

**A SPECIAL MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
January 29, 2014
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
 Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan

In addition, there was 1 person in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

None.

PUBLIC HEARING

1. General Plan Amendment - 2013-2021 Housing Element Update

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

Chair Richárd asked for any questions from the Commission.

Vice-Chair Benson asked if sales for East Village, an example provided, are stipulated to stay in low or very low income housing range. Staff clarified that for that development, because of redevelopment funds, the more stringent restrictions don't apply to resales.

Commissioner Murphy asked if we receive statistical reports for Section 8 Program assistance provided to residents in Signal Hill. Staff reported that information is not generally provided but we are able to request it. The consultant has provided an outline for the voucher program. The City currently participates in Los Angeles County fair housing programs.

Commissioner Austin asked for clarification of the total number of households reported on Program #5 (page 3-9) since the description mentions unincorporated areas. Staff advised the number (55 households) is only for Signal Hill.

Vice-Chair Benson asked about government Code Section 65583(c)(5) - Promote Housing Opportunities (page 3-1). Staff confirmed the definition of persons applies to households without regard to orientation.

Chair Richárd opened the public hearing and asked if there were any members of the public who would like to speak.

There being no public testimony, Chair Richárd asked if the Commission had further questions.

Commissioner Austin asked about the number of respondents to the housing needs survey (page 2-1). Staff clarified the number of respondents was 21 at the time the draft document was written; there are now 35 respondents. The survey is still available on-line and the total will be updated once the survey is closed.

Commissioner Fallon asked about the meaning of familial status (page 3-1). Vice-Chair Benson clarified it this would be mother, father, single parent, children, etc.

Commissioner Murphy asked what constitutes Single Room Occupancy Housing (page 3-7). Staff highlighted the definition in Appendix A (page A-42) - "a dwelling within a multiple family dwelling structure with a room that includes a closet, sink, stove range top or oven and space for a bed and a bathroom." Staff explained in the future the Housing Element Update document and programs will return to the Commission to further refine the programs. The mandate of the State is universal but it can be customized to the community.

Commissioner Murphy asked if the adoption of the Housing Element Update meant that there is a time frame of 8 years to implement our programs and asked whether we would be subject to new State mandates during the 8 years. Staff clarified that the programs have an 8 year time frame and would not be subject to new mandates by the State.

Chair Richárd closed the public hearing.

It was moved by Commissioner Austin and seconded by Commissioner Fallon to waive further reading and adopt the following resolutions:

Resolution No. 751-01-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 12/27/13(1), RELATIVE TO GENERAL PLAN AMENDMENT 13-01, THE 2013-2021 UPDATE OF THE HOUSING ELEMENT OF THE SIGNAL HILL GENERAL PLAN

Resolution No. 752-01-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE 2013-2021 UPDATE OF THE GENERAL PLAN HOUSING ELEMENT

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 5/0.

ADJOURNMENT

It was moved by Vice-Chair Benson and seconded by Commissioner Murphy to adjourn to the next regular meeting of the Planning Commission to be held on February 11, 2014.

The motion carried.

Chair Richárd adjourned the meeting at 7:32 p.m.



ROSE RICHARD
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY