murphy and seconded by Commissioner Austin to receive and file Consent Calendar Item No. 6.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Austin asked if additional measures could be taken to address parking at the Gateway Center. She stated the ATM impedes the view of drivers looking to park. Staff advised the property owner will be alerted and that additional visuals might be needed to guide drivers.

Commissioner Murphy stated that lately the Costco store manager has been very responsive. It was her request that work which begins at 7:00 AM might occur at a point farthest away from the condominiums, and then move closer later in the day. She stated she could not attend the Costco community meeting on February 12, 2015.

Commissioner Murphy asked if the electric vehicle charging stations at the Fresh & Easy stores were operating. Staff confirmed they are operational.

Commissioner Richárd thanked Assistant Planner Selena Alanis and Anthony Caraveo about helping to provide information regarding drought resistant landscaping at her condominium complex.

Vice-Chair Fallon stated her condominium association is also reviewing the landscaping at their complex.

Chair Benson noted the Costco has a great landscape design and the management has been cooperative. The gas station and parking area looks clean, and that due to traffic control efforts, traffic flows well for a heavily traveled parking lot.

Commissioner Murphy noted some parking spaces have been temporarily eliminated due to the remodel of the Costco food court.

Chair Benson asked for confirmation of the community meeting date. Staff verified it will be held on Thursday, February 12, 2015 at the Willow Ridge Community.

Chair Benson commended staff for the use of a clock as a visual aid on the Development Status Report for construction time limits, and noted the timelines are generous. Staff advised there are some builders who are nearing the end of their time limits and they have been communicating regularly about their progress.

Chair Benson shared thoughts about changing markets and considerations that should be included in the City's planning process. Staff advised that the City is currently working on the Strategic Plan as a tool to address those issues.

ADJOURNMENT

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, March 10, 2015.

The motion carried 5/0.

Chair Benson adjourned the meeting at 8:40 p.m.



Tom Benson
TOM BENSON
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY