

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**January 17, 2017**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Austin called the meeting to order at 7:02 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Chair Devon Austin  
                 Vice Chair Shannon Murphy (late arrival)  
                 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.      Annual Review of Properties with a Conditional Use Permit

Senior Planner Colleen Doan gave the staff report.

Vice Chair Murphy entered the Council Chamber at 7:11 p.m.

Commissioner Benson commented on the fencing around the Signal Hill Petroleum's well sites and commended staff on the preparation of this report.

Chair Austin asked about the likelihood of vacating Gardena Avenue for a potential development. Staff responded that the expectation is to vacate Gardena Avenue and establish an alternative traffic circulation plan.

The Commission received and filed the report.

b. Update on Water Efficient Landscape Ordinance Implementation and Reporting

Senior Planner Colleen Doan gave the staff report.

Chair Austin asked how long we have had the Water Efficient Landscape Ordinance (WELO) in effect. Staff responded that WELO has been in place for a long period of time, but a new WELO was adopted in 2015 with more restrictive standards for new development and for replacement of large areas of existing landscaping. Staff also added that the 2016 annual report will be the first full year of reporting to the State under the new WELO regulations.

Commissioner Benson commented that reporting regulations will likely become more rigorous over time.

The Commission received and filed the report.

c. 2017 Planning Commissioners Academy and 2017 APA California Conference

Community Development Director Scott Charney gave the staff report.

The Commission has expressed interest in attending the APA conference. Staff will follow up with the Commission via email with new details and deadlines for registration as the dates get closer.

d. Selection of an Alternative March 2017 Planning Commission Meeting Date

Senior Planner Colleen Doan gave the staff report.

The Commission and staff discussed the Mayor's Reception details, which falls on the regular Planning Commission meeting on Tuesday, March 21, 2017, and decided to move the March Planning Commission meeting to Wednesday, March 22, 2017.

Commissioner Richárd inquired about the impact of potential Commission vacancies and the process of recruitment. Staff assured the Commission that as long as there is a quorum, the Commission can take action on motions, and that staff is not anticipating more than two vacancies.

Staff provided a status update on the City Council's decision to deny the Courtyard project without prejudice and noted that a revised project will likely be before the Planning Commission in the near future.

Commissioner Benson requested a comparative drawing of the height of the proposed development compared to nearby buildings for future review of the project.

It was moved by Commissioner Benson and seconded by Vice Chair Murphy to approve March 22, 2017 as the new meeting date.

The motion carried 5/0.

e. Pending Housing Legislation

Community Development Director Scott Charney gave the staff report.

Chair Austin asked if any drastic changes are anticipated with the pending housing legislation. Staff provided an overview of possible changes to the affordable housing fund allocation, parking requirements, and future development standards.

Commissioner Benson commented on the dichotomy of having both strict building standards and affordable housing.

Staff brought up the Oakland warehouse fire as an example of unsafe buildings and stated that our local Fire Department has been proactive in fire safety inspection. Staff also mentioned that during the course of fire safety inspection, a commercial property was found to be in violation of the fire codes and will be required to make corrections.

Staff shared information from a recent Gateway Cities meeting regarding new regulations allowing a second unit on residential properties.

The Commission received and filed the report.

**CONSENT CALENDAR**

Vice Chair Murphy requested that Item No. 6e be pulled for discussion.

**Commission Received and Filed Consent Calendar Items Nos. 6a, 6b, 6c and 6d.**

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

The motion carried 5/0.

## **Commission Received and Filed Consent Calendar Item No. 6e.**

Vice Chair Murphy inquired about the location of the new Bixby Knolls shopping center comprised of re-purposed shipping containers highlighted in the “In the News” article. Chair Austin responded that it is at the corner of Bixby Road and Long Beach Boulevard.

It was moved by Vice Chair Murphy and seconded by Commissioner Benson to receive and file Consent Calendar Item No. 6e.

The motion carried 5/0.

## **COMMISSION NEW BUSINESS**

Commissioner Fallon commented on the City tree roots lifting the concrete at 2600 Skyline Drive, causing uneven walkway for the pedestrians. Staff will forward this item to the Public Works Department.

Commissioner Benson requested an electronic copy of the Strategic Plan Goals and Objectives. Staff will forward an electronic copy via email.

Commissioner Benson asked for an update on the micro-brewery project. Staff responded that the floor was poured and underground plumbing is underway. Commissioner Benson also commented on the aesthetic of the new Auto Center freeway sign.

Commissioner Benson announced a dinner, hosted by the Signal Hill Police Foundation, will be held on January 26, 2017.

Commissioner Benson stated that the City should be proactive in creating a plan to respond to the State’s parking mandates.

Commissioner Benson encouraged the City to promote current development and businesses in Signal Hill in order to attract more quality businesses. The Commission and staff joined in a discussion regarding the City’s economic development.

Vice Chair Murphy asked about the status of the new planner. Staff responded that a selection had been made and the applicant has accepted the job offer.

Chair Austin reported that the Food 4 Less parking lot was dirty, and trash and debris were found on site after the recent rainfall. Staff responded that they have spoken to the property manager regarding this situation who reports a new porter service has been hired to clean and monitor the lot on a daily basis.

Chair Austin asked about the City-owned buildings on Gardena Avenue. Staff responded those properties are Successor Agency-owned properties and staff has met with interested developers regarding those properties.

Commissioner Benson asked for an update on the homeless situation at the Grinder property. Staff responded that this has been reported to the Economic Development Manager and the Police Department.

Commissioner Benson commented that long-term consideration of Auto Center needs would be a useful planning tool.

Staff noted that the Auto Center Accessory Uses Ordinance provides auto dealerships a way to expand their use in other commercial/industrial areas of the City.

Staff reminded the Commission that the Homeless Count event is on January 25, 2017 and asked the Commission to provide back-up assistance as volunteers.

### **ADJOURNMENT**

It was moved by Commissioner Richárd and seconded by Commissioner Benson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, February 21, 2017, 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 Austin adjourned the meeting at 8:14 p.m.

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Devon Austin  
Chair

Attest:

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Scott Charney  
Commission Secretary