

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
April 16, 2019  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Planning Manager Colleen Doan
- 3)      Assistant Planner Ryan Agbayani
- 4)      Sr. Engineering Technician Jesus Saldana
- 5)      Assistant City Attorney Danny Aleshire

In addition, there were 19 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC WORKSHOP**

- a. PRELIMINARY REVIEW OF A REQUEST TO CONSTRUCT A 274 SQUARE-FOOT SECOND-STORY ADDITION AND RENOVATE AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

Community Development Director Charney read the form of notice and Planning Manager Doan gave the staff report.

The applicant-agent, Tae Chun, introduced himself and briefly described the scope of his projects. He is building a detached Accessory Dwelling Unit (ADU) in the backyard of the current project under review by the Commission which is the second-story addition.

Vice Chair Wilson asked how long construction of the project might take.

Mr. Chun responded 3-5 months.

Michael Ashworth, adjacent property owner/resident, noted that the property had not been maintained well during construction of the ADU in the rear yard. He spoke in opposition of the proposed location of the electrical meter and identified his concern about the radio frequency waves emanating from “smart meters.” Mr. Ashworth suggested that a restrictive covenant could be recorded against the property to prohibit the installation of “smart meters”. He also noted that the weather-head for the meters could be lowered to be less visible.

Mr. Chun reported that Southern California Edison (SCE) had determined the location of the electrical meters. He also noted his intent to install and maintain regular analog meters rather than “smart meters,” as agreed to with his neighbor. He further offered to lower the weather-head six inches to the minimum height of three feet above the roof level.

Chair Parker closed the public workshop.

Vice Chair Wilson asked if staff would confirm SCE’s direction for the location of the electrical meters.

Chair Parker encouraged Mr. Chun to work with staff to keep the site clean throughout construction activities and called for a voice vote to bring the item back for a public hearing at a future meeting date.

The motion carried 4/0.

## **PUBLIC HEARING**

- a. SITE PLAN AND DESIGN REVIEW 19-07 A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR LONG BEACH BMW TO ADD NEW SIGNS TO ACCOMMODATE THE MINI DEALERSHIP RELOCATING ONTO THE BMW SITE AT 1660 E. SPRING STREET

Community Development Director Charney read the form of notice and Planning Manager Doan gave the staff report.

The applicant’s agent, Patrick Wirz, introduced himself and his firm as the architects for the project and yielded his time to questions.

There were no questions from the Commission or comments from the public.

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

It was moved by Vice Chair Wilson and seconded by Commissioner Richárd to waive further reading and adopt the following resolution:

Assistant City Attorney Aleshire read the title of Resolution No. 820-04-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-07, A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR LONG BEACH BMW TO ADD NEW SIGNS TO ACCOMMODATE THE MINI DEALERSHIP RELOCATING ONTO THE BMW SITE AT 1660 E. SPRING STREET IN THE AUTO CENTER SPECIFIC PLAN SP-4 ZONING DISTRICT

The following vote resulted:

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

NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

Motion carried 4/0.

b. PROPOSAL TO DEMOLISH TWO EXISTING SINGLE-FAMILY DWELLINGS AT 1365 AND 1387 E. 23RD STREET AND CONSTRUCT 16 NEW DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS

Community Development Director Charney read the form of notice and Assistant Planner Agbayani gave the staff report.

The applicant/agent, Matt Hamilton, introduced himself and discussed his approach to the project which included engaging the community before preparing the plans. He expanded upon the provisions of the proposed parking management concept which he believes will maximize proper use of the garage and surface parking spaces.

Commissioner Richárd commended the applicant for meeting with staff to address the Commission's directives related to project design.

Patricia Clingan, resident, expressed her support of the project and commended the applicant for his positive community outreach efforts.

Ed Parleman, resident, expressed his opposition to the project and his opinion that the project should incorporate more green open space, fewer units and should not have a reduced front setback.

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

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to waive further reading and adopt the following resolutions:

Assistant City Attorney Aleshire read the titles of Resolution Nos. 821-04-19, 822-04-19, 823-04-19, 824-04-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 04/05/19(1) RELATIVE TO ZONING ORDINANCE AMENDMENT 19-01, TENTATIVE TRACT MAP 82304, AND SITE PLAN AND DESIGN REVIEW 19-01, FOR THE SUMMERLAND RESIDENTIAL DEVELOPMENT (SP-22)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 19-01, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 0.96-ACRE SITE AT 1365 AND 1387 E. 23RD STREET FROM RESIDENTIAL HIGH DENSITY (RH) TO SUMMERLAND RESIDENTIAL SPECIFIC PLAN (SP-22) AND ADDING CHAPTER 20.27, SUMMERLAND RESIDENTIAL SPECIFIC PLAN (SP-22) TO THE SIGNAL HILL MUNICIPAL CODE ESTABLISHING DEVELOPMENT STANDARDS FOR THE SITE

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 82304, A REQUEST TO SUBDIVIDE AN APPROXIMATE 0.96-ACRE SITE LOCATED AT 1365 AND 1387 E. 23RD STREET FOR A TOTAL OF 17 LOTS - 16 FOR RESIDENCES AND ONE LETTERED LOT FOR COMMON AREA AND A PRIVATE DRIVEWAY

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-01, A REQUEST TO DEMOLISH TWO EXISTING SINGLE-FAMILY DWELLINGS AT 1365 AND 1387 E. 23RD STREET AND CONSTRUCT 16 DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS ON AN APPROXIMATE 0.96-ACRE SITE

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 4/0.

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

### a. **MODIFICATION OF THE DESIGN STANDARD FOR EXTERIOR LIGHTING IN THE AUTO CENTER SPECIFIC PLAN ZONING DISTRICT**

Planning Manager Doan gave the staff report.

Ron Charron, President of the Signal Hill Auto Center Association, and owner of Boulevard Buick, GMC, introduced himself and expanded upon the request, noting the energy and lighting efficiency and usage savings.

Vice Chair Wilson asked a clarifying question regarding the radius of the illumination of the proposed LED lights versus the current fixtures.

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

The motion carried 4/0.

### b. **2018 GENERAL PLAN ANNUAL PROGRESS REPORT**

Director Charney gave the staff report.

The Commission commended staff citywide for their efforts in preparing the report.

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

The motion carried 4/0.

### c. **DENSITY BONUS ORDINANCE ROADMAP**

Planning Manager Doan gave the staff report.

There were no comments from the Commission or members of the public.

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

The motion carried 4/0.

### d. **BEAUTIFICATION AWARD NOMINATION**

Director Charney gave the staff report.

There were no comments from the Commission or members of the public.

Chair Parker called for a voice vote to select 2201 Westwind Way as the recipient of a Beautification Award.

The motion carried 4/0.

Chair Parker encouraged the Commission to continue to submit nominations to staff.

### **CONSENT CALENDAR**

It was moved by Vice Chair Wilson and seconded by Commissioner Richárd to receive and file Consent Calendar.

The motion carried 4/0.

### **COMMISSION NEW BUSINESS**

Commissioner Richárd identified that the vacant lot at the intersection of E. 19<sup>th</sup> Street and N. Orizaba Avenue requires maintenance for weeds.

Vice Chair Wilson and Chair Parker commended the City's efforts in repaving a large segment of Orange Avenue.

### **ADJOURNMENT**

It was moved by Commissioner Fallon and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 21, 2019, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

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

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Chair Victor Parker

Attest:

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Scott Charney  
Commission Secretary