

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
July 18, 2017
7:00 P.M.

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Rose Richárd
 Vice Chair Victor Parker
 Commissioner Carmen Brooks
 Commissioner Jane Fallon
 Commissioner Chris Wilson

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Elena Gerli
- 5) Senior Engineering Technician Anthony Caraveo

In addition, there were 14 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

The Planning Commission presented a Beautification Award to Julie Javier, for Courtyard Care Center, the property owner of 1880 Dawson Avenue.

Julie Javier accepted the Beautification Award on behalf of Courtyard Care Center. She expressed her gratitude to the City for the recognition. Lastly, she introduced the two individuals who will be taking over her duties upon her retirement, Miguel Navarrete and Brent Jesse.

PUBLIC HEARING

- a. Public Hearing – 3347 Brayton Avenue Second Request for a Construction Time Limit Extension

Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

The homeowner, Reginald McNulty, came to the podium to introduce himself and make himself available for any questions.

The Commission asked him questions regarding where the remaining work is located, if he has the supplies/materials, if 200 days is sufficient time, and if he can hire others to help him if the extension draws near.

Mr. McNulty confirmed that he was confident that he will finish the work within 200 days. Furthermore, he stated that the rainy season undermined his anticipated timeline and that the supplies can be obtained in a timely manner. The only work remaining is within the interior of the residence.

There being no further public testimony, Chair Richárd asked for a motion to continue the public hearing.

It was moved by Commissioner Brooks and seconded by Commissioner Fallon to continue the hearing to a future Planning Commission meeting, so that staff has time to re-notice the affected neighbors regarding the request for the 200-day extension.

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

- a. Director's Report – Crescent Square Revised Model Home Parking Plan

Senior Planner Colleen Doan gave the staff report.

Jorge Alvarez introduced himself and requested that the Commission approve the revised model home parking plan.

The Commission asked if there was an anticipated date of completion.

Mr. Alvarez noted that they are waiting on resolution of an issue with the Bureau of Real Estate.

Chair Richárd called for a voice vote to approve the revised parking plan. The Commission voted 5/0 to approve.

b. Director's Report – Green Building Policy and Solar Upgrades

Senior Planner Colleen Doan gave the staff report.

Ara Krikorian of Solar Optimum introduced himself and deferred his time to questions. There were no questions.

Chair Richárd called for a voice vote to receive and file the report. The Commission voted 5/0 to approve.

c. Director's Report – Vacant Parcel Ordinance

Community Development Director Scott Charney and Assistant Planner Ryan Agbayani gave the staff report.

Commissioner Wilson asked for the ratio of vacant parcels along the earthquake fault.

Commissioner Parker asked if the 180-day compliance period was mandated by law.

Director Charney clarified the reasoning behind the 180-day time period, emphasizing that the devices would need to be installed by the 2018 rainy season.

Commissioner Brooks then requested that Staff update the map to show street designations and addresses of the vacant parcels.

Commissioner Parker asked what the alternative choices were if the property owner did not want to go by the manual.

Staff clarified to the Commission that John L Hunter & Associates will review the compliance plans and ultimately inspect the devices. The manual is provided as a tool for them to use; however, they are not bound to the devices outlined in the manual. They have the option to submit a compliance plan with an alternative method. During the compliance plan review process, the stormwater consultant

will determine if the alternative proposal meets or exceeds the standard outlined in the manual.

Chair Richárd called for a voice vote to schedule the item for public hearing. The Commission voted 5/0 to approve.

d. Director's Report – Study Session on Site Plan and Design Review (SPDR)

Senior Planner Colleen Doan and Assistant Planner Ryan Agbayani gave the staff report.

Staff led the Commissioners in an interactive exercise to explore their opinions on photos showing a variety of housing design options.

Chair Richárd called for a voice vote to receive and file the report. The Commission voted 5/0 to approve.

e. Director's Report – Planning Commission Business Cards

Community Development Director Scott Charney gave the staff report.

Commissioner Wilson asked how many business cards they would receive.

Staff responded that they would receive 500 business cards each.

Chair Richárd called for a voice vote to receive and file the report. The Commission voted 5/0 to approve.

CONSENT CALENDAR

It was moved by Commissioner Parker and seconded by Commissioner Wilson to receive and file the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Richárd brought up weeds near the intersection of 19th Street and Temple Avenue (near the Courtyard Project).

Staff confirmed that they are aware of the weeds and that the property owner has been instructed to take action.

Commissioner Wilson asked if there were height regulations for weeds that are overgrown.

Staff reiterated that our Code Enforcement policy is “reactive” versus “proactive.” Staff is aware of properties that need maintenance, but only take action once a complaint has been received.

Commissioner Brooks suggested that we have an FAQ section on the City website for reporting weeds.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Parker to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, August 15, 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 Richárd adjourned the meeting at 8:43 p.m.