

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
November 12, 2014
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
 Vice-Chair Jane Fallon
 Commissioner Devon Austin
 Commissioner Shannon Murphy
 Commissioner Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Colleen Doan
- 3) Assistant City Attorney Jeff Malawy

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PUBLIC HEARING

1. Thirty Month Extension of Conditional Use Permit 97-03 for Seven Consolidated Drill Sites Owned and Operated by Signal Hill Petroleum Inc.

Commissioner Murphy recused herself and took a seat as a member of the community due to a potential conflict as she resides within 300 feet of two of the drill sites.

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

Chair Benson asked for any questions from the Commission.

Commissioner Austin asked about future drill site design. Staff responded that since the life of oil fields is greater than anticipated, the extension will serve both the City and Signal Hill Petroleum (SHP) to develop a vision regarding a longer term extension.

Chair Benson asked staff what the menu of unknowns are. Staff responded that the number and model for future drill sites cannot yet be predicted, however, the City will be working with SHP to develop a roadmap for the future.

Chair Benson opened the public hearing.

The following member of the public spoke regarding the project:

- 1) Sean McDaniel, Signal Hill Petroleum, thanked the Commission and offered to answer any questions.

Chair Benson asked if SHP was the City's largest developer or largest oil company. Mr. McDaniel responded that the organization is both, and they would like to see the relationship continue in the future.

Commissioner Richárd asked what SHP foresaw for well abandonment and new drill sites in the next 24-36 months. Mr. McDaniel responded that they did not foresee any new drill sites in that time. They are evaluating properties owned by SHP and the Successor Agency. They are also evaluating information regarding seismic issues and the drilling program over the last 10 years in the light of new technology. The drill sites are quite large but utilized for work only about 20% of the time. SHP envisions a design with greater flexibility to allow better integration with development. Mr. McDaniel stated idle wells are evaluated continuously in the context of DOGGR regulatory issues, and are eliminated when mechanical or other issues arise.

There being no further public testimony, Chair Benson closed the public workshop.

Commissioner Richárd stated she had no issues with the recommendation to submit the extension to City Council for approval.

Vice-Chair Fallon agreed and would concur with the recommendation.

Commissioner Austin agreed that additional time to create a new drill site and development model would be beneficial for all involved.

Chair Benson noted the value of redefining our realities for the future and mentioned the importance of the partnership with SHP as the City's largest developer and oil operator. He also stated that in addition to development, the City has an economic interest in safeguarding the resources and eliminating constraints to the development of land due to oil production over the years.

It was moved by Commissioner Austin and seconded by Vice-Chair Fallon to waive further reading and adopt the following resolution as amended to reflect corrections to minor typographical errors:

Resolution No. 763-11-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A THIRTY MONTH EXTENSION OF CONDITIONAL USE PERMIT 97-03 COVERING SEVEN EXISTING CONSOLIDATED DRILLING SITES WITH OIL & GAS STORAGE, PROCESSING AND SHIPPING OPERATIONS AND A GAS TURBINE FACILITY

The following roll call vote resulted:

AYES: CHAIR BENSON, VICE-CHAIR FALON, COMMISSIONERS AUSTIN AND RICHARD
NOES: NONE
ABSENT: NONE
ABSTAIN: COMMISSIONER MURPHY

Commissioner Murphy returned to her seat.

CONSENT CALENDAR

It was moved by Vice-Chair Fallon and seconded by Commissioner Richárd to receive and file the Consent Calendar Items.

The motion carried 5/0.

COMMISSION NEW BUSINESS

There was no new business.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 9, 2014.

The motion carried.

Chair Benson adjourned the meeting at 7:26 p.m.



TOM BENSON
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY