

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
May 12, 2015
7:00 P.M.

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Tom Benson
 Commissioner Devon Austin
 Commissioner Shannon Murphy
 Commissioner Rose Richárd

Excused Absence: Vice-Chair Jane Fallon

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant Planner Selena Alanis
- 4) Assistant City Attorney David Kwon
- 5) Sr. Engineering Technician II Anthony Caraveo

In addition, there were 14 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

Stephanie Gillett, Signal Hill Petroleum, spoke to the Commission to follow up on comments made regarding parking at the Gateway Center. Overflow parking signs have been installed in two different areas in the parking lot.

PRESENTATION

The Planning Commission presented the quarterly Beautification Award to Nicholas and Mary De Los Reyes, the owners of the residence at 2001 Obispo Avenue, for improvements to their property including low maintenance landscaping and the hand crafted rock designs on the garden walls and mailbox stand. Ms. De Los Reyes thanked the Commission for the recognition and explained their goal of creating attractive areas for the community to enjoy.

PUBLIC HEARING

1. A Revised Amendment to Title 16 Entitled “Oil Code” and Chapter 20.52 Entitled “Site Plan And Design Review” Establishing Regulations to Allow Development On Top Of and In Close Proximity To Abandoned Wells and Revising Methane Assessment and Mitigation Procedures

Community Development Director Scott Charney read the form of notice and gave an introduction, and Associate Planner Colleen Doan gave the staff report.

Chair Benson paused to ask if there were any questions from the Commission before proceeding with the Well Abandonment Report from Tom Walker, Evans & Walker.

Commissioner Murphy asked who fills the role of Oil Services Coordinator indicated in the staff report. Staff clarified that this position is filled by a contract City employee. She also asked for clarification on the suspension of leak tests, and staff advised that this was due to a change in policy by the Division of Oil Gas and Geothermal Resources (DOGGR). Commissioner Murphy asked if there was a specific depth or level at which the water study was conducted. Staff advised that the study had included multiple levels and that the focus was on drinking water sources.

Commissioner Austin asked if the water quality study included reclaimed water. Staff clarified that the study focused on drinking water.

Chair Benson asked about details of the binders for the Well Abandonment Reports. Staff described the contents of the binders.

Chair Benson asked if methane mitigation has historically been performed in the City. Staff advised that it has been done on a regular basis as needed. He also asked if there was a definition of idle wells and who had generated the definition. Staff advised the definition was created by DOGGR.

Tom Walker of Evans & Walker presented on the abandoned well equivalency standard and the Well Abandonment Report.

Chair Benson stated the Oil Code Amendment has been a team effort from several consultants, staff and Signal Hill Petroleum.

Chair Benson opened the public hearing and requested Sean McDaniel from Signal Hill Petroleum to comment on the new gas facility being installed at Drill Site #2.

The following member of the public spoke regarding the project:

- 1) Sean McDaniel, Signal Hill Petroleum, spoke in favor of the amendment and stated that gas plant construction materials will improve vapor recovery to

Signal Hill Petroleum. Mr. McDaniel clarified that Signal Hill Petroleum does not use fracking methods.

There being no additional questions, Chair Benson closed the public hearing.

Commissioner Austin stated that having a visual of the equivalency standard was helpful in understanding the requirement.

Commissioner Richárd thanked staff for their effort on the Oil and Gas Code Amendment.

Commissioner Murphy thanked staff for updating the Amendment with clarifications and returning it to the Planning Commission to review. She stated the Amendment was thorough and comprehensive.

Chair Benson stated his appreciation for the coordination between the various consultants and staff and noted the Amendment is readily understandable.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to rescind Resolution 769-04-15 (April 14, 2015 Planning Commission meeting), and to waive further reading and adopt the following resolution:

Resolution No. 770-05-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF ORDINANCE AMENDMENT 15-01, AMENDING TITLE 16 ENTITLED "OIL CODE" AND CHAPTER 20.52 ENTITLED "SITE PLAN AND DESIGN REVIEW" ESTABLISHING REGULATIONS TO ALLOW DEVELOPMENT ON TOP OF AND IN CLOSE PROXIMITY TO ABANDONED WELLS AND REVISING METHANE ASSESSMENT AND MITIGATION PROCEDURES AND SITE RESTORATION STANDARDS

The following vote resulted:

AYES: CHAIR BENSON; COMMISSIONERS AUSTIN, MURPHY AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR FALLOON

ABSTAIN: NONE

The motion carried 4/0.

DIRECTOR'S REPORT

2. "Non-Traditional Uses" - "Athletic Training Facilities" and "Wholesale Automobile Sales"

Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy asked about the status of the indoor soccer business that is trying to operate on Obispo Avenue. Staff advised that a Conditional Use Permit would be required. Commissioner Murphy stated she would like to look at using a performance standard model similar to tattoo parlors and trucking yards for athletic training facilities.

Chair Benson requested staff examine the definition of athletic training facilities and research what other regulatory agencies have done.

Commissioner Austin supported establishing operation standards for zoning.

Commissioner Murphy said the City should set standards to avoid the necessity of performing code enforcement for these types of businesses.

Staff advised there is no one "box" answer and they will return with a workshop.

CONSENT CALENDAR

Commissioner Murphy requested that Item No. 3, meeting minutes for April 14, 2015, be pulled for discussion as she was not at the April meeting.

Commission Received and Filed Consent Calendar Items No. 4, 5 and 6.

It was moved by Chair Murphy and seconded by Commissioner Austin to receive and file Consent Calendar Item Nos. 4, 5 and 6.

The motion carried 4/0.

Commission Receives and Files Consent Calendar Item No. 3.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to receive and file Consent Calendar Item No. 3.

The motion carried 3/0/1 (Commissioner Murphy abstained).

COMMISSION NEW BUSINESS

Commissioner Austin stated she was pleased with the new signs installed by Signal Hill Petroleum at the Gateway Center.

Chair Benson noted the Signal Hill Chamber of Commerce was holding a luncheon on May 14, 2015 at the Delightful Crepes Café.

Chair Benson stressed the importance of water conservation.

Chair Benson noted that the parkway/work on the sidewalk at 2799 E. 21st Street looks good. However, he was concerned the flashing will rust and fade over time.

Chair Richárd reminded the Commission that there is an open house at the Police Department on Saturday, May 16th from 10:00 a.m. to 1:00 p.m.

Commissioner Murphy stated that the new signs at the Costco Gas Station seemed to be working to help direct the flow of traffic.

Commissioner Murphy reported the 99 Cent store had been closed for a short period of time by the Health Department.

Commissioner Murphy stated that CalTrans had opened the exit at Spring Street and the 405 Freeway.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, June 9, 2015.

Chair Benson stated he would not be able to attend the June 9, 2015 Planning Commission meeting.

The motion carried 4/0.

Chair Benson adjourned the meeting at 9:35 p.m.

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY