

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**November 16, 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 three people in attendance.

**PLEDGE OF ALLEGIANCE**

Chair Bell 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.      Site Plan and Design Review 21-08 for a Single-Family Dwelling at 1900 Temple Avenue

Due to Commissioner Richárd residing within the 500' radius of the project site, she recused herself from the meeting to adhere to conflict-of-interest provisions.

Community Development Director Doan read the Form of Notice and Associate Planner Agbayani gave the staff report.

Commissioner Wilson asked about current requirements for installation of zero-emission vehicle (ZEV) chargers in California pertaining to new residential development projects.

Staff did not have current figures from the State, but would follow-up with Commission at the project Public Hearing. Staff also reiterated that any new development project is required to adhere to all applicable California Building Code standards, including EV chargers.

Chair Bell opened the public workshop and invited the applicant to come forward and introduce herself.

Applicant-agent Bozena Jaworski (with RPP Architects & Associates, Inc.) discussed their outreach efforts and summarized key design features of the proposed project. She also stated that she would conduct research to address Commissioner Wilson's inquiry regarding ZEVs.

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

Chair Bell commended the applicant for their outreach efforts and expressed support of the project.

The Commission directed staff to continue working with the applicant to bring the project forward to a future public hearing.

Commissioner Richárd rejoined the meeting.

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

### **a. City Acquisition of 1925 E 21<sup>st</sup> Street**

Economic Development Manager McCaleb gave the staff report.

Commissioner Wilson asked if the subject property was identified on the City's 1985 Windshield Survey of historically significant properties.

Staff clarified that the original structure was identified on the Windshield Survey under the "B" category; however, due to the extensive upgrades to the property over the years, it is no longer considered of historic significance.

Bozena Jaworski, Signal Hill resident, expressed her support for expansion of Signal Hill Park.

Chair Bell reiterated that Parks and Recreation impact fees collected for new development projects are used for the acquisition, improvement, and expansion of City parks and other recreation facilities.

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

Assistant City Attorney Nguyen read the title of Resolution No. 853-11-16:

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 1925 E. 21<sup>ST</sup> STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, 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 Parker to receive and file the Consent Calendar.

The motion carried 5/0.

### **COMMISSION NEW BUSINESS**

Commissioner Richárd inquired about the property located at 2100 Ohio Avenue.

Staff confirmed that there is no new information to report.

Commissioner Wilson identified himself as the President of the Signal Hill North Neighborhood Association and promoted their upcoming Neighborhood Safety Meeting with the Signal Hill Police Department on Thursday, December 2, 2021, at 6:00 PM. He also promoted the Signal Hill Tree Lighting Ceremony on the evening of Wednesday, December 1, 2021.

Vice Chair Parker commended City staff for facilitating the Halloween Carnival on October 30, 2021, and mentioned that it was well-attended.

Chair Bell reported that there have been recent car crashes on Temple Avenue and Obispo Avenue, near Hathaway Ridge, and asked City staff to look into it further.

Public Works staff reported that the City's Traffic Safety Committee is aware of the recent incidents and the City is currently obtaining cost estimates for traffic calming devices to help mitigate safety concerns in that area.

### **ADJOURNMENT**

It was moved by Commissioner Savoulian and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 21, 2021, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 8:00 p.m.

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Chair Perica Bell

Attest:

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Colleen T. Doan  
Commission Secretary