



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION
September 10, 2013**

7:00 p.m.

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community.

Regularly scheduled meetings are held the 2nd Tuesday of every month at 7:00 p.m. 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 at the Library on the Friday afternoon prior to the Commission meeting. During the meeting, the Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair 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.

CALL TO ORDER

ROLL CALL

Commissioner Austin
Commissioner Fallon
Commissioner Murphy
Vice-Chair Benson
Chair Richárd

PLEDGE OF ALLEGIANCE

The Chair will lead the audience in reciting the Pledge of Allegiance.

PRESENTATIONS AND AWARDS

- a) Finance Director Terri Marsh will provide a budget snapshot and overview of anticipated technology upgrades benefiting City departments and improving customer service.
- b) The Planning Commission will present the 2nd Quarter Beautification Award to the owners of the residence at 2059 Stanley Avenue for significant improvements to the exterior and landscaping.

PUBLIC BUSINESS FROM THE FLOOR

Matters of general concern, which are not on the agenda, can be addressed during this portion of the meeting, and also before adjournment. However, State law (Government Code Section 54959 et seq.) prohibits the Planning Commission from acting upon any item not contained in the agenda.

WORKSHOP

1. Housing Element Update

Summary: Staff will present the actions and requirements for preparation, public review and adoption of the 2013 - 2021 Housing Element Update as follows:

- A strategy to meet the Regional Housing Needs Allocation (RHNA),
- The legally mandated actions for Special Housing needs,
- An overview of the Community Workshop held on August 19, 2013, and
- The schedule for preparation, workshops, public hearings and adoption of the document.

Recommendation: Authorize staff to forward Draft document to HCD for sixty day review and comment period.

DIRECTOR'S REPORTS

2. Development Impact Fee Protest for 1866/68 Stanley Avenue

Summary: The Planning Commission will consider whether to sustain, modify or overturn the protest of the imposition of Development Impact Fees for the conversion of an existing two-story duplex into a single-family dwelling unit and construction of a new two-story single family dwelling unit at the rear of 1866 Stanley Avenue.

Recommendation: Sustain the imposition of fees.

3. Study Session Regarding Discontinuance Time Frames

Summary: The Planning Commission will discuss discontinuance time frames for all nonconforming uses.

Recommendation: Discussion and direction as deemed appropriate regarding the possible initiation of a zoning ordinance amendment to establish alternative discontinuance time frames for all nonconforming uses.

4. Save the Date for the Mayor's Clean-up

Summary: A date has been scheduled for the next Mayor's Clean-up, which will take place on Saturday, September 28th from 9:00 a.m. to 11:30 a.m. Mayor Noll has invited participants to help clean the North Slope area adjacent to the park, which is enjoyed by many for its scenic trails and views. The clean-up event will be based at Discovery Well Park.

At the conclusion of the clean-up there will be a quick celebration of the 10th Anniversary of Discovery Well Park. The 4.9 acre Discovery Well Park was dedicated in September 2003 and since that time has held many events and been enjoyed by scores of residents and visitors. At 11:00 a.m., we will be sharing a custom cake donated by *Rossmoor Pastries* and coffee and tea donated by *The Black House*.

Recommendation: Receive and file.

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.

5. Minutes

Recommendation: Approve.

6. City Council Follow-up

Recommendation: Receive and file.

7. Development Status Report

Recommendation: Receive and file.

8. Code Enforcement Report

Recommendation: Receive and file.

9. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Commissioner Austin
Commissioner Fallon
Commissioner Murphy
Vice-Chair Benson
Chair Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, October 8, 2013 at 7:00 p.m. in the Council Chambers located at City Hall.

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