

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
August 16, 2016
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant City Attorney Gina Chung
- 4) Senior Engineering Technician Anthony Caraveo

In addition, there were 2 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Crescent Square Sign Program

Community Development Director Scott Charney gave the staff report.

Commissioner Benson noted that a 3-foot by 3-foot directional sign might be too small for the drivers to see and recommended revisiting the sign code to allow larger signs. Vice Chair Murphy agreed with the recommendation. Staff stated that they are planning on doing a comprehensive review of the sign code in the future.

Commissioner Richárd stated she is in favor of the current sign size.

William Inghram, Far West Industries project manager, stated that a bigger directional sign on Cherry Avenue is preferred to help direct traffic to the sales office. Mr. Inghram said the signs are anticipated to be installed in February, 2017 when the model homes and sales office are completed.

The Commission approved the report as submitted by staff by a 5/0 vote.

b. 2013-2021 Housing Element Programs Work Plan

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked about the numbers of Section 8 housing. Staff responded that Section 8 is a voucher program and not a dedicated facility.

Commissioner Benson asked if affordable housing has a maximum number of years to stay as affordable housing. Staff responded the current term is typically 30 years.

Commissioner Benson asked for the definition of density bonus. Staff replied that developers receive density incentives for providing affordable housing and with the existing code, it is a 25% increase in density.

Chair Austin asked how the income levels for the affordable housing are determined. Staff responded the State provides us with the average income range and it varies county to county.

The Commission approved the work plan as submitted by staff by a 5/0 vote.

CONSENT CALENDAR

Commissioner Benson requested that Item No. 6c and 6d be pulled for discussion.

Commission Received and Filed Consent Calendar Item Nos. 6a and 6b.

It was moved by Vice Chair Murphy and seconded by Commissioner Benson to receive and file Consent Calendar Item Nos. 6a and 6b.

The motion carried 5/0.

Commission Received and Filed Consent Calendar Item Nos. 6c and 6d.

Commissioner Benson asked for a status update on projects that are over the construction time limit (CTL). Staff indicated the project that is over the CTL was

discussed with the City Manager and staff has also requested a face-to-face meeting with the family of the project to go over the timeline as the project is near completion.

The Commission mentioned that the project started 7 years ago and penalties should be imposed due to long expired CTL and a great amount of staff time spent on the project. Staff stated that they have continued to press for compliance and the only major incomplete item is the guardrail.

Commissioner Benson voiced his concern that by not enforcing the Conditional Time Limits penalties on this project, the City may lose its rights to enforce the penalties for future projects that are not in compliance. The Assistant City Attorney Gina Chung stated that the City has the authority to exercise prosecutorial discretion.

Commissioner Benson gave his insight on Item No. 6d, "In the News" articles and noted that the scope of a few articles does not necessarily apply to our City. Staff explained the articles selected represent a broad spectrum of the Planning world.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item Nos. 6c and 6d.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Vice Chair Murphy asked if there are any fraternities or sororities in the City. Staff responded that they have started reviewing this issue with the City Attorney and will present findings in the near future.

Commissioner Richárd commented on the clean-up and sales status of 1949 Orizaba Avenue.

Commissioner Benson announced that the Signal Hill Rotary has started the Backpack Assembling Program at the Signal Hill Police Department.

Commissioner Benson reported that 2747 E. 21st Street is in foreclosure and weeds are over 6 inches high; and that there is an electrical equipment box without locks at 2750 Temple Avenue. Staff responded that they will look into these matters.

Commissioner Benson talked about the new building tour at 2653 Walnut Avenue, the building owner commended the City process and Signal Hill Petroleum's well service visits.

ADJOURNMENT

It was moved by Commissioner Benson and seconded by Commissioner Fallon to adjourn to a special joint meeting of the Sustainable City Committee, City Council and Planning Commission for a public tour to be held Tuesday, September 6, 2016 at 6:00 p.m. The meeting will begin in the Council Chambers located at City Hall. After roll call, the meeting will recess to Signal Hill Petroleum's Drill Site #2 (1215 E. 29th Street) for the facility tour and then, upon completion of the tour, adjourned to the next regular Planning Commission meeting to be held Tuesday, September 20, 2016 at 7:00 p.m. in the Council Chambers located at City Hall.

The motion carried 5/0.

Chair Austin adjourned the meeting at 7:50 p.m.

Devon Austin
Chair

Attest:

Scott Charney
Commission Secretary