

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
May 11, 2010
7:00 P.M.**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Benson led the audience in the Pledge of Allegiance.

ROLL CALL

The Commission Secretary conducted roll call.

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

Absent: None.

Staff present:

- 1) Community Development Director Gary Jones
- 2) Planning Manager Scott Charney
- 3) Assistant City Attorney Jeff Malawy, Esq.
- 4) Assistant Planner Reina Schaetzl
- 5) Sr. Engineering Tech. II Anthony Caraveo

There were 4 people in attendance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARING

**COMMISSION APPROVES SITE PLAN AND DESIGN REVIEW 10-04, A REQUEST TO
CONVERT A SINGLE-STORY DWELLING UNIT INTO A DUPLEX BY CONSTRUCTING 432
SQUARE FEET OF NEW FLOOR AREA AND A DETACHED 2-CAR GARAGE AT 3235
ORANGE AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING DISTRICT**

Commission Secretary Gary Jones read the form of notice.

Assistant Planner Reina Schaetzl presented the staff report.

Assistant City Attorney Jeff Malawy stated that there was a minor correction to the resolution and clarified the correction.

Chair Benson asked what consideration was given to having a workshop versus going straight to public hearing.

Assistant Planner Reina Schaetzl stated that due to community concern regarding density and parking issues, at the discretion of the Director, this project was brought forward in a public hearing format. She further stated that a workshop was not considered due to the size of the addition, less than 500 square feet and one-story, which is usually approved administratively.

Chair Benson opened the public hearing and invited anyone wishing to speak on the matter to come forward.

The following individuals came forward:

1. Antwan Hill, applicant, stated that he was willing to specify in his rental contract that his tenant(s) use the garage for vehicle storage. He further stated that he was aware of the current parking situation in the neighborhood and would do his best to ensure that his garages be used for vehicle storage.
2. John Ennis Neff, resident on Cerritos Avenue, spoke regarding the potential parking impacts to the residents in this neighborhood of such duplex developments.

There being no further testimony, Chair Benson closed the public hearing.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt, as amended, the following Resolution No. 663-05-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 10-04, A REQUEST TO CONVERT A SINGLE-STORY DWELLING UNIT INTO A DUPLEX BY CONSTRUCTING 432 SQUARE FEET OF FLOOR AREA AND A DETACHED 2-CAR GARAGE AT 3235 ORANGE AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING DISTRICT

The following vote resulted:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The motion carried.

COMMISSION APPROVES CONSENT CALENDAR ITEMS 2-5

Commission Secretary Gary Jones stated the following were listed on the Consent Calendar for approval.

2. Code Enforcement Report

Recommendation: Receive and file.

3. Development Status Report

Recommendation: Receive and file.

4. Planning Wows

Recommendation: Receive and file.

5. Minutes

Recommendation: Receive and file.

It was moved by Commissioner Austin and seconded by Commissioner Richárd to receive and file the Consent Calendar.

The motion carried.

PUBLIC BUSINESS FROM THE FLOOR

John Ennis Neff, resident on Cerritos Avenue, again stated his concern regarding the competition for parking space on the streets in the northend neighborhood. He further stated that property owners rent out their garages for storage instead of tenant parking, specifically on the south side of 32nd Street, making the parking situation worse.

COMMISSION NEW BUSINESS

Chair Benson stated that the residents in the northend neighborhood have voiced concern on the negative parking impacts due to increased density, illegal units and the perception that the garages are being used for storage. He stated that he would like staff to study the possible remedies that could be taken to minimize the off-street parking concerns.

Community Development Director Gary Jones responded that staff would initiate code enforcement on potential garage conversions in the northend neighborhood. He further stated that staff will explore strategies, including potential zoning ordinance amendments, that require and enforce code regulations to ensure that garages are used solely for vehicle storage.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn to the next regular meeting of the Planning Commission to be held Tuesday, June 8, 2010.

The motion carried.

Chair Benson adjourned the meeting at 7:30 p.m.

TOM BENSON
CHAIR

ATTEST:

GARY JONES
COMMISSION SECRETARY