

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
August 10, 2010  
7:00 P.M.**

**CALL TO ORDER**

Vice-Chair Fallon called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Fallon led the audience in the Pledge of Allegiance.

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Absent: Chair Shannon Murphy (excused)

Staff present:

- 1) Community Development Director Gary Jones
- 2) Planning Manager Scott Charney
- 3) Assistant City Attorney Jeff Malawy, Esq.
- 4) Assistant City Attorney Sunny Soltani
- 5) Associate Planner James Kao
- 6) Assistant Planner Reina Schaetzi
- 7) Engineering Technician II Anthony Caraveo
- 8) Administrative Assistant Rita Borja

There were 24 person(s) in attendance.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

## PUBLIC HEARINGS

### 1. COMMISSION ADOPTS RESOLUTIONS RECOMMENDING CITY COUNCIL APPROVAL FOR EDCO TRUCK TERMINAL AND ADMINISTRATIVE OFFICES LOCATED AT 950 E. 27<sup>TH</sup> STREET

Commission Secretary Gary Jones read the form of notice.

Planning Manager Scott Charney presented the staff report.

Vice-Chair Fallon invited anyone wishing to speak in favor to come forward.

There being none, she invited anyone wishing to speak in opposition to come forward.

The following individuals came forward:

- 1) Lorraine K. Rupp, 2635 Myrtle Avenue, spoke in opposition and addressed her concerns on property values, noticing requirements, truck traffic, noise, odors, debris and vector control.
- 2) Doris Silebi, 2625 Myrtle Avenue, spoke in opposition and addressed her concerns of truck traffic, noise, odors, health and parking issues and property values.

There being no further testimony, Vice-Chair Fallon closed the public hearing.

Steve South, President of Signal Hill Disposal, was present in the audience and came forward to address the residents' concerns and questions.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 667-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF GENERAL PLAN AMENDMENT 10-01, A REQUEST TO AMEND THE GENERAL PLAN LAND USE ELEMENT GENERALIZED LAND USE MAP BY RECLASSIFYING AN APPROXIMATELY 2.5-ACRE SITE LOCATED ON THE SOUTH SIDE OF 27<sup>TH</sup> STREET BETWEEN CALIFORNIA AND MYRTLE AVENUES FROM "3.2, COMMERCIAL GENERAL" TO "4.2, GENERAL INDUSTRIAL"**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 668-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 10-01, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION FOR A 2.5-ACRE SITE AT 950 27<sup>TH</sup> STREET LOCATED ON THE SOUTH SIDE OF 27<sup>TH</sup> STREET BETWEEN CALIFORNIA AND MYRTLE AVENUES FROM "COMMERCIAL-GENERAL" TO "SP-19, GENERAL INDUSTRIAL SPECIFIC PLAN, AREA 4"**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 669-08-10, entitled

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 10-02, AMENDING SIGNAL HILL MUNICIPAL CODE CHAPTER 20.39, SP-19 "GENERAL INDUSTRIAL SPECIFIC PLAN" BY ESTABLISHING LAND USE AND DEVELOPMENT STANDARDS FOR A TRUCK TERMINAL AND ADMINISTRATIVE OFFICES LOCATED IN PLANNING AREA 4**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 670-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 10-02, A REQUEST TO CONSTRUCT AND OPERATE A TRUCK TERMINAL AND ADMINISTRATIVE OFFICES ON AN APPROXIMATELY 2.5-ACRE SITE AT 950 E. 27<sup>TH</sup> STREET IN AREA 4 OF THE SP-19, GENERAL INDUSTRIAL SPECIFIC PLAN, ZONING DISTRICT**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

It was moved by Commissioner Benson and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 671-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 10-01, A REQUEST TO CONSTRUCT A TRUCK TERMINAL AND ADMINISTRATIVE OFFICE FACILITY ON AN APPROXIMATELY 2.7 ACRE SITE LOCATED AT 905 E. 27<sup>TH</sup> STREET**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

2. **COMMISSION RECOMMENDS CITY COUNCIL APPROVAL OF A THIRD AMENDMENT TO CONDITIONAL USE PERMIT 99-05, A REQUEST TO MODIFY THE CONDITIONS OF APPROVAL WHICH CHANGE THE TYPE AND REDUCE THE NUMBER OF ALLOWABLE ANTENNA ON THE TOWER AT 2411 SKYLINE DRIVE, ANTENNA CONSOLIDATION SITE IN THE SP-2, HILLTOP AREA SPECIFIC PLAN**

Commission Secretary Gary Jones read the form of notice.

Assistant Planner Reina Schaeztl presented the staff report.

Vice-Chair Fallon invited anyone wishing to speak in favor to come forward.

There being none, she invited anyone wishing to speak in opposition to come forward.

The following individuals came forward:

- 1) Ruby Crabtree, Skyline Drive, stated her concerns on the cumulative effects from the RF emissions of both towers and requested of the report from the FCC as required as a part of the MOP, when available.
- 2) Sylvia Hopper, 2308 Promontory Drive, addressed her concerns on the maintenance worker conduct, as well as the hours allowed for maintenance.
- 3) Tony Dannan, 2309 Promontory Drive, addressed his concern on the size of the dishes and the increase in the number from 2 to 25 adding to the negative visual impact.
- 4) Mary Oliphant, resident, stated her concern on the RF emissions from both towers and requested a copy of the FCC report, when available.
- 5) Lori Lauer, resident addressed her concern about cumulative health hazards due to RF emissions.

In response, the following representatives from Clearwire and Crown Castle came forward to address the residents' concerns and questions:

Tim Kaczmar, Clear Wireless LLC, 4400 Carillon Point, Kirkland, WA 98033

Sammy Loz, Clear Wireless, LLC, 4400 Carillon Point, Kirkland, WA 98033

Teri Wells, Crown Castle, 32 Executive Park, Suite 100, Irvine, CA 92614

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt the following Resolution No. 678-08-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION NO. 7/30/10(1) RELATIVE TO THE THIRD AMENDMENT TO CONDITIONAL USE PERMIT 99-05 FOR THE WIRELESS TELECOMMUNICATIONS FACILITY AT 2411 SKYLINE DRIVE ANTENNA CONSOLIDATION AREA, IN THE SP-2, HILLTOP AREA SPECIFIC PLAN**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt the following Resolution No. 679-08-10, entitled:

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A THIRD AMENDMENT TO CONDITIONAL USE PERMIT 99-05, A REQUEST TO MODIFY THE CONDITIONS OF APPROVAL WHICH CHANGE THE TYPE AND REDUCE THE NUMBER OF ALLOWABLE ANTENNA ON THE TOWER AT 2411 SKYLINE DRIVE, ANTENNA CONSOLIDATION SITE IN THE SP-2, HILLTOP AREA SPECIFIC PLAN**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

**DIRECTOR'S REPORTS**

**3. COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 2170 GUNDRY AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 672-08-10, entitled:

**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 2170 GUNDRY AVENUE FOR FUTURE AFFORDABLE HOUSING DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

**4. COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AUTO CENTER OF MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2728 CHERRY AVENUE CONSISTENT WITH THE GENERAL PLAN**

Immediately following the announcement of Agenda Item No. 4, Commissioner Tom Benson announced he would be stepping down from the dais due to a possible business conflict of interest. Commissioner Benson stepped down to participate as a member of the audience.

Community Development Director Gary Jones presented the staff report.



It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 673-08-10, entitled:

**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 2728 CHERRY AVENUE FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

5. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR AUTO CENTER OF MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2099 EAST 27<sup>th</sup> STREET CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

Philicia and Mary Lund, property owners, came forward to address their concerns on the possible acquisition of their property located at 2099 E. 27<sup>th</sup> Street.

It was moved by Commissioner Austin and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 674-08-10, entitled:

**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 2099 EAST 27<sup>TH</sup> STREET FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

6. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR COMMERCIAL DEVELOPMENT LOCATED AT 2621 ST. LOUIS AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 675-08-10, entitled:

**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 2621 ST. LOUIS AVENUE FOR PARKING OR FUTURE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

7. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR COMMERCIAL DEVELOPMENT LOCATED AT 2648 CHERRY AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Austin and seconded by Commissioner Richárd to waive further reading and adopt Resolution No. 676-08-10, entitled:

**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 2648 CHERRY AVENUE FOR FUTURE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

8. **COMMISSION FINDS THE ACQUISITION OF PROPERTY FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT LOCATED AT 2757 ST. LOUIS AVENUE CONSISTENT WITH THE GENERAL PLAN**

Community Development Director Gary Jones presented the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to waive further reading and adopt Resolution No. 677-08-10, entitled:

**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 2757 ST. LOUIS AVENUE FOR FUTURE AUTO CENTER OR MIXED-USE COMMERCIAL DEVELOPMENT IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: VICE-CHAIR FALLON, COMMISSIONERS AUSTIN AND RICHÁRD

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: COMMISSIONER BENSON

The motion carried.

Commissioner Benson rejoins the Commission.

#### **COMMISSION APPROVES CONSENT CALENDAR ITEMS 9-14**

Commission Secretary Gary Jones stated the following were listed on the Consent Calendar for approval.

**9. Code Enforcement Report**

**Recommendation:** Receive and file.

**10. Development Status Report**

**Recommendation:** Receive and file.

**11. Planning Wows**

**Recommendation:** Receive and file.

**12. Minutes**

**Recommendation:** Receive and file.

**13. Conformity Report – 2550 Orange Avenue**

**Recommendation:** Receive and file.

It was moved by Commissioner Benson and seconded by Commissioner Richard to receive and file the Consent Calendar.

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR MURPHY

ABSTAIN: NONE

The motion carried.

### **PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

### **COMMISSION NEW BUSINESS**

There was no Commission new business.

### **ADJOURNMENT**

It was moved by Commissioner Austin and seconded by Commissioner Richard to adjourn to the next regular meeting of the Planning Commission to be held Tuesday, September 14, 2010.

The motion carried.

Vice-Chair Fallon adjourned the meeting at 9:45 p.m.

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JANE FALLON  
VICE-CHAIR

ATTEST:

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GARY JONES  
COMMISSION SECRETARY