

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

CALL TO ORDER

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 Rose Richárd
 Vice Chair Chris Wilson
 Chair Victor Parker

Staff present:

- 1) Community Development Director Scott Charney
- 2) Planning Manager Colleen Doan
- 3) Sr. Engineering Technician Jesus Saldana
- 4) Assistant City Attorney Gina Chung

In addition, there were 6 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC WORKSHOP

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

Community Development Director Scott Charney read the form of notice and Planning Manager Colleen Doan gave the staff report.

Chair Parker opened the public workshop.

Steven Christie, the authorized agent for the applicant Signal Hill XC, LLC, introduced himself, thanked the Commission for their consideration, and reviewed the public outreach efforts.

Commissioner Richárd inquired about the target tenants. Mr. Christie stated they were traditional light industrial tenants seeking storage space and also non-traditional use tenants.

Chair Parker noted that the property was in need of regular maintenance and asked for details about the pending data for the Traffic Analysis Report.

The applicant's traffic consultant, Giancarlo Ganddini of Kunzman Associates, Inc., introduced himself and described that the requested data was necessary to confirm whether the projected traffic at the intersection of Hill Street and Walnut Avenue would warrant a traffic signal or the proposed turn lane as a mitigation of traffic impacts.

The applicant's architect, Roger Deitos, Principal of GAA Architects, Inc., spoke about refinements to the building design.

There being no further public testimony, Chair Parker asked for any further questions from the Commission before closing the public hearing.

Commissioner Richárd asked about the anticipated timing for feedback from the Water Board regarding their review of remediation plans for site clean-up. Staff noted that the Board had not provided a time frame for their review response.

Chair Parker asked about the time frame for completion of the environmental determination. Staff estimated three to six months, dependent on whether an Environmental Impact Report would be required, and noted that a great deal of the needed data had already been gathered, but had not been analyzed under the requirements of the California Environmental Quality Act (CEQA).

Vice Chair Wilson inquired about the opportunity for public comment during the environmental review. Staff noted that public comment was part of the review time frame.

There being no further questions from the Commission, Chair Parker closed the public hearing and asked if there were any comments from the Commission before he entertained a motion.

Vice Chair Wilson thanked the applicant for working diligently with staff.

Commissioner Richárd commented that the added lighting was an improvement.

Chair Parker also voiced his appreciation of the applicant's diligence in working with staff to improve the design of the project.

There being no further comments from the Commission, Chair Parker called for a motion.

It was moved by Commissioner Brooks and seconded by Commissioner Richárd to direct staff to complete the environmental analysis and schedule the project for a public hearing at a future date.

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. EV Charging Station Policy

Community Development Director Scott Charney and Planning Manager Colleen Doan gave the staff report.

Chair Parker asked if there were any comments or questions from the Commission.

Commissioner Brooks asked if the Green Building Policy had been applied to the Walnut Industrial Park project, and whether any details of rates or limitations on timing had been included in the Policy cost recovery

Staff noted that they had requested and received a summary of green building features and had noted them briefly in the first workshop with the Commission, but that they would include them in the staff report for the future public hearing. Staff also noted that the Policy did not require specific fees, time limitations, type, location, or number of charging stations, which allowed flexibility and customization on a project by project basis.

Senior Engineering Technician Jesus Saldana informed the Commission that the installation of the electric vehicle charging stations by the City in the upper lot of the Civic Center parking area was expected to begin in a few weeks.

There being no further questions from the Commission, Chair Parker asked if there were any comments from members of the public.

There being none, Chair Parker asked if there were any further comments from the Commission before he closed the public workshop.

There being none, Chair Parker called for a voice vote to receive and file the report.

The motion carried 5/0.

CONSENT CALENDAR

It was moved by Commissioner Fallon and seconded by Commissioner Richárd approve the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Brooks commended staff for the In the News articles in the agenda.

Commissioner Richárd noted that the date of the Halloween Carnival is October 27, 2018, and encouraged all to volunteer for the popular event. Chair Parker reiterated the need for volunteers given the event's popularity.

Vice Chair Wilson requested staff provide information to educate the Commission on the City's plans for bike routes. Staff noted they would include a Director's Report on the City's Circulation Element at a future Commission meeting.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Vice Chair Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, November 20, 2018, 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 Parker adjourned the meeting at 7:59 p.m.

Chair Victor Parker

Attest:

Scott Charney
Commission Secretary