

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
July 9, 2013
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 Tom Benson
 Commissioner Devon Austin
 Commissioner Jane Fallon

Absent: Commissioner Shannon Murphy (excused)

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

In addition, there were 4 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.

PUBLIC HEARING

1. MEDICAL OFFICE BUILDING AT 845 WILLOW STREET

Community Development Director Scott Charney read the form of notice, and Assistant Planner Selena Alanis presented the staff report. The applicant requested a minor deviation for a reduction of 1 parking space to meet fire lane access requirements.

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

The following member of the public spoke regarding the project:

1. Mike Snyder of Ware Malcomb Architects representing 2H Construction clarified the height of the screen will be 18.5 feet high and will align with the top of the guard rail at the stair landing (3.5 feet over the second floor level). Per the recommendation of the landscape architect, the green screen with the wide mesh will allow for full growth of the ivy.

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to waive further reading and adopt amended Resolution No. 737-07-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 13-02, A REQUEST TO CONSTRUCT AN 18,994 SQUARE FOOT TWO-STORY MEDICAL OFFICE BUILDING ON A VACANT PARCEL LOCATED AT 845 E. WILLOW STREET, IN THE CG, COMMERCIAL GENERAL, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE-CHAIR BENSON; COMMISSIONERS AUSTIN AND FALON

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

DIRECTOR'S REPORTS

2. Study Session, Housing Element Update

Associate Planner Colleen Doan read the staff report.

Vice-Chair Benson asked if facilities for emergency shelters might be shared for function and region, if they could be utilized for mixed uses, and if services are provided 24/7 or for a shorter period of time. Staff will follow up on these inquiries.

Commissioner Fallon noted that on the date of August 14 there is a concert in the park, and therefore it may not be the best date for the first community workshop. Staff will consider the options.

Commissioner Austin noted the benefits of safe and walkable affordable housing.

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

There being no further public testimony, Chair Richárd received and filed the report.

3. Chemoil Soil Remediation

Associate Planner Colleen Doan read the staff report.

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

- 1) Michael Noll, resident, noticed tarps rolled back at the site in preparation for the soil remediation process. He suggested that the City provide noticing and information on the website about the process and positive results of the clean-up.

There being no further public testimony, Chair Richárd received and filed the report.

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.

Vice-Chair Benson requested that Item No. 5 be pulled for discussion.

Commission Receives and Files Consent Calendar Items 4 and 6

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item Nos. 4 and 6.

The motion carried.

Commission Receives and Files Consent Calendar Item No. 5.

Vice-Chair Benson requested an update on the expiration of the permit for the Islamic Center.

Staff advised that upon expiration of permits, all discretionary approvals expire and the applicant is obligated to come back to the Planning Commission and ultimately the City Council to review their approvals. In the meantime, they must maintain the site but are not allowed to perform any construction activity. Fees may apply again, but in some cases it is possible to obtain a permit without going through plan check again. Staff and this applicant do not agree that no bona fide activity took place, and once the item is scheduled with the Planning Commission, there may be complaints about staff's determination. The State's requirements are that satisfactory progress must have occurred, and an inspection must have been performed and passed.

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item No. 5.

The motion carried.

COMMISSION NEW BUSINESS

Vice-Chair Benson commended staff on their follow through on the progress of the fence at 2799 21st Street. He also asked the status of the Applebee's Restaurant project. He reported that at 2145 Temple Avenue there appears to be a substantial water leak and mold growing on the wall. Staff will forward the inquiry to the Public Works Department and the Building Inspector will visit the site.

Chair Richárd noted that from 1949 Orizaba to the corner of 20th Street, the sidewalk is carpeted with seed pods and berries from the trees and is not passable. Staff advised that Public Works will look into the location of the trees; those on private property and within the parkway are the property owners' responsibility to maintain, but there may be options available.

She also asked about traffic signals going in at Pacific Coast Highway/Obispo, Cherry/20th, and Walnut/Willow. Staff provided progress updates on connections and status of work with Edison and Caltrans. Postings by Public Works and the Police Department will be placed in advance to alert drivers and once the signal is operational, new striping will be painted.

Vice-Chair Benson stated these are opportunities for better communications, including but not limited to posting information on the website, Charter cable channel, and City Views.

Chair Richárd asked about the status of trucking yards. Staff advised the Ordinance was approved but Council recommended the discontinuance time frame remain at 180 days. Staff will study options for reductions in discontinuance time frames for non-conforming uses and report back to Commission and Council.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Benson to adjourn the meeting to the next regular meeting of August 13, 2013.

The motion carried.

Chair Richárd adjourned the meeting at 7:55 p.m.



ROSE RICHARD
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY