

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
March 11, 2014
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:01 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney Jeff Malawy
- 5) Sr. Engineering Technician II Anthony Caraveo
- 6) City Manager Ken Farfsing

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

None.

PRESENTATIONS

- a) City Manager Ken Farfsing made a presentation about public information concerning the Know and Vote on Taxes Initiative (Measure U). The presentation included information on the Measure, fiscal impacts and legal considerations. An overview of the results of the City Satisfaction Survey was also provided.

- b) The Planning Commission presented the 1st Quarter Beautification Award to the owners of the residence at 3233 Lemon Avenue for the home's unique design and ornamentation.

DIRECTOR'S REPORTS

1. "California Rooms" Study Session

Assistant Planner Selena Alanis gave the staff report.

Chair Richárd asked if there were any questions from the Commission.

Commissioner Murphy asked for the reason that developers would consider California Rooms to be advantageous. Staff advised that in some cases developers want to add square footage while bypassing requirements regarding floor area ratio. When viewed from the exterior, California Rooms add to the bulk and scale of developments.

Commissioner Murphy asked if developers consider California Rooms as square footage for homes. Staff clarified that they are not currently classified as living space and therefore avoid complying with the floor area ratio.

Vice-Chair Benson suggested that if it is used as living space, it should be counted as living space.

Commissioner Murphy asked if courtyard environments in the back yard of homes were also of concern. Staff clarified that since they aren't visible from the street, they don't impact the sense of bulk and scale. However, at this time there are no guidelines governing California Rooms for single-family residences. Staff is concerned that the trend of using large outdoor spaces as living areas with roofs and screens or glass is not defined, but is outside the definition of a balcony.

Considerations for the Commission might include putting a percentage or square footage cap on outdoor space on upper floors; creating guidelines for single-family homes; creating definitions of living area, balconies/patios and/or California Rooms such as requirements for plexiglass, screens, and roofs.

Chair Richárd confirmed the Commission would like to look at this development trend and potential issues in the future and directed staff to return at a future meeting for further study.

2. Gateway Cities Site Prospector

Assistant Planner Selena Alanis gave the staff report.

Chair Richárd asked if there were any questions from the Commission.

The Commissioners asked some questions about utilizing the website and indicated it will be a good tool to search for available buildings and sites and for creating reports.

Chair Richárd received and filed the report.

CONSENT CALENDAR

The Chair stated the following items were on the Consent Calendar for approval.

3. Minutes

Recommendation: Approve.

4. City Council Follow-up

Recommendation: Receive and file.

5. Development Status Report

Recommendation: Receive and file.

6. Code Enforcement Report

Recommendation: Receive and file.

7. In the News

Recommendation: Receive and file.

Commission Received and Filed the Consent Calendar

It was moved by Commissioner Fallon and seconded by Commissioner Austin to receive and file the Consent Calendar.

The motion carried.

COMMISSION NEW BUSINESS

Vice-Chair Benson asked about the status of 2799 E. 21st Street and pointed out the project is listed for sale at an internet site. Staff indicated the project is in plan check, and the architect noted that there is no expectation for sale at this time, but supposed the project is listed in event there might be a buyer who is very interested.

Vice-Chair Benson pointed out there is an area where unsightly equipment is being stored on 27th Street. Staff will investigate.

Commissioner Fallon asked about the status of the Long Beach Islamic Center. Staff advised that a couple of items remain to be addressed before actual construction can begin. Building staff will be visiting the site with the applicant.

Chair Richárd announced the Strategic Planning Visioning Workshops on March 19th for the Police and Public Works Departments, and April 2nd for Community Services, Community Development, Economic Development and Finance. Both workshops will be held at 7:00 at the Community Center.

Vice-Chair Benson announced a tribute to Council Member Larry Forester on March 31st, which is also a fundraiser for a foodbank. Secondly, there is a Garage Sale for the Historical Society to be held at 2477 Gaviota Avenue on Saturday, March 15th.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn to the next regular meeting of the Planning Commission to be held on April 8, 2014.

The motion carried.

Chair Richárd adjourned the meeting at 8:35 p.m.



ROSE RICHÁRD
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY