



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION
May 13, 2014**

7:00 p.m.

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community.

Regularly scheduled meetings are held the 2nd Tuesday of every month at 7:00 p.m. The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall and is available at each meeting. The agenda and related reports are available for review at the Library on the Friday afternoon prior to the Commission meeting.

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair. Each speaker is allowed three minutes to make their comments.

CALL TO ORDER

ROLL CALL

Commissioner Austin
Commissioner Fallon
Commissioner Murphy
Vice-Chair Benson
Chair Richárd

PLEDGE OF ALLEGIANCE

The Chair will lead the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

Matters of general concern, which are not on the agenda, can be addressed during this portion of the meeting, and also before adjournment. However, State law (Government Code Section 54959 et seq.) prohibits the Planning Commission from acting upon any item not contained in the agenda.

PUBLIC WORKSHOPS

1. Duplex at 924 E. Vernon Street

Summary: The applicant, Dominique Canavati for LLG Construction, is requesting a workshop review of preliminary plans for a duplex at 924 E. Vernon Street. The proposal includes demolition of the existing dwelling and accessory structure and construction of a new 3,522 square foot two-story duplex with two, 2-car garages.

Recommendations: 1) Open the public workshop and receive testimony; and 2) Direct the applicant to make revisions as deemed appropriate.

2. Atlantic Alano Club - A Request for a Zoning Ordinance Amendment and Conditional Use Permit to Operate a Club at 2696 Dawson Avenue

Summary: The applicant, Stephanie Loftin, President of the Atlantic Alano Club, is requesting a workshop review of plans to conduct group meetings for Alcoholics Anonymous and similar organizations at 2696 Dawson Avenue. The use is classified as a club in the zoning code. The zoning designation for the site is CI, Commercial Industrial and clubs are not permitted in the zone. As such, the proposal requires:

- A Zoning Ordinance Amendment to list 'club, lodge' as a conditionally permitted use in the CI, Commercial Industrial, zoning district;
- A Conditional Use Permit to operate a club to conduct meetings

Recommendations: 1) Open the public workshop and receive testimony; and 2) Direct the applicant to make revisions as deemed appropriate.

DIRECTOR'S REPORTS

3. Study Session Regarding Lot Coverage and Floor Area Ratio Regulations for Single-Family Dwellings

Summary: This is the third in a series of study sessions considering the effectiveness of the regulatory tools intended to reduce bulk, mass and scale for single-family dwellings (SFD's). The focus of this study session is:

- Lot Coverage; and
- Floor Area Ratio

Recommendation: Receive and file.

4. Quarterly Beautification Award

Summary: Staff received one nomination for this quarter's recipient of the Beautification Award. The nominee is Signal Hill Petroleum Inc. for the landscape improvements to their property on Willow Street east of Walnut Avenue.

Recommendation: Consider any additional nominations and select recipient.

CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

5. Minutes

Recommendation: Approve.

6. City Council Follow-up

Recommendation: Receive and file.

7. Development Status Report

Recommendation: Receive and file.

8. Code Enforcement Report

Recommendation: Receive and file.

9. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Commissioner Austin
Commissioner Fallon
Commissioner Murphy
Vice-Chair Benson
Chair Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 10, 2014 at 7:00 p.m. in the Council Chambers located at City Hall.

If you need special assistance beyond what is normally provided to participate in Commission meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.