

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
November 12, 2013
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:02 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

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

Excused Absence: Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Assistant Planner Selena Alanis
- 3) Assistant City Attorney Jeff Malawy
- 4) Sr. Engineering Technician II Anthony Caraveo

In addition, there was 1 person in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

None.

PUBLIC HEARING

1. **ZONING ORDINANCE AMENDMENT 13-04 REVISING THE DEVELOPMENT STANDARDS FOR AREA 6 "SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN" TO DEMONSTRATE ADEQUATE SITES IN THE 2013-2021 HOUSING ELEMENT UPDATE**

Community Development Director Scott Charney read the form of notice, and Assistant Planner Selena Alanis, gave the staff report.

Chair Richárd asked for any questions from the Commission.

Commissioner Austin asked if the affordable housing in the Housing Element Update included a component for senior housing. Staff clarified that the Regional Housing Needs Allocation is stratified by income level and allows for but does not require seniors as a priority.

Vice-Chair Benson asked about the ownership of the land for Area 6 and staff confirmed that the properties were transferred from the City's Redevelopment Agency to the Signal Hill Housing Authority.

Chair Richárd opened the public hearing and asked if there were any members of the public who would like to speak.

There being no testimony, Chair Richárd brought discussion back to the Commission.

It was moved by Commissioner Fallon and seconded by Commissioner Austin to waive further reading and adopt the following resolutions:

Resolution No. 740-11-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 10/25/13(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 13-04

Resolution No. 741-11-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 13-04, AMENDING THE OFFICIAL ZONING MAP TO INCLUDE A .20 ACRE PARCEL AT 2170 GUNDRY AVENUE IN THE SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN, AREA 6 AND INCREASING THE DENSITY OF AREA 6 TO 72 DWELLING UNITS

The following vote resulted:

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

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

The motion carried 4/0.

CONSENT CALENDAR

The Community Development Director stated the following items were on the Consent Calendar for approval.

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.

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to receive and file the reports.

The motion carried.

COMMISSION NEW BUSINESS

Commissioner Austin asked if it might be possible to capitalize on the trend of new microbrewery businesses. Staff advised that the idea of attracting potential businesses for this and other types of uses could be brought to a future Commission meeting for discussion.

Vice-Chair Benson reiterated his concern regarding the proliferation of signs. He also expressed appreciation for the City Council updates and asked staff to continue to provide information on items that might be of interest to the Commission. He thanked staff for providing a copy of the Know & Vote Initiative and provided general comments. He also asked about the expiration of residential construction permits and how property setbacks are measured. Staff provided clarification.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn to the next regular meeting of the Planning Commission will be held on December 10, 2013.

The motion carried.

Chair Richárd adjourned the meeting at 7:26 p.m.


ROSE RICHÁRD
CHAIR

ATTEST:


SCOTT CHARNEY
COMMISSION SECRETARY