

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
September 15, 2020  
7:00 P.M.**

A Regular Meeting of the Signal Hill Planning Commission was held via video/teleconference on September 15, 2020, pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom.

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Commissioner Armando Lopez  
                  Commissioner Victor Parker  
                  Commissioner Chris Wilson  
                  Vice Chair Perica Bell  
                  Chair Rose Richárd

Staff present:

- 1)      Community Development Director Colleen T. Doan
- 2)      Economic Development Manager Elise McCaleb
- 3)      Associate Planner Ryan Agbayani
- 4)      Associate Engineer Jesus Saldaña
- 5)      Interim Assistant City Attorney HongDao Nguyen

In addition, there were two people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC HEARINGS**

- a.      Conditional Use Permit 03-05 for Laundry Guys at 2499 E. Pacific Coast Highway

Community Development Director Doan read the form of notice and Associate Planner Agbayani gave the staff report.

Vice Chair Bell asked what is the threshold for revocation of a CUP.

Staff confirmed that there is no specific threshold for revocation outlined in the Municipal Code; however, if the City fields numerous and continuous nuisance reports, staff can initiate a code enforcement case for nuisance abatement. Additionally, all CUPs are inspected and reported to the City Council on an annual basis.

Chair Richárd asked if the City has received any nuisance reports since the current business began operation in April 2019.

Staff confirmed that the City has not fielded any complaints.

The Commission commented that the newly remodeled facility looks very nice and that it appears to be maintained in good condition.

Commissioner Wilson asked how the business is operating under the LA County Department of Public Health COVID-19 regulations.

Staff outlined the applicant's previously stated cautionary practices including limiting capacity inside the building, requiring face coverings upon entry, sanitizing each of the machines after each use, etc.

Chair Richárd opened the public hearing.

The applicant was not present at the meeting, and there were no comments or concerns from the public.

There being no further public testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Parker and seconded by Commissioner Wilson to waive further reading and adopt the following resolution:

Interim Assistant City Attorney Nguyen read the title of Resolution No. 834-09-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 03-05 TO ALLOW EXTENDED HOURS OF OPERATION AT AN EXISTING LANDROMAT LOCATED AT 2499 E. PACIFIC COAST HIGHWAY IN THE PACIFIC COAST HIGHWAY SPECIFIC PLAN (SP-10) ZONING DISTRICT

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR BELL; COMMISSIONERS LOPEZ, PARKER, AND WILSON

NOES:        NONE

ABSENT:    NONE

ABSTAIN:    NONE

Motion carried 5/0.

b.    Site Plan and Design Review 20-01, a Request to Modify the Existing Sign Program for Glenn E. Thomas Dodge, Chrysler, Jeep at 2100 E. Spring Street

Community Development Director Doan read the form of notice and Economic Development Manager McCaleb gave the staff report.

Chair Richárd opened the public hearing.

The applicant, Stan Pegadiotes, introduced himself and yielded his time to questions.

There were no questions from the Commission.

There being no further public testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Wilson and seconded by Vice Chair Bell to waive further reading and adopt the following resolution:

Interim Assistant City Attorney Nguyen read the title of Resolution No. 835-09-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR GLENN E. THOMAS DODGE, CHRYSLER, JEEP AT 2100 E. SPRING STREET IN THE AUTO CENTER SPECIFIC PLAN (SP-4) ZONING DISTRICT

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR BELL; COMMISSIONERS LOPEZ, PARKER, AND WILSON

NOES:    NONE

ABSENT:    NONE

ABSTAIN:    NONE

Motion carried 5/0.

## **COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

### **a. Temporary Outdoor Business Areas**

Community Development Director Doan gave the staff report.

Commissioner Parker asked about safety precautions, especially near existing drive-thru businesses.

Staff confirmed that both traffic and safety are considered in reviewing temporary outdoor operations, and that staff encourages the use of barriers such as k-rails around the outdoor operations.

Commissioner Wilson asked if the City provides any supplies (e.g. personal protective equipment, signage, distancing markers, etc.) to businesses.

Staff confirmed that no items are supplied to the businesses. However, the City reviews their plans and provides comments at no cost.

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

The motion carried 5/0.

## **CONSENT CALENDAR**

It was moved by Commissioner Parker and seconded by Commissioner Lopez to receive and file Consent Calendar.

The motion carried 5/0.

## **COMMISSION NEW BUSINESS**

Commissioner Wilson inquired about implementation of a “business improvement district.”

Vice Chair Bell reminded the public to complete the 2020 Census before the October 31, 2020 deadline.

Chair Richárd commended Commissioner Lopez for submitting Beautification Award nominations to staff. She also inquired about the City’s Diversity Coalition Committee, as well as the 2021 Los Angeles Homeless Services Authority (LAHSA) Homeless Count Event.

Staff confirmed that the selection process for the Diversity Coalition Committee is currently underway, but has not yet heard from LAHSA regarding the 2021 Homeless Count Event.

## **ADJOURNMENT**

It was moved by Commissioner Wilson and seconded by Vice Chair Bell to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, October 20, 2020 at 7:00 p.m. via video- and teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 7:49 p.m.

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Chair Rose Richárd

Attest:

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Colleen T. Doan  
Commission Secretary