

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**November 10, 2015**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Fallon called the meeting to order at 7:01 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Staff present:

- 1)     Community Development Director Scott Charney
- 2)     Senior Planner Colleen Doan
- 3)     Associate Planner Selena Alanis
- 4)     Assistant City Attorney David Kwon
- 5)     Sr. Engineering Technician Anthony Caraveo

In addition, there were 2 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

Brad Hillgren, High Rhodes Property Group, made an introduction and extended his gratitude to Community Development Department staff for working with him on the 1933/1939 Temple Avenue project.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

(1)     Pending Development Projects

Associate Planner Selena Alanis gave the staff report.

Vice-Chair Austin inquired whether a cul-de-sac will be constructed for 2599 E. Pacific Coast Highway project. Staff responded the cul-de-sac design has not been secured at this moment. Staff has been in touch with the adjacent property owner to the east to discuss the cul-de-sac design, but has not been able to schedule a meeting.

Commissioner Benson asked if the 3 Freeman projects in the staff report are in addition to the Signal Hill Petroleum owned properties in the Freeman Heights Specific Plan. Staff confirmed that they are additional, not included in the Freeman Heights Specific Plan and zoned as RL (Residential Low Density).

The Commission motioned to receive and file the report.

The motion carried 5/0.

**(2) Turf Replacement Exhibits for Plant Proportions and Maintenance**

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson advised the staff to communicate to the public as to what the guidelines are for turf replacement. Staff responded that turf replacement guidelines are in progress and the results of today's activity will aid in the making of the guidelines.

Commissioner Benson recommended adding specific guidelines for hill landscaping (slope versus no slope).

**CONSENT CALENDAR**

It was moved by Commissioner Benson and seconded by Commissioner Richárd to receive and file Consent Calendar Item Nos. 3 to 7.

The motion carried 5/0.

**COMMISSION NEW BUSINESS**

Commissioner Richárd raised a concern regarding pedestrian safety for the 4-way stop on Hill Street and Temple Avenue where the new school is under construction; she asked if a traffic signal or flashing lights will be installed at the intersection. Staff responded there will not be a traffic signal for this intersection but will share comments and discuss other options with the Public Works Department.

Commissioner Benson commented on the poor maintenance of the landscaping on the property where the old water tank used to be on Temple Avenue. Staff advised that they will look into the matter.

Commissioner Benson asked about the status of his request for an organizational chart of all water agencies. Staff advised that the request has been forwarded to the Director of Public Works who will provide the information.

Commissioner Benson commented on trends in commercial development.

Commissioner Murphy commented on the Wells Fargo ATM in Town Center East. Staff advised that a field meeting was held to discuss possible control measures or relocation

of the ATM with representatives from Town Center Management, Wells Fargo and Costco, but solutions are not final.

Vice-Chair Austin asked how long Cherry Avenue will be under construction. Public Works staff updated on the status of the project.

Vice-Chair Austin requested an update on replacement of Fresh & Easy. Staff is in discussion with the owner of the property, Signal Hill Petroleum.

Vice-Chair Austin asked about the recent outbreak of E. Coli at Chipotle restaurants in Washington State. Staff responded our Health Department is aware of the situation.

The Commission joined in a discussion regarding the 2311 Ocean View project and code enforcement procedures. Staff will get an updated construction schedule and relay the Commission's concern to the City Manager.

## **ADJOURNMENT**

It was moved by Vice-Chair Austin and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 15, 2015, 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 Fallon adjourned the meeting at 8:05 p.m.

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Jane Fallon  
Chair

Attest:

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Scott Charney  
Commission Secretary