

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
May 18, 2021
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:07 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Armando Lopez
 Commissioner Victor Parker
 Commissioner Chris Wilson
 Vice Chair Perica Bell
 Chair Rose Richárd

Staff present:

- 1) Community Development Director Colleen T. Doan
- 2) Economic Development Manager Elise McCaleb
- 3) Assistant City Attorney HongDao Nguyen

In addition, there were 5 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC WORKSHOP

- a. Housing Element Update and Scoping Meeting

Community Development Director Doan read the form of notice.

Community Development Director Doan and Economic Development Manager McCaleb gave the staff report for the Housing Element Update, followed by a presentation from Christine Lan with Meridian Consultants for the environmental scoping meeting.

Commissioner Wilson asked about the number of accessory dwelling units (ADU) in the City and stated the need to educate people about ADUs on future housing surveys. Wilson also asked staff about California Environmental Quality Act (CEQA) streamlining pursuant to SB 35.

Community Development Director Doan noted that no streamlining requests had been received to date, but future affordable housing projects would likely qualify.

Commissioner Bell talked about the funding changes for affordable housing and the need to evaluate each housing site using detailed tax credit criteria.

There being no public comments, Chair Richárd closed the public hearing.

Commissioner Parker expressed concern about financing a mixed use project, and stated that there may be business tax credits and federal programs available. Commissioner Parker asked how the City is engaging small businesses to complete the housing survey.

Director Doan outlined the steps that staff have already taken to publicize the survey, and noted that outreach to the Chamber of Commerce could happen at an upcoming meeting of the Chamber.

Commissioner Wilson asked about the CEQA consultant about streamlining.

Tony Locacciato, with Meridian Consultants stated that CEQA streamlining, along with other tools may be available for the right kind of project.

Commissioner Wilson asked about Vehicle Miles Traveled and their impact.

Tony Locacciato stated that using Vehicle Miles Traveled might be helpful for housing projects.

Commissioner Bell reiterated the need to drill down on site specifics to determine if project sites would be eligible for tax credits, and also expressed interest in other funding sources such as infill infrastructure grants and the Affordable Housing and Sustainable Communities Program.

CONSENT CALENDAR

It was moved by Commissioner Wilson and seconded by Commissioner Parker to receive and file the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Staff thanked Commission Lopez for his service on the Planning Commission.

Commissioner Lopez said that he is looking forward to continued participation in the City in other capacities.

Chair Richárd thanked Commissioner Lopez for his work on the Planning Commission.

Commissioner Parker thanked Commissioner Lopez for his work on the Planning Commission and reminded commissioners about the upcoming budget workshop on May 27, 2021.

Commissioner Wilson thanked Commissioner Lopez and encouraged commissioners to attend the budget workshop.

Commissioner Bell thanked Commissioner Lopez.

Chair Richárd requested an update on the dead trees located on Temple Avenue. Friends at 2240 Legion reported to her that there were leaf blowers in the upper City parking lot at 6:45 am on Saturday morning.

A slide was posted about the Commission reorganization on June 15, 2021.

Chair Richárd reminded commissioners about the reorganization.

ADJOURNMENT

It was moved by Commissioner Bell and seconded by Commissioner Lopez to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, June 15, 2021, at 7:00 p.m., via video and teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 8:32 p.m.

Chair Rose Richárd

Attest:

Colleen T. Doan
Commission Secretary