

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
August 10, 2010
7:00 P.M.

CALL TO ORDER

Vice-Chair Fallon called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Fallon led the audience in the Pledge of Allegiance.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Vice-Chair Jane Fallon
 Commissioner Devon Austin
 Commissioner Tom Benson
 Commissioner Rose Richárd

Absent: Chair Shannon Murphy (excused)

Staff present:

- 1) Community Development Director Gary Jones
- 2) Planning Manager Scott Charney
- 3) Assistant City Attorney Jeff Malawy, Esq.
- 4) Assistant City Attorney Sunny Soltani
- 5) Associate Planner James Kao
- 6) Assistant Planner Reina Schaetzl
- 7) Engineering Technician II Anthony Caraveo
- 8) Administrative Assistant Rita Borja

There were 24 person(s) in attendance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARINGS

1. COMMISSION ADOPTS RESOLUTIONS RECOMMENDING CITY COUNCIL APPROVAL FOR EDCO TRUCK TERMINAL AND ADMINISTRATIVE OFFICES LOCATED AT 950 E. 27TH STREET

Commission Secretary Gary Jones read the form of notice.

Planning Manager Scott Charney presented the staff report.

Vice-Chair Fallon invited anyone wishing to speak in favor to come forward.

There being none, she invited anyone wishing to speak in opposition to come forward.

The following individuals came forward:

- 1) Lorraine K. Rupp, 2635 Myrtle Avenue, spoke in opposition and addressed her concerns on property values, noticing requirements, truck traffic, noise, odors, debris and vector control.
- 2) Doris Silebi, 2625 Myrtle Avenue, spoke in opposition and addressed her concerns of truck traffic, noise, odors, health and parking issues and property values.

There being no further testimony, Vice-Chair Fallon closed the public hearing.

Steve South, President of Signal Hill Disposal, was present in the audience and came forward to address the residents' concerns and questions.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 667-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF GENERAL PLAN AMENDMENT 10-01, A REQUEST TO AMEND THE GENERAL PLAN LAND USE ELEMENT GENERALIZED LAND USE MAP BY RECLASSIFYING AN APPROXIMATELY 2.5-ACRE SITE LOCATED ON THE SOUTH SIDE OF 27TH STREET BETWEEN CALIFORNIA AND MYRTLE AVENUES FROM "3.2, COMMERCIAL GENERAL" TO "4.2, GENERAL INDUSTRIAL"

The following vote resulted:

AYES: VICE-CHAIR FALLON; COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 668-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 10-01, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION FOR A 2.5-ACRE SITE AT 950 27TH STREET LOCATED ON THE SOUTH SIDE OF 27TH STREET BETWEEN CALIFORNIA AND MYRTLE AVENUES FROM "COMMERCIAL-GENERAL" TO "SP-19, GENERAL INDUSTRIAL SPECIFIC PLAN, AREA 4"

The following vote resulted:

AYES: VICE-CHAIR FALLON; COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 669-08-10, entitled

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 10-02, AMENDING SIGNAL HILL MUNICIPAL CODE CHAPTER 20.39, SP-19 "GENERAL INDUSTRIAL SPECIFIC PLAN" BY ESTABLISHING LAND USE AND DEVELOPMENT STANDARDS FOR A TRUCK TERMINAL AND ADMINISTRATIVE OFFICES LOCATED IN PLANNING AREA 4

The following vote resulted:

AYES: VICE-CHAIR FALLON; COMMISSIONERS AUSTIN, BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 670-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 10-02, A REQUEST TO CONSTRUCT AND OPERATE A TRUCK TERMINAL AND ADMINISTRATIVE OFFICES ON AN APPROXIMATELY 2.5-ACRE SITE AT 950 E. 27TH STREET IN AREA 4 OF THE SP-19, GENERAL INDUSTRIAL SPECIFIC PLAN, ZONING DISTRICT

The following vote resulted:

AYES: VICE-CHAIR FALLON; COMMISSIONERS AUSTIN, BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 671-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN
AND DESIGN REVIEW 10-01, A REQUEST TO CONSTRUCT A
TRUCK TERMINAL AND ADMINISTRATIVE OFFICE FACILITY
ON AN APPROXIMATELY 2.7 ACRE SITE LOCATED AT 905 E.
27TH STREET**

The following vote resulted:

AYES: VICE-CHAIR FALLON; COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

**2. COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A THIRD
AMENDMENT TO CONDITIONAL USE PERMIT 99-05, A REQUEST TO
MODIFY THE CONDITIONS OF APPROVAL WHICH CHANGE THE TYPE
AND REDUCE THE NUMBER OF ALLOWABLE ANTENNA ON THE TOWER
AT 2411 SKYLINE DRIVE, ANTENNA CONSOLIDATION SITE IN THE SP-2,
HILLTOP AREA SPECIFIC PLAN**

Commission Secretary Gary Jones read the form of notice.

Assistant Planner Reina Schaetzl presented the staff report.

Vice-Chair Fallon invited anyone wishing to speak in favor to come forward.

There being none, she invited anyone wishing to speak in opposition to come forward.

The following individuals came forward:

- 1) Ruby Crabtree, Skyline Drive, stated her concerns on the cumulative effects from the RF emissions of both towers and requested of the report from the FCC as required as a part of the MOP, when available.
- 2) Sylvia Hopper, 2308 Promontory Drive, addressed her concerns on the maintenance worker conduct, as well as the hours allowed for maintenance.
- 3) Tony Dannan, 2309 Promontory Drive, addressed his concern on the size of the dishes and the increase in the number from 2 to 25 adding to the negative visual impact.
- 4) Mary Oliphant, resident, stated her concern on the RF emissions from both towers and requested a copy of the FCC report, when available.
- 5) Lori Lauer, resident addressed her concern about cumulative health hazards due to RF emissions.

In response, the following representatives from Clearwire and Crown Castle came forward to address the residents' concerns and questions:

Tim Kaczmar, Clear Wireless LLC, 4400 Carillon Point, Kirkland, WA 98033

Sammy Loz, Clear Wireless, LLC, 4400 Carillon Point, Kirkland, WA 98033

Teri Wells, Crown Castle, 32 Executive Park, Suite 100, Irvine, CA 92614

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt the following Resolution No. 678-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY
COUNCIL ADOPTION OF NEGATIVE DECLARATION NO.
7/30/10(1) RELATIVE TO THE THIRD AMENDMENT TO
CONDITIONAL USE PERMIT 99-05 FOR THE WIRELESS
TELECOMMUNICATIONS FACILITY AT 2411 SKYLINE DRIVE
ANTENNA CONSOLIDATION AREA, IN THE SP-2, HILLTOP
AREA SPECIFIC PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLOON; COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt the following Resolution No. 679-08-10, entitled:

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY
COUNCIL APPROVAL OF A THIRD AMENDMENT TO
CONDITIONAL USE PERMIT 99-05, A REQUEST TO MODIFY
THE CONDITIONS OF APPROVAL WHICH CHANGE THE TYPE
AND REDUCE THE NUMBER OF ALLOWABLE ANTENNA ON
THE TOWER AT 2411 SKYLINE DRIVE, ANTENNA
CONSOLIDATION SITE IN THE SP-2, HILLTOP AREA SPECIFIC
PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLOON; COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

DIRECTOR'S REPORTS

3. COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 2170 GUNDRY AVENUE CONSISTENT WITH THE GENERAL PLAN

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 672-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 2170 GUNDRY AVENUE FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

4. COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AUTO CENTER OF MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2728 CHERRY AVENUE CONSISTENT WITH THE GENERAL PLAN

Immediately following the announcement of Agenda Item No. 4, Commissioner Tom Benson announced he would be stepping down from the dais due to a possible business conflict of interest. Commissioner Benson stepped down to participate as a member of the audience.

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 673-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION,
PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF
REAL PROPERTY AT 2728 CHERRY AVENUE FOR FUTURE
AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT
IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

5. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AUTO CENTER OF MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2099 EAST 27th STREET CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

Philicia and Mary Lund, property owners, came forward to address their concerns on the possible acquisition of their property located at 2099 E. 27th Street.

It was moved by Commissioner Austin and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 674-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION,
PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF
REAL PROPERTY AT 2099 EAST 27th STREET FOR FUTURE
AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT
IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

6. COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR COMMERCIAL DEVELOPMENT LOCATED AT 2621 ST. LOUIS AVENUE CONSISTENT WITH THE GENERAL PLAN

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 675-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 2621 ST. LOUIS AVENUE FOR PARKING OR FUTURE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

7. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR COMMERCIAL DEVELOPMENT LOCATED AT 2648 CHERRY AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Austin and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 676-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 2648 CHERRY AVENUE FOR FUTURE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

8. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2757 ST. LOUIS AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 677-08-10, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 2757 ST. LOUIS AVENUE FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

Commissioner Benson rejoins the Commission.

COMMISSION APPROVES CONSENT CALENDAR ITEMS 9-14

Commission Secretary Gary Jones stated the following were listed on the Consent Calendar for approval.

9. Code Enforcement Report

Recommendation: Receive and file.

10. Development Status Report

Recommendation: Receive and file.

11. Planning Wows

Recommendation: Receive and file.

12. Minutes

Recommendation: Receive and file.

13. Conformity Report – 2550 Orange Avenue

Recommendation: Receive and file.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to receive and file the Consent Calendar.

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN,
BENSON AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

COMMISSION NEW BUSINESS

There was no Commission new business.

ADJOURNMENT

It was moved by Commissioner Austin and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held Tuesday, September 14, 2010.

The motion carried.

Vice-Chair Fallon adjourned the meeting at 9:45 p.m.

JANE FALLON
VICE-CHAIR

ATTEST:

GARY JONES
COMMISSION SECRETARY