



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
August 15, 2023

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.

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

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. 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.:

- In-person Participation: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Remote Participation: Visit www.zoom.us on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 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 not later than 5:00 p.m. on

Tuesday, August 15, 2023, and your comment will be read into the record.

- Please note that remote participation is offered as a public service and the City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above. Submission of written comments or in-person participation will ensure that your comments are received.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER BELL
COMMISSIONER MILLER
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

a. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO CONDITIONAL USE PERMIT 00-05 FOR AN EXISTING SELF-STORAGE FACILITY AT 2901 EAST PACIFIC COAST HIGHWAY, AMENDING EXISTING AND ADDING NEW CONDITIONS OF APPROVAL, AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on August 4, 2023; was mailed to property owners within a 300' radius of the subject site on August 4, 2023; and 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 August 4, 2023.

Chris Mata, the authorized agent on behalf of the property owner, Signal Hill Self Storage LP, is requesting an amendment to Conditional Use Permit 00-05 to modify existing and add new conditions of approval for an existing self-storage facility located at 2901 East Pacific Coast Highway within Area 2 of SP-10, Pacific Coast Highway Specific Plan zoning district.

Recommendation:

Adopt a resolution recommending City Council approve amendments to Conditional Use Permit 00-05 for the existing self-storage facility, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO CONDITIONAL USE PERMIT 00-05 FOR AN EXISTING SELF-STORAGE FACILITY AT 2901 EAST PACIFIC COAST HIGHWAY WITHIN AREA 2 OF SP-10, PACIFIC COAST HIGHWAY SPECIFIC PLAN AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

(6) 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. PREVIOUS MINUTES

Summary:

Regular meeting of July 18, 2023.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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:

Articles compiled by staff that may be of interest to the Commission.

Recommendation:

Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER PARKER
COMMISSIONER MILLER
COMMISSIONER BELL
VICE CHAIR SAVOULIAN
CHAIR WILSON

(8) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, September 19, 2023, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). 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.

AFFIDAVIT OF POSTING

I, Colleen T. Doan, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.