



CITY OF SIGNAL HILL

2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
March 16, 2021

* * *GOVERNOR'S EXECUTIVE ORDER N-29-20* * *
* *RE: CORONAVIRUS COVID-19* *

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA
VIDEO/TELECONFERENCE**

Meetings begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

To listen to the meeting live at 7:00 p.m.:

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. If you would like to make a public comment, please notify the meeting host by pressing *9 on the telephone keypad.

To view and participate at 7:00 p.m.:

- Visit www.zoom.us on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public

comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.

- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at cdoan@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, March 16, 2021 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER WILSON
VICE CHAIR BELL
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PUBLIC WORKSHOP

a. Preliminary Review of A Target Retail Center and New Self-Storage Facility

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on March 5, 2021; notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on March 5, 2021; and notice was mailed to affected property owners and occupants within a 300' radius on March 5, 2021.

Summary: The Planning Commission will conduct a workshop to provide the community with an opportunity to comment on the proposed Gateway North Commercial Center before scheduling a public hearing. The project is a 13.63 acre site located on the south side of E. 33rd Street between Atlantic and California Avenues in the North End neighborhood. The project is intended to be built in phases and includes:

- Renovation of the existing Target store (interior and exterior);
- Construction of a new three-story, 177,345 square-foot self-storage facility;
- Construction of a new commercial space totaling 18,500 square feet (to be built as tenants are secured);
- Construction of a new 5,000 square-foot drive-thru restaurant (to be built as a tenant is secured).

Topics to be discussed at the workshop include:

- Establishment of a Specific Plan to guide the development of the center and list permitted uses, in recognition of a series of development constraints which are unique to the site;
- Review of the conceptual site plan for the phased build-out of the center;
- Review of the customized traffic and parking studies for the project;
- Review of the exterior renovation of Target, including new wall signs;
- Review of the new self-storage facility including wall signs; and
- Review of proposed monument and freeway signs for the commercial center.

Recommendations:

- 1) Open the public workshop and receive testimony;
- 2) Provide direction as deemed appropriate for:
 - The proposed Specific Plan;
 - The conceptual site plan for the commercial center;
 - Site Plan and Design Review for the exterior remodel of Target;
 - Site Plan and Design Review for the proposed self-storage facility;
 - Customized traffic and parking studies; and
 - Signs.
- 3) Direct the applicant to continue to work with staff to complete any outstanding items, and to return for future public hearings with the Commission and Council.

(6) 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.

a. Minutes of the Following Meeting

Summary: Regular Meeting of February 16, 2021.

Recommendation: Approve.

b. City Council Follow-Up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER WILSON
VICE CHAIR BELL
CHAIR RICHÁRD

(8) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, April 20, 2021 at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City 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.