

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
February 11, 2014
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:05 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
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney Jeff Malawy

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

None.

DIRECTOR'S REPORTS

1. General Plan Annual Progress Report

Community Development Director Scott Charney, Associate Planner Colleen Doan and Assistant Planner Selena Alanis gave the staff report.

Chair Richárd asked if there were any questions from the Commission.

Vice-Chair Benson commended staff on the report. He noted a marked increase in water impact fees collected in 2013 and asked if there were a reason for this.

Staff clarified that the in 2013 construction of several multi-family complexes began. It was noted that the City impact fees are required to be paid once a Certificate of Occupancy is issued, however, developers may choose to pre-pay fees to avoid any fee increases.

Vice-Chair Benson noted parks and recreation impact fees and traffic impact fees seemed much smaller in comparison. Staff advised that typically the greater of the fees is the water impact fee, then the parks and recreation fee, and finally traffic impact fees.

Chair Richárd invited any members of the public wishing to speak on the matter to come forward.

There was no public testimony and no further questions from the Commission.

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to recommend City Council authorization to submit the Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

Motion carried 5/0.

2. Strategic Plan and Resident Satisfaction Survey

Chair Richárd invited Vice-Chair Benson to give a briefing and overview of the Survey.

Chair Richárd asked if there were any questions from the Commission.

Commissioner Austin asked for the number of participants. Vice-Chair Benson indicated 249 voters were contacted via phone, with the phone numbers having been obtained from various sources.

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

There was no public testimony and no further questions from the Commission.

Chair Richárd received and filed the report.

3. Sign Program Amendment for the 99¢ Only Store at 1851 E. Willow Street

Assistant Planner Selena Alanis gave the staff report.

Chair Richárd asked if there were any questions from the Commission.

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

There was no public testimony and no further questions from the Commission.

It was moved by Commissioner Austin and seconded by Commissioner Fallon to approve the plans as submitted.

Motion carried 5/0.

CONSENT CALENDAR

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

4. Minutes

Recommendation: Approve.

5. City Council Follow-up

Recommendation: Receive and file.

6. Development Status Report

Recommendation: Receive and file.

7. Code Enforcement Report

Recommendation: Receive and file.

8. In the News

Recommendation: Receive and file.

Vice-Chair Benson requested that Item No. 6 be pulled for discussion.

Commission Received and Filed Consent Calendar Items Nos. 4, 5, 7 and 8

It was moved by Commissioner Fallon and seconded by Vice-Chair Benson to receive and file Consent Calendar Items Nos. 4, 5, 7 and 8.

The motion carried.

Commission Receives and Files Consent Calendar Item No. 6

Vice-Chair Benson asked for clarification regarding the Development Status Report for the project at 3240 Cerritos, he noted that the building permit had expired and was later renewed and asked about the permit process. Staff clarified that the Building Department requires satisfactory progress within a 6 month period, and that long-

running projects are a drain upon staff time and resources. The permit renewal helps ensure that small development projects share in the cost of inspections and indicates to developers that construction time limits now apply. Vice-Chair Benson also noted the construction time for the residences at 1972-74 Dawson was the same time period as the construction of the Pacificwalk townhomes development.

Vice-Chair Benson also asked for clarification of the Administrative Review process. Staff advised that the approval process is stratified based on the size of a project. Staff can approve new commercial projects up to 10,000 s.f. and additions to residential structures that are less than 500 s.f.

Vice-Chair Benson asked about the status of the Quality Inn project where there was a request for a subdivision of the site into two lots. Staff indicated that the tentative map is still valid, but that the Quality Inn has a new owner.

It was moved by Vice-Chair Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item No. 6.

The motion carried.

COMMISSION NEW BUSINESS

Vice-Chair Benson commended staff on a successful Parkway Landscaping Workshop held immediately prior to the Commission meeting.

Vice-Chair Benson asked if anyone knew of a reason that the Costco store was so busy on February 9, 2014. Staff will follow-up with Costco to see if there was a special reason. An update on the Costco gas station was provided. There is a bid out for the driveway improvements at Dawson Avenue and Willow Street to smooth out the dip in the road at the entrance.

For future Commission meetings, staff was directed to provide copies of plans electronically and a hard copy can be provided upon request.

Vice-Chair Benson also reported standing water in the planter in front of the Police Department. Staff advised that installation is still in process and will relay the information to the project manager.

ADJOURNMENT


It was moved by Commissioner Fallon and seconded by Commissioner Murphy to adjourn to the next regular meeting of the Planning Commission to be held on March 11, 2014.

The motion carried.

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


ROSE RICHARD
CHAIR

ATTEST:


SCOTT CHARNEY
COMMISSION SECRETARY