

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**January 14, 2014**  
**7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Chair Rose Richárd  
                 Vice-Chair Tom Benson  
                 Commissioner Devon Austin  
                 Commissioner Jane Fallon  
                 Commissioner Shannon Murphy

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Associate Planner Colleen Doan
- 3)      Assistant Planner Selena Alanis
- 4)      Assistant City Attorney Jeff Malawy
- 5)      Sr. Engineering Technician II Anthony Caraveo

In addition, there were 7 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

None.

**PUBLIC HEARINGS**

**1.      Single-Family Dwelling at 2799 E. 21<sup>st</sup> Street**

Community Development Director Scott Charney read the form of notice, and Assistant Planner Selena Alanis gave the staff report.

Chair Richárd asked for any questions from the Commission.

There being no questions, Chair Richárd opened the public hearing and asked if there were any members of the public who would like to speak.

The following member of the public spoke regarding the project.

- 1) Bozena Jaworski, RPP Architects, clarified what the dimensions between the patio/deck area and the retaining wall are.

Commissioner Austin stated she was happy the project is going forward and thanked the architect.

Chair Richárd asked for any further questions or comments from the Commission.

There being no further comments, Chair Richárd closed the public hearing.

It was moved by Commissioner Fallon and seconded by Vice-Chair Benson to waive further reading and adopt the following resolution:

Resolution No. 749-01-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 13-05, A REQUEST TO CONSTRUCT A 3,629 SQUARE FOOT TWO-STORY SINGLE-FAMILY DWELLING UNIT AND AN 826 SQUARE FOOT ATTACHED THREE-CAR GARAGE ON AN 8,129 SQUARE FOOT VACANT LOT LOCATED AT 2799 E. 21ST STREET IN THE SP-2, HILLTOP AREA SPECIFIC PLAN, ZONING DISTRICT

AYES: CHAIR RICHÁRD; VICE-CHAIR BENSON; COMMISSIONERS AUSTIN, FALLON AND MURPHY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 5/0.

## **2. Signal Hill Petroleum Conditional Use Permit 97-03 Extension**

Community Development Director Scott Charney read the form of notice, and Associate Planner Colleen Doan gave the staff report.

Chair Richárd asked for any questions from the Commission.

Vice-Chair Benson asked about the timeline and the status of the data and reports. Staff clarified that the data is complete and that draft reports on water

quality and oil operations are being finalized. The scope of the environmental considerations must be defined with the environmental consultant, and the California Environmental Quality Act (CEQA) guidelines will govern the timeline for the environmental review. A short time frame would be 3-6 months.

Chair Richárd opened the public hearing and asked if there were any members of the public who would like to speak.

The following member of the public spoke regarding the project.

- 1) Sean McDaniel, Signal Hill Petroleum Vice-President of Production and Operations, spoke to their commitment to continued work with staff on completion of the CUP and their desire for a long-term extension. He highlighted several development projects that SHP had completed, spoke of the number of new and abandoned wells they have had in the last 10 years, as well as the regular maintenance items they complete each year to keep their properties in good condition. As a major landowner and developer in the city, they look forward to completion of the Oil Code revisions and the long-term extension of the CUP.

Vice-Chair Benson asked Mr. McDaniel for his thoughts on the long-term integration of their wells and properties within the residential areas. Mr. McDaniel stated they are working to develop a plan with City staff on areas that are outside the drill sites CUP. They are looking at the landscaping along Orange Avenue and other areas that are not covered under the CUP. It is their goal to create a larger buffer zone with decorative landscaping and fencing and they are working with the City on a case by case basis. They plan to take a proactive approach and are always open to suggestions from the City and staff.

Chair Richárd asked for any further questions or comments from the Commission.

Vice-Chair Benson stated there was a good partnership and he would recommend that it be a long-term (10-year) extension. Although, the City has the right to terminate the agreement for a number of reasons, a long-term extension would allow Signal Hill Petroleum to operate their business, and annual reviews would be continued for monitoring purposes.

Commissioner Fallon said she appreciates how Signal Hill Petroleum is conscious of the environment and the residents of the City. She would also recommend a long-term extension.

Staff clarified that the CEQA process involves discussions with a qualified environmental firm and preparation of a CEQA document, and the timeframe for completion has not been determined at this time.

Chair Richárd also expressed support of a long-term extension.

Chair Richárd closed the public hearing.

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

Resolution No. 750-01-14 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A SIX MONTH EXTENSION OF CONDITIONAL USE PERMIT 97-03 COVERING SEVEN EXISTING CONSOLIDATED DRILLING SITES WITH OIL & GAS STORAGE, PROCESSING AND SHIPPING OPERATIONS AND A GAS TURBINE FACILITY

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE-CHAIR BENSON; COMMISSIONERS AUSTIN, FALLON AND MURPHY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 5/0.

### **DIRECTOR'S REPORTS**

3. **Sign Program for Chipotle Restaurant, Starbucks Restaurant with a Drive-Thru, Sprint Retail Store, and Bank of America ATMs at the Signal Hill Gateway Center**

Assistant Planner Selena Alanis gave the staff report.

Chair Richárd invited anyone wishing to speak on the matter to come forward.

The following member of the public spoke regarding the project.

- 1) Ashley Schaffer, Property Manager for Signal Hill Petroleum and Signal Hill Gateway LLC, thanked staff and the Commission for their time spent in the planning process.
- Vice-Chair Benson commended Signal Hill Petroleum and other members of the Commission agreed.

There were no further questions from the Commission.

It was moved by Commissioner Austin and seconded by Commissioner Fallon to approve with staff's recommended conditions.

Motion carried 5/0.

**4. 2014 Planning Commissioners Academy**

Commissioner Murphy expressed interest in a one-day registration, and Chair Richárd and Vice-Chair Benson requested full conference registration.

**5. Planning Commission Date**

The Commission marked their calendars to attend the November meeting on Wednesday, November 12, 2014, as the regular Tuesday date fell on Veterans Day.

There being no questions from the Commission, Chair Richárd received and filed the report.

**CONSENT CALENDAR**

The Community Development Director stated the following items were on the Consent Calendar for approval.

**6. Minutes**

**Recommendation:** Approve.

**7. City Council Follow-up**

**Recommendation:** Receive and file.

**8. Development Status Report**

**Recommendation:** Receive and file.

**9. Code Enforcement Report**

**Recommendation:** Receive and file.

**10. In the News**

**Recommendation:** Receive and file.

Chair Richárd requested that Item No. 7 be pulled for discussion, and Vice-Chair Benson requested that item No. 8 be pulled for discussion.

## Commission Received and Filed Consent Calendar Items 6, 9 and 10

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item Nos. 6, 9 and 10.

The motion carried.

## Commission Receives and Files Consent Calendar Item No. 7 and 8.

Chair Richárd asked for clarification regarding the City Council Follow-up (No. 7) and Gateway Center comments. Staff advised that the direction from City Council was to add a landscape buffer between the dining area and the drive-thru and to investigate raising the dining area with a platform or steps so the diners could see over any queuing cars.

Vice-Chair Benson asked for clarification of the Development Status Report (No. 8) for the following items.

- 1) Attendance at a DOGGR public hearing: The Community Development Director clarified that he had attended the public hearing. Attendees expressed disappointment in the State's pending regulations and lack of confidence in DOGGR's resources to appropriately regulate the issue of fracking. At the public hearing there was no discussion about what would result from the rule making effort, no explanation of fracking, or any location of fracking activity.
- 2) Glenn E. Thomas Dodge Expansion: The applicant had requested a delay of the project and their corporate office had asked for clarification of design options. Staff has recently provided documentation regarding the City's requirements and the project should now move forward.
- 3) Honda: The applicant requested a 6-month extension of their Site Plan and Design Review, which was granted.
- 4) Sonic/BMW: Following receipt of a response from the State regarding a title issue between CarMax and the City, staff has met with the proposed new operator, Sonic/BMW. They plan to build a new BMW facility at the former CarMax site and rehab the existing BMW facility for a mega-Mini dealership. The Planning Commission will review the site plan and design.

It was moved by Vice-Chair Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item No. 7 and 8.

The motion carried.

## COMMISSION NEW BUSINESS

None.

## ANNOUNCEMENT

The Community Development Director advised the Commission that there would be a Special Meeting on Wednesday, January 29, 2014 to consider the General Plan Amendment for the Draft Housing Element Update.

## ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn to the next regular meeting of the Planning Commission to be held on February 11, 2014.

The motion carried.

Chair Richárd adjourned the meeting at 7:49 p.m.



ROSE RICHARD  
CHAIR

ATTEST:



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SCOTT CHARNEY  
COMMISSION SECRETARY