

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
August 12, 2014
7:00 P.M.**

CALL TO ORDER

Vice-Chair Fallon called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Vice-Chair Jane Fallon
Commissioner Devon Austin
Commissioner Shannon Murphy
Commissioner Rose Richárd

Excused Absence: Chair Tom Benson

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) Public Works Director Steve Myrter

In addition, there were 6 people in attendance.

PLEDGE OF ALLEGIANCE

Vice-Chair Fallon led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PUBLIC HEARING

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

Community Development Director Scott Charney read the form of notice, and Assistant Planner Selena Alanis gave the staff report. She noted a correction to the Zoning Ordinance Amendment revising the setbacks along Crescent Heights Street to a seven foot minimum (Section 20.37.070).

Vice-Chair Fallon asked for any questions from the Commission.

Commissioner Austin asked for clarification regarding a sheet in the plan set. Staff explained the plan represents the 2005 proposal compared to the current proposal. Commissioner Austin also appreciated the prohibition on enclosing covered balconies. She also asked about accessibility for lots with wells and staff explained that on specific lots spacing between houses was arranged to ensure wells could be accessed for service.

Commissioner Murphy asked if front yard landscaping would be maintained by the property owner or HOA. Staff advised that when HOAs manage the maintenance, conflicts tend to arise regarding different levels of care, and that homeowners prefer controlling their own yards.

Commissioner Murphy asked for clarification of the oil code for some of the lots. Staff advised that the current oil code does not allow structures to be built over oil wells, but we are in the process of amending the current oil code to allow it. The intent of the conditions of approval is to acknowledge the code may be amended in the near future. All wells have been tested and none are leaking. Within the CC&Rs, all lots will receive a customized notice regarding any oil well location at their site and access issues.

Vice-Chair Fallon opened the public hearing.

The following member of the public spoke regarding the project:

- 1) Keven Doherty, SummerHill Homes, thanked staff, Signal Hill Petroleum and the Planning Commission for their feedback and guidance. He explained that SummerHill Homes is a leader in green building and expressed their eagerness to pursue the project with respect to the oil code.

Commissioner Richárd complimented the applicant for attention to architectural details and asked about the correlation of landscaping and water conservation. Mr. Doherty explained that water conservation has been a great concern in the project which is addressed by the diversity of planting materials and design. He also stated their experience is that homeowners prefer to express their individuality in their landscaping and maintain front yards themselves.

Commissioner Murphy also expressed her approval of the architectural styles.

- 2) Tom Shollin, Signal Hill Petroleum, spoke in support of the project and its high quality. He described DOGGR's decision affecting construction of buildings over oil wells and hoped the City will amend the oil code soon to allow the project to move forward.

Commissioner Austin asked if RV parking is accommodated, and staff advised that one of the CC&R conditions prohibits RV parking.

Vice-Chair Fallon closed the public hearing.

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

Resolution No. 759-08-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF A SECOND ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TOWN CENTER WEST PROJECT, RELATIVE TO ZONING ORDINANCE AMENDMENT 14-04, VESTING TENTATIVE TRACT MAP NO. 72594 AND SITE PLAN AND DESIGN REVIEW 14-04

Resolution No. 760-08-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 72594, A REQUEST TO SUBDIVIDE AN APPROXIMATE 3.18-ACRE SITE IN THE CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN LOCATED AT THE NORTHEAST CORNER OF WALNUT AVENUE AND CRESCENT HEIGHTS STREET INTO 28 LOTS FOR DETACHED SINGLE-FAMILY DWELLINGS AND 9 LETTERED LOTS

Resolution No. 761-08-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 14-04, A REQUEST TO CONSTRUCT 25 DETACHED THREE-STORY SINGLE-FAMILY DWELLINGS IN THE CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN ON A 3.18-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF WALNUT AVENUE AND CRESCENT HEIGHTS STREET

Resolution No. 762-08-14 as amended entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 14-03, A REQUEST TO AMEND, "SP-17, CRESCENT SQUARE RESIDENTIAL SPECIFIC PLAN," FOR TEXT UPDATES CORRESPONDING TO REVISED SITE PLAN, FLOOR PLANS AND ELEVATIONS

The following roll call vote resulted:

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

NOES: NONE

ABSENT: CHAIR BENSON

ABSTAIN: NONE

Motion carries 4/0/1.

DIRECTOR'S REPORTS:

2. Conformity Report for Retail Building at Gateway Center

Assistant Planner Selena Alanis gave the staff report.

Vice-Chair Fallon asked for any questions from the Commission.

Commissioner Austin asked for clarification about the change in the awning material for the Chipotle Restaurant.

- 1) Ashley Schaffer, Signal Hill Petroleum, clarified that Chipotle requested the change, and the cloth would coordinate better and highlight the signage. Also, the awning for Starbucks is cloth. Ms. Schaffer also stated the construction is on schedule and the businesses should be open by the end of November.

Vice-Chair Fallon asked if there were any questions from the members of the public.

There being no public testimony, it was moved by Commissioner Murphy and seconded by Commissioner Richard to receive and file the report.

The motion carried 4/0/1.

3. Save the Date for the 2015 Planning Commissioners Academy

Vice-Chair Fallon highlighted the date of the Academy (March 4-6, 2015), and Community Development Director Scott Charney advised that staff will follow up with sign up information when it becomes available.

Vice-Chair Fallon asked if there were any questions from the Commission. There being no questions, she received and filed the report.

4. Status Report on Implementation of Construction Time Limit Ordinance

Associate Planner Colleen Doan gave the staff report.

Vice-Chair Fallon asked if there were any questions from the Commission.

Commissioner Murphy asked about the timing of construction of the remodel project at 1790 Burnett. Staff explained the only added square footage is the garage. Technically, projects that fall under the Construction Time Limit Ordinance must involve additional square footage for livable space.

Commissioner Austin asked how financing issues might affect a project going forward when extensions are requested. Staff advised that the Planning Commission would make a determination about what constitutes good cause and any unusual circumstances might apply, but that no finance documents would be requested or required for a good cause review.

Vice-Chair Fallon asked if there were any questions from the members of the public.

There being none, it was moved by Commissioner Richárd and seconded by Commissioner Murphy to receive and file the report.

The motion carried 4/0/1.

5. General Plan Annual Progress Report

Community Development Director Scott Charney gave the staff report.

Vice-Chair Fallon asked if there were any questions from the Commission or members of the public.

There being none, it was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file the report.

The motion carried 4/0/1.

6. Beautification Award

Associate Planner Colleen Doan gave the staff report.

Vice-Chair Fallon asked if there were any questions from the Commission.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to present the Beautification Award first to the Willow Ridge Homeowners Association, and then to the property owners of the residence at 2299 Molino Avenue.

The motion carried 4/0/1.

CONSENT CALENDAR

Vice-Chair Fallon requested that Item No. 7 be pulled for discussion, and Commissioner Murphy requested Item No. 8 be pulled for discussion.

Commission Received and Filed Consent Calendar Items 9, 10 and 11

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file Consent Calendar Item Nos. 9, 10 and 11.

The motion carried 4/0/1.

Commission Receives and Files Consent Calendar Item No. 7.

Vice-Chair Fallon reminded the Commission she was absent from the July meeting and would abstain from the approval of the minutes. It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file Consent Calendar Item No. 7.

The motion carried 3/0/1/1.

Commission Receives and Files Consent Calendar Item No. 8.

Regarding the City Council Follow-up, Commissioner Murphy asked for additional details regarding the smoking ban at multi-family residential properties and e-cigarettes that were discussed at the City Council meeting on 7/15/14. Staff provided an overview of options available for multi-family homeowners associations should they wish to restrict smoking, and a flyer will shortly be mailed to the HOAs. Also discussed were e-cigarette products, ingredients, sales, lounges, age of users. The Council directed staff to prepare ordinance amendments to treat e-cigarettes like tobacco products for sales, and that lounges would be prohibited.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file Consent Calendar Item No. 8.

The motion carried 4/0/1.

COMMISSION NEW BUSINESS

Staff provided an update of the affordable housing site at 1500 E. Hill Street and Gundry Avenue. The Planning Commission is the approving body under Site Plan and Design Review. The Commission and public would be invited to tour a similar project in Long Beach. Also there will be a community workshop at a Planning Commission meeting to receive community involvement before plans are finalized. An agreement has been entered into with Meta Housing to develop the site utilizing tax credit financing.

Staff also reported the Conservation Corps of Long Beach has applied to operate a Public Charter High School at 1982 Obispo. Enrollment at the current facility is already at capacity and they are desiring a second location. A community meeting will be held on 8/26/14 and public tours of the Long Beach site will follow.

Commissioner Austin asked about the success of the Applebee's restaurant. Staff has heard that it is doing well and they have an interest in adding a patio pending internal discussions.


Commissioner Richárd reminded the Commission that the last of the Concerts in the Park would take place on Wednesday, August 13th.

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 September 9, 2014.

The motion carried.

Vice-Chair Fallon adjourned the meeting at 8:37 p.m.


CHAIR

ATTEST:


SCOTT CHARNEY
COMMISSION SECRETARY