

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
April 10, 2012
7:00 P.M.**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Absent: None

Staff present:

- 1) Community Development Director Scott Charney
- 2) Assistant City Attorney Jeff Malawy
- 3) Assistant Planner Reina Schaetzl
- 4) Sr. Engineering Technician II Anthony Caraveo
- 5) Contract Planner Matt Diaz

There were 4 people in attendance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATIONS, AWARDS

Chair Fallon presented to Brad Willingham the 1st Quarter Beautification Award on behalf of the Boulevard Automotive Group for improvements at 2800 Cherry Avenue.

PUBLIC HEARING

1. COMMISSION CLOSES THE PUBLIC HEARING ON CONDITIONAL USE PERMIT 05-01

Community Development Director Scott Charney read the form of notice.

Assistant Planner Reina Schaetzl presented the staff report.

The Chair invited anyone wishing to speak on the matter to come forward.

There being none the Chair brought back discussion to the Commission.

It was moved by Commissioner Murphy and seconded by Commissioner Benson to close the public hearing for Conditional Use Permit 05-01 at the request of the applicant.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried.

WORKSHOP

2. COMMISSION DIRECTS STAFF TO DRAFT AN ORDINANCE ON CONSTRUCTION TIME LIMITS AND FEES AND PENALTIES

Contract Planner Matt Diaz presented the staff report.

Community Director Scott Charney responded to questions from the Commission regarding the City's current construction practices and outlined the current process.

The Assistant City Attorney stated that he did not feel there would be a problem with criteria that requires some evidence of financing.

Assistant City Attorney Jeff Malawy stated that possible criteria for an extension approval could be the extent to which a project is already completed. He further stated

that the fees to apply for an extension could only be high enough to cover the City's actual fees and that the city needed to make a finding that shows staff time for a more expensive project is more than a lesser project.

By consensus, staff was directed to implement the following in the draft ordinance for construction time limits.

1. That the initial time limit granted to planning entitlements be extended by 6 months.
2. That an initial time limit for construction permits be included into the municipal code with the length of time based on project size, not dollar amount.
3. That subsequent extension is at the discretion of the Director, and thereafter the Commission.
4. That when approving construction permit extensions, the criteria for granting include payment of a reasonable application fee to cover city costs and resources and that the applicant provide evidence of financing, neighborhood outreach and a target completion date with explanation of why construction was not completed.
5. That penalties for the delay of construction not be an entirely punitive measure, but substantial enough to encourage the applicant while covering city costs and resources.
6. That "abandonment" of a construction site is considered differently and enforcement measures be examined further.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried.

CONSENT CALENDAR

The Community Development Director stated the following were listed on the Consent Calendar for approval.

3. Minutes

Recommendation: Receive and file.

4. Development Status Report

Recommendation: Receive and file.

5. Code Enforcement Report

Recommendation: Receive and file.

6. Commission follow-up

Recommendation: Receive and file.

Engineering Assistant II Anthony Caraveo reported on the status of a complaint of infrastructure damage caused by a pine tree at 2137 Temple Avenue and staff's follow through on the complaint.

It was moved and seconded to receive and file the Consent Calendar.

The motion was carried.

COMMISSION NEW BUSINESS

There was no Commission new business.

ADJOURNMENT

It was moved by Commissioner Benson and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held Tuesday, May 8, 2012 at 7:00 p.m.

Chair Fallon adjourned the meeting at 8:42 p.m.

JANE FALLON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY