



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

July 8, 2014

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 Community Development 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 to make their comments.

CALL TO ORDER

ROLL CALL

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

1. Continued Workshop - Atlantic Alano Club, A Request to Operate a Club at 2696 Dawson Avenue

Summary: The applicant, Stephanie Loftin, President of the Atlantic Alano Club, requested a workshop review of plans to conduct group meetings for Alcoholics Anonymous and similar organizations at 2696 Dawson Avenue. The use is classified as a club in the zoning code. The zoning designation for the site is CI, Commercial Industrial, and clubs are not currently permitted in the zone. After workshop review of the proposal the applicant has indicated the club does not want to fund the ADA improvements needed to operate at the current location and therefore will be looking for another location to operate at.

Recommendation: Close the workshop.

PUBLIC HEARINGS

2. 2nd Unit over New Garage at 3360 Lemon Avenue

Summary: The applicant, Jason Shorow, is requesting approval of Site Plan Design Review 14-03 for a 2nd unit over a new garage at 3360 Lemon Avenue. The project includes demolition of two existing two-car garages and construction of a four-car garage with a 1,207 square foot, two bedroom, 2nd unit above. Access to the garages is off a rear alley. No changes are proposed for the single-family dwelling at the front of the property facing Lemon Avenue.

Recommendation: Waive further reading and adopt a resolution approving Site Plan and Design Review 14-03.

3. Zoning Ordinance Amendment 14-02 and Related Negative Declaration – Amendments to Title 20 of the Municipal Code Related to Zoning Designations and Definitions for Special Needs Housing in Accordance with State Mandates

Summary: In accordance with the legal mandates from the State of California, programs included in the adopted 2013-2021 Housing Element Update and in order to eliminate constraints for special housing needs, the City is proposing to amend Title 20 (Zoning) of the Signal Hill Municipal Code to:

- Add the following State definitions to the Signal Hill Municipal Code (S.H.M.C.),
- Allow the residential uses either as a permitted use “by right” in all residential zoning designations, or as specified, in a single residential zoning designation with a Conditional Use Permit (CUP) as follows:
 1. Transitional Housing - permitted “by right” in all residential zones
 2. Supportive Housing - permitted “by right” in all residential zones
 3. Licensed Group Home - permitted “by right” in all residential zones
 4. Single Room Occupancy - permitted in the Residential High Density (RH) zoning district, subject to approval of a Conditional Use Permit
 5. Definition of Family - Revise the definition for “Family” in the S.H.M.C. to comply with current fair housing laws.

Recommendations: 1) waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 06/20/14(1), relative to Zoning Ordinance Amendment 14-02; and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 14-02.

DIRECTOR’S REPORT

4. Informational Parking Flyer

Summary: At the June 10, 2014 meeting of the Planning Commission, the Commission directed staff to create an informational flyer for parking. The Commissioners volunteered some ideas to be included in the flyer such as promotions for cleaning out garages and driveways, garage sales followed by pick up of unsold items by charitable organizations, car sharing programs, and encouraging residents to replace infrequently used trucks with rentals. The goal would be to have the flyer available at the Sustainable City Committee booth at the 2014 Concerts in the Park series.

Recommendation: Provide input and direction for the informational parking flyer.

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

Chair Benson

Vice-Chair Fallon

Commissioner Austin

Commissioner Murphy

Commissioner Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, August 12, 2014 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.