



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
February 19, 2019

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3<sup>rd</sup> Tuesday of every month. Meetings are audio-recorded and recordings are available through the City Clerk's Office.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

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 online and at the Community Development office and the Signal Hill Community Center on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

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 may take agenda items out of order and 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.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BROOKS  
COMMISSIONER FALLON  
COMMISSIONER RICHARD  
VICE CHAIR WILSON  
CHAIR PARKER

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PUBLIC WORKSHOP

- a. Preliminary Review of a Proposal to Demolish Two Existing Single-Family Dwellings and Construct 16 New Detached Single-Family Dwellings at 1365 and 1387 E. 23rd Street

Summary: The applicant Matt Hamilton, as agent for Project Verve, LLC, is requesting a public workshop to review preliminary plans to demolish two existing one-story single-family dwellings at 1365 and 1387 E. 23rd Street, and construct 16 new detached two-story, single-family dwellings in the Residential High Density (RH) zoning district. Each unit includes three bedrooms, two and a half bathrooms, and a two-car garage.

The proposal also includes a Vesting Tentative Tract Map creating 17 lots (16 for residences and one lettered lot for common area) and a Zoning Ordinance Amendment to create a new Specific Plan to allow for single-family dwellings instead of the 20 multi-family dwellings allowed under the RH standards. The Specific Plan would also include the following deviations from the current RH standards:

- 10' front setback from E. 23rd Street versus the 20' minimum;
- 6'-3" minimum separation between buildings versus the 10' minimum; and
- No open space requirement due to the detached single-family format versus the current 25% minimum for the multi-family format.

The purpose of the workshop is to receive public comments and provide the developer with direction from the Planning Commission prior to finalizing the plans for a future public hearing.

Recommendations:

1. Open the public workshop and receive testimony; and

2. Provide comments and direction as deemed appropriate regarding:

- A Zoning Ordinance Amendment for a new Specific Plan; and
- Site Plan and Design Review considerations.

(6) DIRECTOR'S REPORTS

a. Follow-Up to the 2019 Greater Los Angeles Homeless Count

Summary: Staff will present a brief report about the Homeless Count event.

Recommendation: Receive and file.

b. 2019 Planning Commissioners Academy

Summary: The League of California Cities 2019 Planning Commissioners Academy will be held on Wednesday, March 6, through Friday, March 8, at the Queen Mary, in Long Beach, CA.

The training budget for Planning Commissioners is \$1,500. Since the conference is local to Signal Hill, the budget will be able to cover more than one Commissioners' attendance to the conference. A full-conference registration is \$575. A one-day registration is \$300.

Recommendation: Select one or more Commissioners to attend the conference.

(7) 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.

a. Minutes of the Following Meeting

Regular Meeting of January 15, 2019.

Recommendation: Approve.

b. City Council Follow-up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS  
COMMISSIONER FALLON  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, March 19, 2019 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City 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.