



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
November 12, 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 available for review 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. Each speaker is allowed three minutes make their comments.

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.

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.

PUBLIC HEARING

1. Zoning Ordinance Amendment 13-04 Revising the Development Standards for Area 6 of the “SP-7 Special Purpose Housing Specific Plan” to Demonstrate Adequate Affordable Housing Sites in the 2013-2021 Housing Element Update

Summary: Staff will present the City’s proposed amendment to Signal Hill Municipal Code Chapter 20.41, entitled “SP-7 Special Purpose Housing Specific Plan” Area 6 regarding the affordable housing site at 1500 E. Hill Street. Proposed changes include:

- Amending the official zoning map to change the designation of a .20 acre parcel located at 2170 Gundry Avenue from “Light Industrial” to “SP-7 Special Purpose Housing Specific Plan” Area 6.
- Amending the specific plan text to reflect the increase in project size from 1.41-acres to 1.61-acres in size.
- Amending the permitted dwelling unit density from a maximum of 60 multiple-family units to 72 multiple-family units.

Recommendations: 1) waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 10/25/13(1), relative to Zoning Ordinance Amendment 13-04; and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-04.

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.

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.

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, December 10, 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.