



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
February 16, 2021

\* \* \*GOVERNOR'S EXECUTIVE ORDER N-29-20\* \* \*  
\* \*RE: CORONAVIRUS COVID-19\* \*

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE  
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN  
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA  
VIDEO/TELECONFERENCE**

Meetings begin at 7:00 pm. 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. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

**To listen to the meeting live at 7:00 p.m.:**

- Call (408) 638-0968 (audio only) and enter meeting ID: 839-9011-3850, press # when prompted to provide participant ID, and enter passcode: 107591. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

**To view and participate at 7:00 p.m.:**

- Visit [www.zoom.us](https://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 839-9011-3850 and passcode: 107591 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 839-9011-3850 and passcode: 107591 when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public

comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.

- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at [cdoan@cityofsignalhill.org](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, February 16, 2021 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. Preliminary Review of A Target Retail Center and New Self-Storage Facility

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on February 5, 2021; notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on February 5, 2021; and notice was mailed to affected property owners and occupants within a 300' radius on February 5, 2021.

Summary: John Clement with VenturePoint, as the applicant for E.S. Field, LLC and Signal Fields North, LLC, is requesting a workshop to review preliminary plans for an interior and exterior remodel of a 135,811 square-foot (SF) Target located at 950 E. 33<sup>rd</sup> Street as well as the addition of a 5,000 SF pad for a drive-thru restaurant; a 3,500 SF pad for a medical/dental office; and a 15,000 SF pad for retail use. As part of the same project, the applicant is requesting review of a conceptual plan at 3177 California Avenue for a 3-story, 177,345 SF self-storage

building. The total area of both sites is 13.8 acres. The intent of a Planning Commission workshop is to receive public comments and provide direction to the developer to assist in finalizing plans for a future public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony;
- 2) Provide direction as deemed appropriate for the proposal regarding Site Plan and Design Review considerations including: building placement, elevations, landscaping, and interface with adjacent properties; and
- 3) Direct the applicant to continue to work with staff to complete any outstanding items, and submit a complete set of plans for staff review, prior to staff scheduling a public hearing with the Commission.

**(6) DIRECTOR'S REPORT**

a. 6<sup>th</sup> Cycle Housing Element Update and Housing Production Report Card

Summary: Staff will provide an update on preparation of the 6<sup>th</sup> Cycle Housing Element and the Southern California News Group annual housing production report card.

Recommendation: Receive and file.

**(7) 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

Summary: Regular Meeting of January 19, 2021.

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.

(8) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, March 16, 2021 at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

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.