

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
January 19, 2016
7:00 P.M.

CALL TO ORDER

Chair Fallon called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Associate Planner Selena Alanis
- 4) Assistant City Attorney Elena Q. Gerli
- 5) Assistant City Attorney Gina Chung
- 6) Sr. Engineering Technician Anthony Caraveo

In addition, there was 1 person in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARING

- (1) Site Plan and Design Review 16-01 for a Single-Family Dwelling at 2085 Freeman Avenue and Alley Vacation

Community Development Director Scott Charney read the form of notice and Associate Planner Selena Alanis gave the staff report. Staff noted that the Conditions of Approval were amended to specify the agent and applicant and a new condition was added to reflect that the Conditions of Approval are subject to City Council approval of the alley vacation.

Vice-Chair Austin asked if the elevation of the proposed project is higher than the property to the south. Staff stated that the proposed project is a split-level house and confirmed that the proposed garage will be higher than the property to the south.

Commissioner Benson inquired if there is a change in ownership from the Tran Family to Sober Up USA, LLC. Bozena Jaworski, RPP Architects and agent for the Tran Family, clarified that there has not been a change in ownership, this project is designed for the owner, the Tran Family.

Commissioner Benson asked whether the Floor Area Ratio (FAR) of the project site and house will be subjected to change based on the City Council's approval of the alley vacation and noted that the Conditions of Approval do not state this clearly. Staff responded the project must comply with the FAR standard. The project will have to come back to the Planning Commission for a revised Site Plan & Design Review if the City Council does not approve the proposed alley vacation. Staff noted that clarifications to the Conditions of Approval would be added.

Chair Fallon opened the public hearing.

The following member of the public spoke regarding the project:

- 1) Bozena Jaworski, RPP Architects and agent for the Tran Family, stated that the owner is aware that a new Site Plan & Design Review will be required if the alley vacation is not approved by the City Council. She also said the house was designed specifically for the Tran family.

The Commission complimented on the design of the project.

There being no further public testimony, Chair Fallon closed the public hearing.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to waive further reading and adopt the following resolutions:

1. Resolution No. 775-01-16 (as amended), entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 16-01, A REQUEST TO CONSTRUCT A 4,050-SQUARE-FOOT TWO-STORY SINGLE-FAMILY DWELLING WITH FIVE BEDROOMS AND A THREE-CAR GARAGE AT 2085 FREEMAN AVENUE IN THE RL, RESIDENTIAL LOW DENSITY, ZONING DISTRICT

2. Resolution No. 776-01-16, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE PROPOSED VACATION OF A 180-FOOT SEGMENT OF THE ALLEY AT 2085 FREEMAN AVENUE AND THE REMOVAL OF THE TRAFFIC STUDY AREA BETWEEN OBISPO AND ORIZABA AVENUES AND NORTH OF 20TH STREET CONSISTENT WITH THE GENERAL PLAN

The following vote resulted:

AYES: CHAIR FALLOON; VICE-CHAIR AUSTIN; COMMISSIONERS BENSON, MURPHY AND RICHÁRD

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

(2) Update on State Model Water Efficient Landscape Ordinance Implementation and Outreach for Tree Care and Turf Replacement

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked if the turf replacement legislation, not allowing Homeowners Associations (HOAs) to limit or restrict turf replacement, is only applicable during the drought. Staff responded State laws stated that HOAs can neither prohibit turf replacement by homeowners during the drought nor can HOAs ask homeowners to revert back to turf after the drought.

Vice-Chair Austin asked what the City is going to do regarding browned lawns. Staff responded that browned lawns are not a code violation or a nuisance during the drought, however, complaints about dirt runoff will be handled.

Commissioner Benson mentioned some HOAs have excess water runoff down the street. Staff replied that incidents can be reported to the Water Department.

Commissioner Benson mentioned that many residents are already doing water conservation, the role of the Planning Commission and Community Development Department is to better coordinate and promote water conservation.

Staff stated that as a part of the water conservation effort, more Sustainability Awards will be given out to qualified residents to promote sustainability.

The Commission motioned to receive and file the report.

The motion carried 5/0.

(3) 2016 Planning Commissioners Academy

Community Development Director Scott Charney gave the staff report.

Staff noted that there is also an American Planning Association Conference taking place in Pasadena, California, in October 2016.

Commissioner Benson asked if there is any significant new update to the Planning Commissioners Academy (Academy) this year, since all Commissioners had gone to the Academy previously. Staff responded that there are no major changes to the Academy sessions, but stressed the importance of the training.

The Commission opted not to attend the Academy this year.

Commissioner Murphy expressed interest in attending the October American Planning Association Conference and stated that she would like to see the staff go to training if the budget is not being used for the Academy. Staff thanked the Commission and responded that there is separate budget designated for staff training.

Commissioner Benson requested to see other training options, such as training on CALGreen, online programs and current legal items. Staff will forward conferences/training on relevant topics to the Commission for consideration in the future.

CONSENT CALENDAR

It was moved by Commissioner Benson and seconded by Commissioner Richárd to receive and file Consent Calendar Item Nos. 4 to 7.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Murphy asked if the curb stops in the Costco parking lots are new. Staff responded that they were installed based on the feedback received regarding near misses when cars are backing out of the parking spaces. Commissioner Murphy also commented on the improvement of the ATM access.

Commissioner Richárd advised that she will not be attending the February 16, 2016 Planning Commission meeting.

Vice-Chair Austin requested an update on replacement of Fresh & Easy. Staff responded that Signal Hill Petroleum (SHP) has control over the lease.

The Commission and staff joined in a conversation about the preliminary development opportunities on several SHP-owned sites.

Commissioner Benson asked if awarding a Beautification Award to Aircraft Hardware West in Long Beach is within the rules of the Beautification Award nomination process. Staff will look into the rules and provide an update in the next meeting.

Commissioner Benson commented on the Porter Ranch gas leak and requested SHP conduct an outreach effort, such as an article on the SHP website and flyers to the Signal Hill community, to assure the residents and businesses that the oil wells are well-maintained and the slim likelihood that a gas leak will happen in Signal Hill. Staff responded that SHP's CUP annual review is coming up and this will be included in the discussion.

Commissioner Benson inquired if a "master calendar" can be formed to include events from the City, the Rotary, the Police Department, the Chamber, etc. Commissioner Benson commented this will help to avoid schedule conflict.

Staff provided details on the January 27, 2016 Homeless Count event. Staff encouraged the Commission to show up and greet the volunteers, but stated that being on call is also an option. Vice-Chair Austin and Commissioner Richárd signed up to be on call. Vice-Chair Austin commented on the positives of seeing new faces at Signal Hill events.

Vice-Chair Austin inquired whether the Needs Assessment meeting for the parks is hosted by Signal Hill. Staff responded that this is a joint meeting by the Parks and Recreation Commission and the Los Angeles County.

ADJOURNMENT

It was moved by Vice-Chair Austin and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, February 16, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Fallon adjourned the meeting at 8:09 p.m.

Jane Fallon
Chair

Attest:

Scott Charney
Commission Secretary