

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
October 13, 2015
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Associate Planner Selena Alanis
- 4) Assistant City Attorney David Kwon
- 5) Sr. Engineering Technician Anthony Caraveo

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATIONS

- a. The Planning Commission presented the Beautification Award to Century Calibrating at Lemon Avenue and 25th Street for landscaping, fencing and other improvements to the property.
- b. In celebration of Planning Month, staff highlighted a recent visit to the After-school Recreation Club to explain the benefits of planning to the children.

PUBLIC WORKSHOP

- (1) Community Development Director Scott Charney read the form of notice and gave an introduction, and Associate Planner Selena Alanis gave the staff report.

Commissioner Murphy asked whether the Finance and Conveyance Map is solely for future maps, not tract maps that have already been approved. Staff confirmed that this will not be applied to finalized maps.

Vice-Chair Austin asked when was the last time we visited Chapter 18.13, and is there a need to change it. Staff responded Chapter 18.13 will be a new Chapter to the Municipal Code, and Title 18 Subdivisions has not been amended since the 1980s.

Commissioner Benson asked for clarification of whether this Map is for residential buildings only. Staff advised that this workshop is for introducing the concept and benefits of this Map in response to the application from a developer, SummerHill Homes. Staff is also working with the City Engineer to find out if commercial properties will also be included.

Commissioner Richárd inquired about the history of Finance and Conveyance Map in other cities. Staff gave a report on how this Map can act as a strategic tool when dealing with potential concerns regarding oil field activities/brown field from companies and lenders.

Chair Fallon opened the public workshop.

The following members of the public spoke regarding the project:

- 1) Keven Doherty of SummerHill Homes offered his gratitude to the City for considering this matter and gave a few examples of how the Finance and Conveyance Map can help other developers move forward with their proposal. Mr. Doherty also clarified that this Map does not convey any development rights.
- 2) Tom Shollin of Signal Hill Petroleum spoke to show support for the ordinance and strongly recommended the city to consider any type of properties, including commercial properties.

There being no further public testimony, Chair Fallon closed the public workshop.

It was moved by Commissioner Murphy and seconded by Commissioner Benson to move forward and consider including maps for commercial properties as well as residential properties and to prepare for City Council public hearing.

Motion carried 5/0.

PUBLIC HEARING

- (2) Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked if the HOA legislation only applied during a declared state of emergency. The city attorney clarified that AB349 did not, except for

Section C which allows fines for not watering yards during non-drought emergencies.

The Commission joined in a general discussion regarding water conservation.

Commissioner Benson requested an organizational chart of water agencies from State to City level.

Chair Fallon opened the public hearing.

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

It was moved by Vice-Chair Austin and seconded by Commissioner Richard to waive further reading and adopt the resolution.

City Attorney read the title of Resolution No. 773-10-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF THE SIGNAL HILL RECOMMENDING CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15- 04 REPEALING CHAPTER 13.10 OF THE MUNICIPAL CODE AND REPLACING IT WITH REVISED STATE MANDATED WATER CONSERVATION REGULATIONS, LIMITING TURF AND IMPROVING IRRIGATION EFFICIENCY IN NEW DEVELOPMENT AND ZONING ORDINANCE AMENDMENT 15-02 AMENDING TITLE 20 OF THE MUNICIPAL CODE BY ADDING LANDSCAPE AND HARDSCAPE STANDARDS FOR TURF REPLACEMENT IN EXISTING DEVELOPMENT

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

(3) Changes to Meeting Schedule

Community Development Director Scott Charney gave the staff report.

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

Chair Fallon received and filed the report.

CONSENT CALENDAR

Commissioner Murphy requested that Item No. 5 be pulled for discussion.

Commission Received and Filed Consent Calendar Items No. 4, 6, 7 and 8.

It was moved by Commissioner Murphy and seconded by Vice-Chair Austin to receive and file Consent Calendar Item Nos. 4, 6, 7 and 8.

The motion carried 5/0.

Commission Received and Filed Consent Calendar Item No. 5.

Commissioner Murphy inquired about more details regarding the Mulch Day event. Staff clarified a few specifics for the Commissioners.

Commissioner Benson recommended changing the pictures in the Mulch Day flyer to avoid misconception of what the mulch will look like. Staff will look into it.

Commissioner Murphy asked about why the Halloween Carnival falls on October 24, 2015, but not October 31, 2015 since they are both on a Saturday. Staff advised they will forward the inquiry to the Community Services Department.

It was moved by Commissioner Murphy and seconded by Vice-Chair Austin to receive and file Consent Calendar Item No. 5.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Murphy commented on a previous Browning School meeting she attended regarding parking and traffic issues. The Commission and staff joined in a general discussion regarding the Browning School.

Commissioner Benson commented on the street trees on Skyline Drive. Staff advised that they will forward this information to Public Works Department.

Staff advised that they will forward the invitation of the grand opening of Long Beach Islamic Center to all Commissioners.

Commissioner Benson requested an update on the new library. Staff updated on the progress of the new library.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice-Chair Austin to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, November

10, 2015, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Fallon adjourned the meeting at 8:29 p.m.

Jane Fallon
Chair

Attest:

Scott Charney
Commission Secretary