

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
January 16, 2018
7:00 P.M.

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Carmen Brooks
 Commissioner Jane Fallon
 Commissioner Chris Wilson
 Vice Chair Victor Parker

Absent: Chair Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Elena Gerli

In addition, there were 12 people in attendance.

PLEDGE OF ALLEGIANCE

Vice Chair Parker led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

Rathana So, Community Manager at Zinnia, introduced herself and made herself available for any questions from the Commission.

PUBLIC WORKSHOP

- a. Preliminary Review of a Nine Building Industrial Development Totaling 151,000 Square Feet

Community Development Director Scott Charney made introductory comments prior to the presentation of the staff report.

Senior Planner Colleen Doan gave the staff report.

Commissioner Brooks asked what types of tenants are anticipated to occupy these industrial spaces.

Commissioner Fallon asked a clarifying question regarding the possible timeline for construction.

Commissioner Wilson asked for a progress report on the CEQA requirements.

Steven Christie, representing Xebec Realty, introduced himself to answer the Commissioners' inquiries.

The intended tenants are small businesses, such as interior design businesses, small furniture companies, or personal storage of vehicles/toys. For their previous projects (outside of Signal Hill), they have seen other "non-traditional" types of businesses, such as a dance studio or church.

In regards to timeline, the applicant is hoping to obtain permits in September or October of 2018. The actual construction is anticipated to take a year, with an overall construction completion date of September or October of 2019.

For CEQA, Mr. Christie stated that the Water Board will serve as one of the lead agencies in ensuring environmental compliance. Xebec needs to prepare and submit a traffic study, and staff has not yet completed their environmental analysis.

Vice Chair Parker asked if the traffic study will take into account the surrounding areas, such as the neighboring residential units, elementary school, and Health Sciences University. He also asked for the average square footage of the proposed tenant spaces.

Mr. Christie confirmed that the future traffic study will include an assessment of the surrounding uses. He stated that the average tenant spaces will be around 10,000 square feet per unit.

Commissioner Brooks inquired about the applicant's motivation to bring the item to the Planning Commission as a public workshop prior to the design plans being finalized.

Steven Christie stated that they did not anticipate that the design review process would take the amount of time it has. The building and site plan design is a critical path item which dictates all subsequent actions; however, he expressed his confidence that his team has a good understanding of what is further required with respect to design.

Vice Chair Parker then opened the floor to public comment.

Jeremy Jones, property owner of 2148 Gaviota Avenue, expressed his concerns regarding the design of the buildings along Gaviota Ave, the interface with the adjacent

residences, parking restrictions within the industrial complex, landscaping, and screening of rooftop mechanical equipment.

Josh Legere, tenant at 2254 Gaviota Avenue #14, expressed his concern regarding the safety of the children at the nearby elementary school given the increased vehicular traffic. Furthermore, he questioned the proposed industrial use of the development, given that he believes that manufacturing jobs are on the decline.

Vice Chair Parker called for a voice vote to approve the staff recommendation to schedule the project for a second public workshop at a later date.

The motion carried 4/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Status Update for the 2018 Homeless Count Event

Assistant Planner Ryan Agbayani gave the staff report.

Vice Chair Parker called for a voice vote to receive and file the report.

The motion carried 4/0.

b. New Housing Related Legislation: Housing Accountability Act Reform

Assistant Planner Ryan Agbayani gave the staff report.

Vice Chair Parker called for a voice vote to receive and file the report.

The motion carried 4/0.

CONSENT CALENDAR

It was moved by Commissioner Wilson and seconded by Commissioner Brooks to receive and file Consent Calendar.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Wilson wished everyone a Happy New Year.

Vice Chair Parker thanked staff for the informative Director's Reports on the new California housing legislation.

ADJOURNMENT

It was moved by Commissioner Wilson and seconded by Commissioner Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, February 20, 2018, 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 Parker adjourned the meeting at 7:55 p.m.

Chair

Attest:

Scott Charney
Commission Secretary