

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
April 18, 2017
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 Planner Ryan Agbayani
- 4) Assistant City Attorney Gina Chung
- 5) Senior Engineering Technician Anthony Caraveo

In addition, there were 7 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.

PRESENTATION

- a. The Planning Commission presented Beautification Awards to Ron Compton, for 2H Construction, representative of the property owner of 2653 Walnut Avenue, and Gary Severns, the property owner of 1790 E. Burnett Street.

PUBLIC WORKSHOP

b. Single-Family Dwelling at 1900 Temple Avenue

Senior Planner Colleen Doan gave the staff report.

Commissioner Richárd recused herself and took a seat as a member of the audience due to a potential conflict as she resides within 300 feet of the proposed project site. City Staff Anthony Caraveo also recused himself for the same reason.

Vice Chair Murphy asked for clarification about the certification of the story poles.

The applicant, Phala Chhean, requested to continue the public workshop to the next regular meeting of the Planning Commission on May 16, 2017.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to grant the applicant's request to continue the public workshop.

The following vote resulted:

AYES: CHAIR AUSTIN; VICE CHAIR MURPHY; COMMISSIONERS BENSON, AND FALLON

NOES: NONE

ABSENT: NONE

ABSTAIN: COMMISSIONER RICHÁRD

Motion carried 4/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. 2016 General Plan Annual Progress Report

Community Development Director Scott Charney, Senior Planner Colleen Doan, and Assistant Planner Ryan Agbayani gave the staff report.

Commissioner Benson complimented Staff on putting together the comprehensive report which sheds light on the City's accomplishments.

The Commission received and filed the report.

CONSENT CALENDAR

It was moved by Commissioner Benson and seconded by Vice Chair Murphy to receive and file Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Richárd asked for an update on the progress of addressing safety concerns at the Wells Fargo ATM, near Costco. Staff reported that Wells Fargo had recently asked for the Conditions of Approval. Staff gave a summary of challenges and possible solutions.

Commissioner Benson asked for clarification on when story poles are removed from properties after a view notice. Staff gave an update on pending projects, and noted that they would consider a process to ensure removal of the story poles in a timely manner.

Chair Murphy thanked staff for the details in the mid-year budget review and inquired about the date of the budget workshop which follows a holiday. Staff reported that alternate dates had been considered.

Chair Austin asked for the status of Mother's Market moving into the former Fresh & Easy location. Director Charney reported that discussions are ongoing. He noted that a new conditional use permit (CUP) would be necessary to allow alcohol sales for on-site consumption. He also noted that Mother's Market's interest in the site had increased due to information about the recently developed conceptual plans for the Central Business District on the adjacent properties.

Chair Austin announced the next Mayor's Clean-Up, which will be held on June 10th, with a basecamp location of 2633 Cherry Avenue (the parking lot of Signal Hill Petroleum).

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice Chair Murphy to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 16, 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 7:47 p.m.

Devon Austin
Chair

Attest:

Scott Charney
Commission Secretary