



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
June 10, 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.

REORGANIZATION

Annually at this time, the Commission selects members to serve one-year terms as Chair and Vice-Chair. The current Chair is Rose Richárd, and the Vice-Chair is Tom Benson. Community Development Director Scott Charney will call for nominations for Chair, and once seated the Chair will call for nominations for Vice-Chair to serve the 2014/15 term of office.

PRESENTATION

The Chair will present the Beautification Award to Signal Hill Petroleum for the landscape improvements to their property on Willow Street east of Walnut Ave.

PUBLIC WORKSHOPS

1. Continued Workshop - Atlantic Alano Club, A Request to Operate a Club at 2696 Dawson Avenue

Summary: The applicant, Stephanie Loftin, President of the Atlantic Alano Club, requested 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 currently permitted in the zone. Staff will provide a project update.

Recommendation: Continue workshop to the July 9, 2014 Planning Commission meeting.

2. Crescent Square Residential Development of 25 Single-Family Dwellings

Summary: The applicant, SummerHill Homes, is requesting workshop review of preliminary plans for 25 three-story detached single-family dwellings on approximately 3.18-acres of land at the northeast corner of Walnut Avenue and Crescent Heights Street. The proposal includes a request for:

- Site Plan and Design Review for the site plan and architectural designs
- A Tentative Tract Map creating 28 lots

- A Zoning Ordinance Amendment for consistency with the proposed plans
- An Addendum to Town Center West EIR

Recommendation: Receive public comment and provide direction as deemed appropriate.

3. 2nd Unit over New Garage at 3360 Lemon Avenue

Summary: The applicant, Jason Shorrow, is requesting a workshop review of preliminary plans for a 2nd unit over a new garage at 3360 Lemon Avenue. The project includes demolition of two existing 2-car garages and construction of a 4-car garage with a 1,207 square foot, two bedroom, 2nd unit above. Access to the garages is off a rear alley. No changes are proposed for the single-family dwelling at the front of the property facing Lemon Avenue.

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

PUBLIC HEARING

4. Duplex at 924 E. Vernon Street

Summary: The applicant, Dominique Canavati for LLG Construction, is requesting approval of Site Plan and Design Review 14-02 for a duplex at 924 E. Vernon Street. The project 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.

Recommendation: Waive further reading and adopt a resolution approving Site Plan and Design Review 14-02.

DIRECTOR'S REPORTS

5. Selection of Commission Representative and Alternate to the Sustainable City Committee

Summary: The Commission will be considering reappointing existing representative and alternate or selecting a new representative and alternate.

Recommendation: Select a representative and an alternate to attend SCC meetings.

6. Housing Element Programs Roadmap

Summary: Staff will give an overview of the roadmap for adoption of the following Ordinance amendments, mandated by the State and included as action items in the certified 2013-2021 Housing Element:

- Transitional and Supportive Housing
- Single Room Occupancy
- Reasonable Accommodation Procedure
- Licensed Residential Care Facilities
- Definition of Family
- Density Bonus Update

Recommendation: Receive and file.

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.

7. Minutes

Recommendation: Approve.

8. City Council Follow-up

Recommendation: Receive and file.

9. Development Status Report

Recommendation: Receive and file.

10. Code Enforcement Report

Recommendation: Receive and file.

11. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Commissioner Austin
Commissioner Benson
Commissioner Fallon
Commissioner Murphy
Commissioner Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, July 8, 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.