

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
September 21, 2021
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Rose Richárd
 Commissioner Sonia Savoulian
 Commissioner Chris Wilson
 Vice Chair Victor Parker
 Chair Perica Bell

Staff present:

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

In addition, there were 28 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

Terry Rogers, Vice President of the Signal Hill Community Foundation, encouraged the public to participate in the wine tasting fundraising event to be held on Thursday, October 7, 2021 from 5:30 PM to 7:30 PM at Signal Point Terrace at the Signal Hill Public Library.

PUBLIC WORKSHOP

- a. WORKSHOP #3 – 6TH CYCLE HOUSING ELEMENT UPDATE

Community Development Director Doan read the form of notice, and Director Doan and Planning Manager Ramirez gave the staff report.

John Moreland, Director of Planning at KTGY, discussed design inspirations for the proposed Heritage Square mixed-use development.

Chair Bell opened the public workshop.

Associate Planner Ryan Agbayani read aloud three comment letters received after the agenda was published.

Ranbir Sekhon, property owner at 2445 Green House Place, expressed concerns regarding the proposed Heritage Square project including increased traffic on Crescent Heights Street, the proposed number of single-family dwellings on the east side of Rose Avenue (too dense), and considerations for stormwater compliance. He also recommended the construction of a small park on the oil tank farm property.

Shannon Paulson, property owner at 2520 Quiet Sands Drive, also expressed concerns regarding the proposed Heritage Square project such as increased traffic on Crescent Heights Street and ingress/egress routes for the proposed development. She asked if a traffic study report would be prepared and recommended the implementation of stop signs and/or speed bumps to calm traffic on Crescent Heights Street.

Joe Holliday, property owner at 1650 Crescent Heights Street, identified himself as the President of the Crescent Heights Historic District and commended the applicant for the changes since the previous community meetings and workshops. He expressed concerns related to the proposed design of the development and emphasized that the architecture should be consistent with the existing historic district properties.

Ray Lawson, member of the Southwest Regional Council of Carpenters, recommended that the developer hire local skilled and trained laborers to reduce greenhouse gas emissions.

Lisa Wong, property owner at 2029 Crescent Drive, made comments related to cultural sensitivity and encouraged the construction of more low- to moderate-income housing.

A participant named Paula attempted to make comments; however, the audio on her device was not functioning.

Dyllan Williams, member of the Southwest Regional Council of Carpenters, identified himself as a Signal Hill resident and encouraged the developer to hire local skilled and trained labor.

Katie, resident of the Crescent Heights Historic District, asked questions about development on properties with active oil wells, potential view obstructions from the proposed rooftop decks, and the proposed single-family dwellings on the east side of Rose Avenue.

Rama Singhal, property owner at 2477 Gaviota Avenue, asked questions about the proposed rooftop decks, the conversion of an oil well tank farm property into a park, and

the potential re-zoning of a portion of the Crescent Heights Historic District Specific Plan (SP-11) zoning district.

Douglas Lewis, property owner at 2435 and 2445 Rose Avenue, expressed his concerns regarding the proposed single-family dwellings on the east side of Rose Avenue (too dense) and increased traffic in the neighborhood. He recommended that the developer preserve the 60' wide single-family lots to be consistent with existing lots in the neighborhood and recommended that the single-family lots have detached garages in the rear with Accessory Dwelling Units (ADUs) above.

Cesar Ruidias, member of the Southwest Regional Council of Carpenters, encouraged the use of local skilled and trained labor and emphasized the importance of constructing affordable housing.

Armando Lopez, property owner at 2345 Cerritos Avenue, liked the configuration of having ADUs above the garages of the proposed single-family dwellings at Heritage Square. He also liked the "main street" design with small businesses in the commercial tenant spaces.

Chris Mason, Signal Hill resident, expressed that he believes the proposed Heritage Square complex is too large and had some environmental and traffic concerns. He liked the retail aspect and encouraged home ownership versus renters.

Caller identified themselves as a Signal Hill resident of the Crescent Heights neighborhood questioned if the wells were to remain active; requested story poles to be used to include the roof top deck height; and commented that the townhomes seemed to impede in the Historic Specific Plan area and therefore should be designed in an "historic" architectural style and limited to 5 houses.

There being no further public testimony, Chair Bell closed the public comment period.

Commissioner Savoulian emphasized the need to build housing units for all income levels, especially affordable housing.

Commissioner Wilson asked how Senate Bill (SB) 9 will impact the Housing Element Update and also asked if a traffic study would be included in the environmental CEQA document. He also emphasized the importance of "placemaking" and ensuring that the proposed development is consistent with the design characteristics of the Historic District.

Vice Chair Parker reiterated that traffic volumes and impacts should be studied and if necessary, control measures should be installed.

Chair Bell emphasized that these plans are conceptual and that they would still go through the public hearing process for entitlements.

Director Doan answered the various questions from the Commission and public.

CONSENT CALENDAR

It was moved by Commissioner Wilson and seconded by Commissioner Richárd to receive and file Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioners Richárd, Wilson, and Vice Chair Parker discussed their attendance at the 9/11 Remembrance Event at the Unity Monument on Saturday, September 11, 2021.

ADJOURNMENT

It was moved by Commissioner Savoulian and seconded by Vice Chair Parker to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, October 19, 2021, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 9:17 p.m.

Chair Perica Bell

Attest:

Colleen T. Doan
Commission Secretary