



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
May 15, 2018

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and the Signal Hill Community Center on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at www.cityofsignalhill.org.

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair may take agenda items out of order and will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PRESENTATIONS

a. Beautification Award

Summary: A Beautification Award is being presented to Meta Housing, the developer and owner, and Studio 111, the architect, of Zinnia Apartments at 1500 Hill Street, in recognition of the contemporary and attractive design of the building and landscaping.

Recommendation: Present the award.

b. Building Safety Month

Summary: Senior Building Inspector John Hartley will give a presentation on Building Safety Month.

Recommendation: Receive and file.

(6) PUBLIC WORKSHOP

a. Preliminary Review of a Nine Building Industrial Development Totaling 151,075 Square-Feet

Summary: Xebec Realty, as the authorized agent for Signal Hill XC, LLC, is requesting a second workshop to review revised preliminary plans for development of nine industrial buildings totaling 151,075 square-feet on eight acres of vacant property on two sites fronting on Walnut Avenue between Gaviota and Gundry Avenues. The property previously housed the ChemOil refinery, and consists of a six-acre parcel on the west side of Walnut Avenue and a two-acre parcel on the east side of Walnut Avenue.

At the last workshop, the Planning Commission directed the applicant to work with staff to improve the building design, and to respond to multiple outstanding items necessary to complete the application. After meetings with staff, the design of the buildings has improved and some of the outstanding items have been submitted. Although more information is required to deem the application complete, the applicant is seeking a review of the refined design at this time to give the Commission an opportunity to comment. They understand that all of the outstanding items will be needed prior to scheduling the project for a public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony.
- 2) Provide direction as deemed appropriate regarding Site Plan and Design Review considerations, including building design elements, placement, sufficiency of parking, and interface with adjacent properties.
- 3) Direct the applicant to continue to work with staff to complete remaining action items, including all required studies, reports and utility clearance letters for an environmental determination under the California Environmental Quality Act (CEQA), prior to scheduling the project for a public hearing.

(7) PUBLIC HEARINGS

a. Site Plan and Design Review 17-03 – A Single-Family Dwelling at 1900 Temple Avenue

Summary: The applicant, Phala Chhean, is requesting approval of a new custom home at 1900 Temple Avenue. The project is a 3,152 square-foot, two-story single-family dwelling with four bedrooms, three-and-a-half bathrooms, and an attached 753 square-foot three-car garage on an 8,250 square-foot vacant lot in the Residential Low Density (RL) zoning district. The design has been enhanced as directed by the Planning Commission at the workshop last May.

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-03, A REQUEST TO CONSTRUCT A 3,152 SQUARE-FOOT TWO-STORY SINGLE-FAMILY DWELLING WITH FOUR BEDROOMS, THREE-AND-A-HALF BATHS AND A THREE-CAR GARAGE AT 1900

TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL), ZONING DISTRICT AND DESIGNATING E. 19TH STREET AS THE LOT FRONTAGE

b. One-Year Extension of Conditional Use Permit 97-03 for Seven Consolidated Drill Sites Owned and Operated by Signal Hill Petroleum Inc.

Summary: Signal Hill Petroleum Inc. (SHP) has a conditional use permit (CUP) for their seven consolidated drill sites. The CUP allows oil and gas production at the seven sites as well as storage, processing, and transport of products. The CUP is set to expire on June 13, 2018. SHP has requested a one-year extension to allow them to continue their oil production activities uninterrupted while preparations for a long term extension continue.

Recommendation:

Waive further reading and adopt the following resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A ONE-YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03, COVERING SEVEN EXISTING CONSOLIDATED DRILLING SITES WITH OIL AND GAS STORAGE, PROCESSING, AND SHIPPING OPERATIONS, AND A GAS TURBINE FACILITY WITH AN EXPIRATION DATE OF JUNE 30, 2019

(8) DIRECTOR'S REPORT

a. 2018 CSULB Regional Economic Forum

Summary: The Office of Economic Research at California State University, Long Beach, held the 2018 Regional Economic Forum on April 25th. Chair Richárd, Vice Chair Parker, and Director Charney attended the forum and will share highlights and thoughts.

Recommendation: Receive and file.

(9) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. Minutes of the Following Meeting

Regular Meeting of April 17, 2018.

Recommendation: Approve.

b. City Council Follow-up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(10) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(11) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 19, 2018 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.