

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**

July 8, 2014

7:00 P.M.

CALL TO ORDER

Chair Benson called the meeting to order at 7:03 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Tom Benson
 Commissioner Devon Austin
 Commissioner Shannon Murphy
 Commissioner Rose Richárd

Excused Absence: Vice-Chair Jane Fallon

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 was 1 person in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PUBLIC WORKSHOP

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

Community Development Director Scott Charney read the form of notice, and Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission. Staff indicated the Club is looking for another location and elected not to remodel the current location with two ADA restrooms. The next general Club meeting will be held on 7/20/14 at which time they will arrive at a final decision.

There being no public testimony, Commissioner Murphy recommended and Commissioner Richard seconded a motion to close the public workshop.

The motion carried.

PUBLIC HEARINGS

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

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

Chair Benson asked for any questions from the Commission.

The following member of the public spoke regarding the project.

- 1) Jason Shorrow, applicant, expressed his excitement about the project and asked for clarification about impact fees for the water meter.

Staff advised the impact fees are based on the size of the meter. The options are to either add another meter or upgrade the current meter from 3/4" to a 1" meter, depending upon calculations from their engineer.

Chair Benson closed the public hearing.

Commissioner Austin spoke in favor of the project and said that the home would be a nice addition to the neighborhood.

Commissioner Murphy also spoke in favor of the project but commented she would have liked more variation in the color scheme.

Commissioner Richard also spoke in favor of the project

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

Resolution No. 756-07-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 14-03, A REQUEST TO DEMOLISH AN EXISTING FOUR-CAR GARAGE AND CONSTRUCT A SECOND UNIT OVER A NEW, FOUR-CAR GARAGE AT 3360 LEMON AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM – 2, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR BENSON; COMMISSIONERS AUSTIN, MURPHY
AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR FALLON

ABSTAIN: NONE

3. Zoning Ordinance Amendment 14-02 and Related Negative Declaration – Amendments to Title 20 of the Municipal Code Related to Zoning Designations and Definitions for Special Needs Housing in Accordance with State Mandates

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

Chair Benson asked for any questions from the Commission.

Commissioner Murphy asked the reason for the addition of the language regarding use “by right” to all the Specific Plans. Staff explained the State requires permission for special housing in all areas of the city including areas governed by Specific Plans.

Commissioner Austin asked about the recommendation to allow Single Room Occupancy (SRO) use in the residential high density zone. Staff explained that the SROs require a minimum of 16 units and that a multi-family residential building is most appropriate in the high density residential zone.

The Chair opened the public hearing.

There being no public testimony, Chair Benson closed the public hearing.

Commissioner Austin reiterated that the zoning ordinance amendments are in accordance with State requirements and staff concurred that they are required of all cities in California.

Chair Benson underscored that the requirements have been in effect for years and that because of the mandate the City will comply with the State’s directives. Staff confirmed the changes have been in effect since 2006 and the State is now monitoring the performance of all cities much more closely.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and approve the resolution for Negative Declaration 6/20/14(1) and the resolution to approve Zoning Ordinance Amendment 14-02 as amended:

Resolution No. 757-07-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 06/20/14(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 14-02, AMENDMENTS TO TITLE 20 OF THE MUNICIPAL CODE REGARDING DEFINITIONS AND USE CLASSIFICATIONS FOR VARIOUS SPECIAL NEEDS HOUSING IN ACCORDANCE WITH STATE MANDATES

The following vote resulted:

AYES: CHAIR BENSON; COMMISSIONERS AUSTIN, MURPHY AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR FALLON

ABSTAIN: NONE

Resolution No. 758-07-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 14-02, AMENDMENTS TO TITLE 20 OF THE MUNICIPAL CODE REGARDING DEFINITIONS AND USE CLASSIFICATIONS FOR VARIOUS SPECIAL NEEDS HOUSING IN ACCORDANCE WITH STATE MANDATES

The following vote resulted:

AYES: CHAIR BENSON; COMMISSIONERS AUSTIN, MURPHY AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR FALLON

ABSTAIN: NONE

DIRECTOR'S REPORT

4. Informational Parking Flyer

Community Development Director Scott Charney gave the staff report.

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

The Commissioners provided suggestions including additional alternative transportation ideas and links to public transportation websites, donations of vehicles, clarification of bulky item pickups, and renting/sharing storage facilities. Staff was directed to make changes, to distribute the flyer at the concerts, to provide to the Sustainable City Committee, and to add to the website.

CONSENT CALENDAR

The Chair stated the following items were on the Consent Calendar for approval:

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 Received and Filed the Consent Calendar

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to approve the minutes and receive and file the remainder of the Consent Calendar.

The motion carried.

COMMISSION NEW BUSINESS

Commissioner Austin thanked staff for contacting a property owner using Code Enforcement procedures to have an unsightly property cleaned up.

Chair Benson reminded the Commissioners the first of the Concerts in the Park series would be held on July 9, 2014.

Chair Benson also thanked the Public Works Director, Steve Myrter, for arranging for maintenance of trees on Skyline Drive.

Chair Benson also asked if there was a hotline for water issues and reported three properties that should be inspected. Staff advised they would follow up on the properties and that there is a water hotline on the City website.

Commissioner Murphy noted a great deal of fitness training at Discovery Well Park, asked about outreach to trainers and if they were complying with requirements for fitness permits, and mentioned a good number of people walking in the street in the area on weekend mornings. Staff advised they will follow up with Community Services and confirmed that procedures are in place for fitness trainers to obtain permits.

Chair Benson noted the gates at the park no longer open at 5:00 AM and asked what time they open because many more cars are parked on the street and not in the park. Staff will follow up and will forward concerns to the Police Department.

Chair Benson requested the confusing signs regarding charcoal grills and landscape renovation be removed. Staff advised that the signs were included as part of a master plan proposal and will forward the concern to the Parks & Recreation Commission which handles these issues.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Commissioner Murphy to adjourn to the next regular meeting of the Planning Commission to be held on August 12, 2014.

The motion carried.

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

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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CHAIR

ATTEST:


SCOTT CHARNEY
COMMISSION SECRETARY