

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
July 19, 2016
7:00 P.M.

CALL TO ORDER

Vice-Chair Murphy called the meeting to order at 7:01 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

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

Excused absence: Chair Devon Austin

Staff present:

- 1) Community Development Director Scott Charney
- 2) Associate Planner Selena Alanis
- 3) Assistant City Attorney Elena Q. Gerli
- 4) Senior Engineering Technician Anthony Caraveo

In addition, there were 4 people in attendance.

PLEDGE OF ALLEGIANCE

Vice-Chair Murphy led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

The Beautification Award was presented to Ashley Schaffer, project manager of the Gateway Center Pad A building and Signal Hill Petroleum, Inc. (SHPI) representative, at 959-999 E. Spring Street for the contemporary design of the building and attractive outdoor dining and landscape.

Ms. Schaffer thanked the Commission for the recognition and said SHPI will continue its efforts in beautifying the City.

PUBLIC WORKSHOP

a. 2016 Safety Element Update

Community Development Director Scott Charney read the form of notice and Associate Planner Selena Alanis gave the staff report.

Commissioner Fallon asked if earthquakes would cause problems to the abandoned oil wells. Staff responded all wells have risks of methane leaks.

Vice-Chair Murphy mentioned that the City hires independent inspectors to test oil wells on City properties and asked about wells on private properties. Staff advised that the Oil and Gas Code adopted in 2015 requires all properties with abandoned oil wells to be tested prior to development.

Vice-Chair Murphy asked about methane testing for past development on top of oil wells. Staff advised that methane testing on past development was not required.

Commissioner Benson commented on SHPI's use of natural gas vacuumed from active oil operations to generate energy/electricity.

Commissioner Benson complimented on the comprehensiveness of the draft Safety Element Update and asked for clarification on the definition of an "oil spill". Staff will address this in upcoming meetings.

Vice-Chair Murphy opened the public workshop.

There being no public testimony, Vice-Chair Murphy closed the public workshop.

Commission Richárd thanked the staff for compiling extensive information and data.

Commissioner Benson recommended staff prepare a more condensed and easy-to-read summary of the Safety Element Update for the general public. Staff responded a summary will be prepared and shared with the Commission.

The Commission directed staff to prepare the Safety Element Update for a Planning Commission public hearing.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Crescent Square Conformity Report and Model Home and Sales Office Plans

Community Development Director gave an introduction and Associate Planner Selena Alanis gave the staff report.

Commissioner Fallon asked about the locality of the sales office within the model homes. Staff briefly described the location of the sales office.

Commissioner Benson asked what the depth of the garage is in consideration of potential parking issues. Staff answered it will be 20 feet deep per City's standards.

Jorge Alvarez, Far West Industries representative, expressed his excitement for the Crescent Square project.

Commissioner Fallon inquired about the price of the homes. Mr. Alvarez said price hasn't been confirmed yet, but will be north of \$800,000.

Mr. Alvarez updated the Commission on the status of the construction documents for the project.

Commissioner Benson asked if Far West has intent to build the project. Mr. Alvarez confirmed yes.

Commissioner Benson asked about the warranty, types, and inspection requirement for the elevators. Mr. Alvarez stated he has no further details about the elevators.

The Commission approved the conformity report and model home and sales office plans as submitted by staff.

b. 2016 APA California Conference

Community Development Director Scott Charney gave the staff report.

Commissioners Benson and Richárd expressed interest in attending the APA California Conference.

Staff will follow up with Commissioners Benson and Richárd to complete the registration process.

CONSENT CALENDAR

Commissioner Benson requested that Item No. 8b be pulled for discussion.

Commission Received and Filed Consent Calendar Items No. 8a, 8c and 8d.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to receive and file Consent Calendar Item No. 8a, 8c and 8d.

The motion carried 4/0.

Commission Received and Filed Consent Calendar Item No. 8b.

Community Development Director Scott Charney spoke about Council's decision and residents' concern of the view for the Courtyard development project. He also relayed Council's message to the Commission in terms of utilizing the Specific Plan to minimize the view impact to nearby residents to the smallest extent possible.

Commissioner Benson reflected that the applicant had brought forth a quality project and with too many restrictions implemented, the project will diminish in value. He also commented on the extensive time the Commission had spent reviewing and discussing the shadow study prepared by the applicant.

Vice-Chair Murphy asked if future infill projects should not be considered for a Specific Plan and should comply with the City's height and setback standards. Director Charney replied that there can be negotiations, however, community engagement by the developer is necessary and important.

The Commission and staff discussed about the leniency of the City standards and how Commission can make a determination based on developer's request and community input.

Commissioner Richárd commented on the postponement of the City Council public hearing.

Commissioner Benson stressed the importance of bringing forth a quality project.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item No 8b.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Richárd complimented Building Inspector John Hartley and Senior Engineering Technician Anthony Caraveo on their timely and professional work on a remodeling project.

Commissioner Richárd asked for a status update on the Wells Fargo ATM. Staff responded that Wells Fargo is considering moving the ATM to the parking lot south of Fish-O-Licious, but who would pay for the relocation was to be agreed upon; a meeting with the new Costco store manager and property management company Red Development is pending. Staff also stated that a City Council or Planning Commission meeting may be scheduled to deliberate whether or not to revoke Costco gas station's and/or Wells Fargo ATM's Conditional Use Permit.

Commissioner Fallon thanked Public Works staff for repainting the lines on Skyline and Cherry Avenue.

Vice-Chair Murphy thanked the staff for sending valuable articles via email and commented on shopping locally and supporting small businesses.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, August 16, 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.

Vice-Chair Murphy adjourned the meeting at 8:21 p.m.

Devon Austin
Chair

Attest:

Scott Charney
Commission Secretary