

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
October 8, 2013  
7:00 P.M.**

**CALL TO ORDER**

Chair Richárd called the meeting to order at 7:00 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
- 5)     Sr. Engineering Technician II Anthony Caraveo

In addition, there were 10 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PLANNING COMMISSION ADDS CLOSED SESSION ITEM SUBSEQUENT TO  
POSTING OF AGENDA PURSUANT TO GOV'T CODE SECTION 54956.9(d)(2) TO  
DISCUSS SIGNIFICANT EXPOSURE TO LITIGATION**

It was moved by Vice-Chair Benson and seconded by Commissioner Murphy to add the Closed Session item to the agenda.

The following vote resulted:

AYES:           COMMISSIONER AUSTIN  
                  COMMISSIONER FALLON  
                  COMMISSIONER MURPHY  
                  VICE-CHAIR BENSON  
                  CHAIR RICHÁRD

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

### **PRESENTATION**

Pilar Alcivar-McCoy provided an update about Community Services Department items. For the Community Garden, construction bids are anticipated in November with a potential completion in spring. The Parks & Recreation Commission will present options for the location of an electronic reader board at their November meeting.

The City Council had approved a permit process and fees for fitness trainers at the parks. Schools are exempt from fees. Since the permit process became effective, there has been a reduction in activity but no applications for permits. An inventory of signs in the parks will be conducted by staff in an effort to consolidate signs and target the most important information. Input will be sought from Public Works and the Police Department and a budget request will be generated in the near future to cover costs.

### **PUBLIC BUSINESS FROM THE FLOOR**

Ashley Schaffer of Signal Hill Petroleum announced the opening of the Applebee's Restaurant and extended an invitation to the Planning Commissioners to the "Very Important Neighbors" event on Saturday, October 12, 2013. A ribbon cutting ceremony/grand opening will be held in about a month.

### **PUBLIC BUSINESS FROM THE FLOOR ON CLOSED SESSION ITEMS**

There was no public business from the floor.

### **RECESS TO CLOSED SESSION AT 7:37 P.M.**

### **RECONVENE REGULAR MEETING AT 7:58 P.M.**

### **CLOSED SESSION REPORT**

A closed session was held pursuant to Government Code Section 54656.9(d2), significant exposure to litigation. The City Attorney reported on the Closed Session item and no reportable action was taken.

### **PUBLIC HEARING**

#### **1. Long Beach Islamic Center**

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

Chair Richárd asked for any questions from the Commission.

Vice-Chair Benson asked if a Certificate of Occupancy would be issued before or after landscaping is completed, and staff confirmed that landscaping is considered as part of the process for issuance of the Certificate.

Chair Richárd opened the public hearing and asked if there were any members of the public who would like to speak.

The following members of the public spoke regarding the project.

- 1) Tarek Mohamed, Chairman of Long Beach Islamic Center, spoke in favor of the project.
- 2) Abdel Alomar introduced himself as the Project Manager and also spoke in favor of the project.

Chair Richárd asked for any further questions or comments from the Commission.

Vice-Chair Benson expressed appreciation for the applicant's attention to the items of concern and looked forward to the project moving forward. Commissioner Fallon wished them well. Chair Richárd also wished them success.

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

Resolution No. 738-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 13-02, A REQUEST TO CONSTRUCT AND OPERATE A RELIGIOUS FACILITY ON A PARCEL LOCATED AT 995 27TH STREET AT THE NORTHWEST CORNER OF 27TH STREET AND CALIFORNIA AVENUE IN THE CG, COMMERCIAL GENERAL, ZONING DISTRICT

Resolution No. 739-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 13-04, A REQUEST TO CONSTRUCT A 2,025 SQUARE FOOT SINGLE-STORY BUILDING ON A PARCEL LOCATED AT 995 27TH STREET AT THE NORTHWEST CORNER OF 27TH STREET AND CALIFORNIA AVENUE, IN THE CG, COMMERCIAL GENERAL, ZONING DISTRICT

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried.

### **CONSENT CALENDAR**

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

**2. Minutes**

**Recommendation:** Approve.

**3. City Council Follow-up**

**Recommendation:** Receive and file.

**4. Development Status Report**

**Recommendation:** Receive and file.

**5. Code Enforcement Report**

**Recommendation:** Receive and file.

**6. In the News**

**Recommendation:** Receive and file.

It was moved by Vice-Chair Benson and seconded by Commissioner Murphy to receive and file the reports.

The motion carried.

### **COMMISSION NEW BUSINESS**

Vice-Chair Benson commended staff on the attention to detail in the Development Status Report.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Vice-Chair Benson to adjourn to the next regular meeting of the Planning Commission will be held on November 12, 2013.

The motion carried.

Chair Richárd adjourned the meeting at 8:10 p.m.

  
ROSE RICHARD  
CHAIR

ATTEST:

  
SCOTT CHARNEY  
COMMISSION SECRETARY