

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
May 14, 2013
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 Rose Richárd
 Commissioner Tom Benson
 Commissioner Jane Fallon
 Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney Jeff Malawy
- 5) Sr. Engineering Technician II Anthony Caraveo
- 6) Administrative Assistant Ginny Hellerud

In addition, there were 5 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.

WORKSHOP

**1. CONTINUED WORKSHOP – REVISED ARCHITECTURAL TREATMENT FOR
MEDICAL OFFICE BUILDING AT 845 WILLOW STREET**

Community Development Director Scott Charney read the form of notice and presented the staff report.

Staff indicated that the applicant has requested a continuance of the item to the next scheduled workshop to allow time to revise the plans based on the Commission's comments from the March workshop.

It was moved by Commissioner Fallon and seconded by Commissioner Benson to continue the workshop to the June 2013 meeting.

The motion carried.

PUBLIC HEARINGS

2. ZONING ORDINANCE AMENDMENT 13-01, UPDATED REGULATIONS FOR ESTABLISHED AND NONCONFORMING TRUCKING YARDS

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

Staff indicated that the City Attorney had reviewed the Zoning Ordinance Amendment and Negative Declaration and had advised some changes for legal purposes and to improve the clarity.

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

The following members of the public spoke regarding the Zoning Ordinance Amendment 13-01:

1. Vincent Alvino, business partner with Gary Butterbaugh of Heavy Weight Transport at 1350 23rd Street, requested the time frame for discontinuance be longer than 60 days. If a tenant leaves, he has been told it can take 3 mos. to 6 mos. to obtain a new tenant. He also stated other cities have a longer discontinuance period. He requested this concern to be considered when adjusting the time frame.

The Commission discussed this issue and was willing to consider a 90 day discontinuance time frame.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to continue this item to the June 2013 meeting and directed staff to bring a revised draft Ordinance for public hearing at the June 2013 meeting.

The motion carried.

3. ZONING ORDINANCE AMENDMENT 13-02 TO ESTABLISH CONSTRUCTION TIME LIMITS TO ASSURE THE COMPLETION OF APPROVED PROJECTS

Community Development Director Scott Charney read the form of notice and Assistant Planner Selena Alanis presented the staff report.

Clarifications to the Zoning Ordinance Amendment resolution were highlighted regarding noticing and revisions that will be made for clarification by the City Attorney.

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

There being no testimony, Chair Austin brought discussion back to the Commission.

The Commission commented on the examples of notices and expressed a preference for a concise form of public notice.

It was moved by Commissioner Murphy and seconded by Vice-Chair Richárd to waive further reading and adopt the following resolutions:

Resolution No. 728-05-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 13-02, TO INCLUDE: CONSTRUCTION TIME LIMITS BASED ON PROJECT SIZE AND PROJECT TYPE; EXTENSION TIME PROVISIONS; EXTENSION APPROVAL PROCESS INCLUDING A MAXIMUM OF 2 EXTENSIONS AND PUBLIC NOTIFICATION; ESTABLISH FEES AND PENALTIES

Resolution No. 729-05-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 05/03/13(2), RELATIVE TO ZONING ORDINANCE AMENDMENT 13-02

The following vote resulted:

AYES: CHAIR AUSTIN; VICE-CHAIR RICHÁRD; COMMISSIONER BENSON; COMMISSIONER FALLON; COMMISSIONER MURPHY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried.

CONSENT CALENDAR

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

4. Minutes

Recommendation: Approve.

5. Development Status Report

Recommendation: Receive and file.

6. Code Enforcement Report

Recommendation: Receive and file.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file the reports.

The motion carried.

COMMISSION NEW BUSINESS

Commissioner Benson directed staff to look into watering of trees at Skyline Drive; it appears they are not being properly maintained by the Homeowners Association.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Vice-Chair Richárd to adjourn the meeting to the next regular meeting of June 11, 2013.

The motion carried.

Chair Austin adjourned the meeting at 7:49 p.m.



DEVON AUSTIN
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY