

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**May 15, 2018**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Richárd called the meeting to order at 7:00 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Commissioner Carmen Brooks  
                  Commissioner Jane Fallon  
                  Commissioner Chris Wilson  
                  Vice Chair Victor Parker  
                  Chair Rose Richárd

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Senior Planner Colleen Doan
- 3)      Assistant Planner Ryan Agbayani
- 4)      Economic Development Manager Elise McCaleb
- 5)      Senior Building Inspector John Hartley
- 6)      Senior Engineering Technician Jesus Saldana
- 7)      Assistant City Attorney Elena Gerli

In addition, there were 8 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PRESENTATIONS**

- a.      Beautification Award

Chair Richárd presented the award to Taylor Rasmussen (representing Meta Housing) and Brad Leeds (representing Studio One Eleven) in recognition of the contemporary and attractive design of the Zinnia workforce housing apartments located at 1500 E. Hill Street. Both recipients expressed their gratitude to City staff for their involvement in the project.

b. Building Safety Month

Senior Building Inspector John Hartley gave a presentation with highlights of the library construction site tour which he conducted with local students, in celebration of Building and Safety Month.

The Commission commended staff for facilitating this educational event for the students.

**PUBLIC WORKSHOP**

a. Preliminary Review of a Nine Building Industrial Development Totaling 151,075 Square-Feet

Senior Planner Colleen Doan gave the staff report.

Commissioner Brooks asked for clarification regarding the exterior building treatment.

Commissioner Wilson asked for clarification and confirmed staff's recommendation to address lighting concerns by adding up/down lights into the exterior design to emphasize the building's features at night.

Vice Chair Parker asked for a status report on the water remediation activity associated with the project. Staff confirmed that the water remediation is being conducted under the authority of the LA Regional Water Quality Control Board, and that the activity will be ongoing both during and after construction.

Roger Deitos, architect of the project, introduced himself and discussed the proposed design elements of the plans by addressing window treatment, exterior lighting, and screening of the rooftop mechanical equipment. He noted that he believes the proposed rooftop screening is adequate in screening the equipment from view, but will be happy to submit the request for roof and equipment plans and details.

Steven Christie, partner of the ownership group, introduced himself and discussed the progression of the plans from the initial to the current design. In response to the concerns about sufficient parking, he noted the proposed parking represents a greater than average percentage of office to warehouse, which should be sufficient.

Vice Chair Parker asked for a status report on the traffic study.

Commissioner Wilson reemphasized the City's focus to provide ample parking for all new development.

The Commission expressed appreciation for the design improvements, but gave direction to the applicant to continue to work with staff in addressing the remaining design items, such as exterior lighting, and screening of rooftop mechanical equipment.

The Commission directed the applicant to continue to work with staff in addressing the remaining outstanding items including all required studies, reports, utility clearance

letters, and CEQA items, prior to scheduling the project for a public hearing. The Chair suggested that the project return to another Planning Commission workshop to give Commissioners an opportunity to review all SPDR elements.

## **PUBLIC HEARINGS**

a. Site Plan and Design Review 17-03 – A Single-Family Dwelling at 1900 Temple Avenue

Chair Richárd recused herself due to her residence being within 300 feet of the project site. Vice Chair Parker led the public hearing.

Community Development Director Scott Charney read the form of notice.

Senior Planner Colleen Doan gave the staff report.

The applicant, Phala Chhean, introduced himself as the property owner and thanked the Commission for consideration of his project. The applicant's architect introduced himself and opened the floor for any questions.

The Commission had no additional questions.

There being no further public testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Wilson and seconded by Commissioner Fallon to waive further reading and adopt the resolution.

Assistant City Attorney Elena Gerli read the title of Resolution No. 811-05-18:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-03, A REQUEST TO CONSTRUCT A 3,152 SQUARE-FOOT TWO-STORY SINGLE-FAMILY DWELLING WITH FOUR BEDROOMS, THREE-AND-A-HALF BATHS AND A THREE-CAR GARAGE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL), ZONING DISTRICT AND DESIGNATING E. 19<sup>TH</sup> STREET AS THE LOT FRONTAGE

The following vote resulted:

AYES: VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: CHAIR RICHÁRD

Motion carried 4/0.

b. One-Year Extension of Conditional Use Permit 97-03 for Seven Consolidated Drill Sites Owned and Operated by Signal Hill Petroleum Inc.

Community Development Director Scott Charney read the form of notice.

Senior Planner Colleen Doan gave the staff report.

Commissioner Brooks asked a clarifying question regarding the one-year extension.

Kevin Laney introduced himself as Vice President of Rig Operations, and expressed that he was looking forward to future development with the City.

There being no further public testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Fallon and seconded by Vice Chair Parker to waive further reading and adopt the resolution.

Assistant City Attorney Elena Gerli read the title of Resolution No. 812-05-18:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A ONE-YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03, COVERING SEVEN EXISTING CONSOLIDATED DRILLING SITES WITH OIL AND GAS STORAGE, PROCESSING, AND SHIPPING OPERATIONS, AND A GAS TURBINE FACILITY WITH AN EXPIRATION DATE OF JUNE 30, 2019

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES:        NONE

ABSENT:      NONE

ABSTAIN:     NONE

Motion carried 5/0.

## **COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

a. 2018 CSULB Regional Economic Forum

Chair Richárd and Vice Chair Parker shared their experience in attending the event. Key topics of discussion included future development, sales, unemployment, and housing supply.

Chair Richárd called for a voice vote to receive and file the report.

The motion carried 5/0.

### **CONSENT CALENDAR**

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

The motion carried 5/0.

### **COMMISSION NEW BUSINESS**

Commissioner Wilson shared his experience in attending the Budget Workshop held on Tuesday, May 1, 2018 and stressed the importance of promoting sales in the City.

Chair Richárd asked for a status update on the striping of E. Hill Street, north of Richard D. Browning High School. Staff provided a status update with an estimated date of completion of summer of 2018.

Chair Richárd then asked about how the City regulates and enforces business licenses. Staff confirmed that business licenses are primarily administered by the Finance Department; however, there is no active inspection component for enforcement.

Chair Richárd stated that she observed trash and debris on Walnut Avenue near E. 33<sup>rd</sup> Street. Staff confirmed that they would take appropriate action.

Chair Richárd encouraged attendance at the Rockin' Flapjack Breakfast event on Monday, May 28, 2018 to benefit the Rock Club Rock for Vets.

### **ADJOURNMENT**

It was moved by Commissioner Brooks and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, June 19, 2018, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

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

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Chair Rose Richárd

Attest:

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Scott Charney  
Commission Secretary