



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 21, 2019

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 are audio-recorded and recordings are available through the City Clerk's Office.

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 FALLON
COMMISSIONER RICHÁRD
VICE CHAIR WILSON
CHAIR PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. CONDITIONAL USE PERMIT TO OPERATE AN ADULT DAY CARE FACILITY AT 695 E. 27TH STREET

Summary: The applicant, Karen Nixon as authorized agent for Dungarvin California, LLC, is requesting a public workshop for consideration to conditionally permit a day care facility for adults with intellectual and developmental disabilities at 695 E. 27th Street in the Commercial General (CG) zoning district.

Recommendations:

- 1) Open the public workshop and receive testimony; and
- 2) Provide comments and direction as deemed appropriate regarding the proposed CUP.

(6) PUBLIC HEARING

a. SITE PLAN AND DESIGN REVIEW 19-04, A REQUEST TO CONSTRUCT A 281 SQUARE-FOOT SECOND-STORY ADDITION AS PART OF A RENOVATION TO AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

Summary: The applicant, Tae Chun for Lord Construction Inc., is requesting approval of Site Plan and Design Review 19-04, to allow construction of a 281 square-foot, second-story addition as part of a renovation to an existing single-family dwelling at 2060 Raymond Avenue in the Residential Low Medium-2 (RLM-2) zoning district.

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 19-04, A REQUEST TO CONSTRUCT A 281 SQUARE-FOOT SECOND-STORY ADDITION AS PART OF A RENOVATION TO AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

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 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 30, 2019. 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, FOR SEVEN EXISTING OIL AND GAS DRILLING SITES WITH OIL AND GAS STORAGE, PROCESSING, AND SHIPPING OPERATIONS, AND A GAS TURBINE FACILITY, WITH AN EXPIRATION DATE OF JUNE 30, 2020

(7) DIRECTOR'S REPORTS

a. CITY ACQUISITION OF 2650, 2660, 2690, 2700-2730 CHERRY AVENUE, 2065-2099 E. 27TH STREET, 2701 ST. LOUIS AVENUE AND 1850 E. 28TH STREET: GENERAL PLAN CONFORMITY AND CEQA DETERMINATION

Summary: The City of Signal Hill is acquiring 2650, 2660, 2690, 2700-2730 Cherry Avenue, 2065-2099 E. 27th Street, 2701 St. Louis Avenue, and 1850 E. 28th Street from the Successor Agency for uses consistent with the Auto Center Specific Plan (SP-4). In order to acquire the property, the Planning Commission is required to adopt a finding of conformity with the Signal Hill General Plan, as well as make a CEQA determination.

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE, AND EXTENT OF

PROPOSED ACQUISITION OF REAL PROPERTY AT 2650, 2660, 2690, 2700-2730 CHERRY AVENUE, 2065-2099 E. 27th STREET, 2701 ST. LOUIS AVENUE, AND 1850 E. 28th STREET FOR AUTO CENTER SPECIFIC PLAN (SP-4) USES IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

b. 2019 CSULB REGIONAL ECONOMIC FORUM

Summary: The Office of Economic Research at California State University, Long Beach, held the 2019 Regional Economic Forum on April 18th. Chair Parker, Commissioner Richárd, and Commissioner Wilson attended the forum and will share highlights and thoughts.

Recommendation: Receive and file.

c. BUDGET WORKSHOP MAY 30, 2019

Summary: The City Council will hold a Budget Workshop on Thursday, May 30, 2019, at 7:00pm to present the draft budget for Fiscal Year 2019-2020. Staff from each City department will highlight accomplishments from FY 18-19, and work plans for FY 19-20.

Recommendation: Plan to attend the Budget Workshop.

(8) 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 16, 2019.

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.

(9) COMMISSION NEW BUSINESS

COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(10) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 18, 2019 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.