

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**March 16, 2021**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Richárd called the meeting to order at 7:02 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)      Assistant City Attorney HongDao Nguyen

In addition, there were 15 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 WORKSHOP**

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

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

Commissioner Wilson asked if Caltrans was aware of the project, given its close proximity to the I-405 freeway, and also commented on the existing homeless encampments nearby.

Vice Chair Bell asked if there is any City benefit associated with the development of the site.

Economic Development Manager responded that the Planning Commission will see the details of the Development Agreement once it becomes finalized.

Chair Richárd opened the public workshop.

John Clement with Venture Point Inc., introduced himself as one of the applicants and thanked staff for preparing the report.

Commissioner Wilson commended the applicant for incorporating “Signal Hill” onto the freeway-oriented monument sign.

Debra Layton with Signal Hill Petroleum introduced herself and expressed her team’s excitement in developing the site.

Nick Pugh, property owner of 3310 Lime Ave, stated that he liked the overall design of the Target renovation and self-storage facility; however, he was opposed to the proposed drive-thru restaurant adjacent to the existing Chick-Fil-A. He expressed concern related to traffic impacts. He suggested construction of an open space area for public gathering with minimal retail (similar to the existing SteelCraft development in Long Beach). He emphasized deviating from a car-centric drive-thru establishment and instead constructing a pedestrian-friendly space, which may help to alleviate potential traffic impacts.

Chair Richárd then closed the public workshop.

Commissioner Lopez commented that he likes Mr. Pugh’s suggestion of a park-like design in place of the drive-thru restaurant.

Commissioner Parker asked if traffic impacts for the proposed drive-thru was considered in the traffic analysis.

Staff confirmed that it was included in the report. Additionally, the applicant is required to re-visit traffic impacts when the drive-thru restaurant undergoes the Site Plan and Design Review process.

Chair Richárd asked if there was a timeframe for circulation of the CEQA document.

Staff replied that the target circulation date of the CEQA document is March 26, 2021.

Chair Richárd made a motion and called for a roll call vote to bring the project forward to a future public hearing.

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.

### **CONSENT CALENDAR**

It was moved by Commissioner Wilson and seconded by Vice Chair Bell to receive and file Consent Calendar.

The motion carried 5/0.

### **COMMISSION NEW BUSINESS**

Chair Richárd asked if there was any status update on the Nissan site located at 1800 E. Spring Street.

Staff replied that there was no reportable information at this time.

### **ADJOURNMENT**

It was moved by Commissioner Wilson and seconded by Commissioner Lopez to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 20, 2021, at 7:00 p.m., via video/teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 8:16 p.m.

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Chair Rose Richárd

Attest:

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Colleen T. Doan  
Commission Secretary