

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
February 16, 2016  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Excused Absence: 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 Gina Chung
- 5)     Sr. Engineering Technician Anthony Caraveo

In addition, there were 6 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PRESENTATION**

Kevin Laney, representative of Signal Hill Petroleum (SHP), gave a presentation on "Porter Ranch, Why It Can't Happen in Signal Hill". Mr. Laney elaborated on the fundamental differences between Porter Ranch, a high pressure gas storage facility, and Signal Hill, an active oilfield; and assured that strict safety measures and regulatory oversight are in place for oil wells to prevent incidents in Signal Hill.

Chair Fallon asked why it took so long to stop the gas leak at Porter Ranch. Mr. Laney responded a new relieving well has to be drilled and the highly pressurized oil tank has to be filled with cement in order to stop the gas leak.

Commissioner Murphy asked how often we have methane gas leaks in Signal Hill and what it smells like. Mr. Laney responded that quarterly testing is performed on the oil wells and methane gas leaks happen very rarely and are usually fixed shortly after. Mr. Laney also added that 75% of electricity SHP uses is generated from burning the methane gas retrieved from oil operations.

Commissioner Benson emphasized that the Long Beach/Signal Hill oil field is not pressurized and asked about regulatory agencies.

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

(1) Extension of Site Plan and Design Review 14-04 for the Crescent Square Development

Associate Planner Selena Alanis gave the staff report.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to approve a six-month extension of Site Plan and Design Review 14-04 for the Crescent Square Development.

The motion carried 4/0.

(2) Implementation of the Beautification Award Program

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked about the nomination form on the City website. Staff responded the nomination form was added to the website based on a public request, but the majority of the nominations came from the Commission.

Chair Fallon asked how the Beautification Award is advertised. Staff responded past award winners are recognized during a Planning Commission meeting; published on the City website, the Signal Tribune newspaper and the City Views when consent is given; and received a yard sign to place on their property.

Staff mentioned that some nominated property owners chose not to come forward to receive the award.

Staff noted that the Beautification Award guidelines would need to be amended if Commissioners would like to nominate properties outside of City of Signal Hill, since the current guidelines on the City website clearly state that nomination is only for properties within the city limits of Signal Hill.

Commissioner Benson made a motion to change the guidelines to include properties outside Signal Hill and to nominate Aircraft Hardware West (AHW), a business located in Long Beach, for doing a tremendous job in beautifying the front landscape of the property. However, Commission Murphy disagreed with the

motion, stating this change can set the precedence for nominating any Long Beach or close by properties. There was no second and the motion died.

Sr. Engineering Technician Anthony Caraveo gave a summary of City's improvements on the right-of-way in front of AHW. Commissioner Benson added that the owner of AHW made additional improvements.

The Commission decided to send an informal recognition letter to the AHW owner and keep the current Beautification Award guidelines.

(3) Follow Up to the 2016 Greater Los Angeles Homeless Count

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked if the makeshift shelters were found in one area. Staff responded makeshift shelters were found in different areas and did not appear to be concentrated in a particular area.

Commissioner Murphy complimented the staff on planning a well-organized event and asked for a general rundown of the event. Staff responded the training took about 20-30 minutes and the volunteers were back at the deployment site at around 10:30PM. Feedback from this year's event was that splitting the largest census tract into two, which would require one additional car and driver, would be more efficient.

Commissioner Murphy asked if the volunteers will be recognized at a City Council meeting. Staff responded outreach emails have been sent, however, the volunteers were unable to attend the City Council meeting due to scheduling conflicts.

Staff added that the greater number of homeless persons and shelters counted this year might be due to staff and police officers identification of specific locations where homeless persons and shelters had occurred throughout the year.

The Commission joined in a general discussion of homelessness within the Los Angeles County region.

(4) Southern California Association of Governments Community Profile

Community Development Director Scott Charney gave the staff report.

Vice-Chair Austin asked for clarification of statistical data. Staff responded.

Commissioner Benson asked whether the State is in talks again to collect sales tax and distribute to the City by population. Staff responded they had not heard any recent updates.

## **CONSENT CALENDAR**

It was moved by Commissioner Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item Nos. 5 to 8.

The motion carried 4/0.

## **COMMISSION NEW BUSINESS**

Commissioner Benson announced the Signal Hill Historical Society Casino Night will be held on February 26, 2016 at the Community Center.

Commissioner Benson advised the staff to look into an abandoned concrete cap on the vacant lot on Hill Street and Ohio Avenue.

Commissioner Benson asked for an update on an earlier request for a master calendar with City and approved organization events on it. Staff will forward the request to Administration.

Commissioner Benson inquired about the proposed upgrades to the Long Beach antenna tower. Staff responded a copy of the Environmental Impact Report prepared by the Los Angeles Regional Interoperability Communications System (LA-RICS) has been received. LA-RICS is working with the City of Long Beach to propose modifications to the antenna tower. Because the tower is owned by the City of Long Beach, the tower does not require a Conditional Use Permit from the City of Signal Hill. Staff had requested LA-RICS to hold a community outreach meeting for the Signal Hill residents who live near the tower, which will be held on February 17, 2016.

Commissioner Benson commented on the Water Rate Workshop, stating the 40% water rate increase mentioned at the workshop did not include the compounded interest, which will bring the increase to 49%.

Commissioner Murphy commented on the low gas prices at Signal Hill Costco and the cones set at Costco gas station for traffic mitigation. Staff advised that Costco has a traffic control plan to deploy staff and add cones based on traffic volume.

Staff advised that the property owners are looking into relocating the ATM in the Town Center.

Commissioner Benson asked for an update on the new tablets for the Commission. Staff responded tablets are currently being tested at City Council meetings.

Commissioner Benson inquired about the timing of Planning Commission checks. Staff responded a request has been forwarded to the Finance Director.

## **ADJOURNMENT**

It was moved by Commissioner Benson and seconded by Commissioner Murphy to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, March 15, 2016, 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 Fallon adjourned the meeting at 8:18 p.m.

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Chair

Attest:

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Scott Charney  
Commission Secretary