

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
March 10, 2015  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Staff present:

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

In addition, there were 4 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business.

**PUBLIC WORKSHOP**

1.      **Revised Plans for Addition to Single-Family Dwelling at 3347 Brayton Avenue**

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

Chair Benson asked if there were any questions from the Commission. There being no questions, Chair Benson opened the public workshop.

The following member of the public spoke regarding the project:

- 1) Reginald McNulty, owner of 3347 Brayton, spoke in support of the project, thanked the Commission and offered to answer any questions.

Commissioner Richárd asked if the colors depicted in the renderings would be those used for the home. Mr. McNulty advised the colors would be the colors depicted on the story board.

Chair Benson commented on an interior wall at the doorway to the garage. Mr. McNulty stated he had considered removing the wall but would make a final decision once the structural calculations are complete.

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

Vice-Chair Fallon complimented the applicant on the design of the remodel. She noted the unusual roofline, but stated the home would be an improvement to the neighborhood.

Commissioner Austin asked if part of the yard area would remain as open space. Staff advised that the yard indicated on the plan would remain.

Commissioner Richárd stated she was in favor of the project. She noted how the applicant had worked regularly with staff and wished him well on the project.

Chair Benson commented on the differences in the roof lines and design between the main residence and second unit. Commissioner Murphy asked if the roofline was due to height requirements. Staff advised they would discuss the roofline design with the applicant.

It was moved by Vice-Chair Fallon and seconded by Commissioner Richárd to schedule the project for a public hearing.

The motion carried 5/0.

## **DIRECTOR'S REPORTS**

### **2. General Plan Annual Progress Report**

Community Development Director Scott Charney, Associate Planner Colleen Doan, and Assistant Planner Selena Alanis gave the staff report.

Commissioner Austin stated that with regard to the Circulation Element and Cherry Avenue Widening project, she has only seen one sign put up to discourage non-residential drivers at Cherry Avenue and 21<sup>st</sup> Street and suggested additional signage.

Chair Benson stated that at the March 5<sup>th</sup> City Council meeting, additional signage

was discussed with the Public Works Director. Commissioners Austin and Richárd and Chair Benson had comments regarding the Circulation Element and the Cherry Avenue Widening project related to temporary cut through access in neighborhoods adjacent to Cherry Avenue. Staff advised the concern will be passed on to the Public Works Department and the Public Works Director will be invited to attend the next Commission meeting to provide an update.

Chair Benson asked if members of the public had any comments or questions. There being no public testimony, Chair Benson thanked and complimented staff on the details and effort that had been put into the Annual Progress Report. Commissioner Murphy also complimented staff on the quality of work and presentations.

It was moved by Commissioner Murphy and seconded by Commissioner Austin to recommend City Council authorization to submit the Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

The motion passed 5/0.

**3. Update on Progress on the Pending Oil Code Amendment Revising Regulations for Development on Properties with Abandoned Wells and Methane Assessment and Mitigation**

Associate Planner Colleen Doan gave the staff report.

Chair Benson asked for any questions from the Commission. There being no questions, Chair Benson asked if members of the public had any questions or comments. The following member of the public spoke regarding the report:

- 1) Ashley Schaffer, Signal Hill Petroleum, thanked staff for their work on the Oil Code Amendment. She stated Signal Hill Petroleum was looking forward to having the new Oil Code in place so development can go forward.

Chair Benson asked the status of the Crescent Square development. Ms. Schaffer and staff advised that the project is still in plan check but was progressing rapidly. The developer and staff communicate regularly and the developer had expressed satisfaction with the updates.

Chair Benson asked the Commissioners if there were any additional questions.

Vice-Chair Fallon commended staff on the quality of their work on the Oil Code Amendment.

Commissioner Richárd thanked staff for their efforts and quality of work.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file the report.

The motion passed 5/0.

### **CONSENT CALENDAR**

It was moved by Commissioner Murphy and seconded by Vice-Chair Fallon to receive and file Consent Calendar Items 4 to 7.

The motion carried 5/0.

### **COMMISSION NEW BUSINESS**

Commissioner Murphy thanked staff for forwarding the Code Enforcement Report as a separate item from the Planning Commission agenda materials. Staff advised that much of the information is confidential, however, limited information that is legally permissible can be provided for requestors via a Public Records Request if desired. Commissioner Murphy also thanked staff for the update about the reformatted water bill.

Commissioner Richárd stated she had received an inquiry as to the reason there is no painted pedestrian crosswalk at Hilltop Park from Dawson across Skyline Drive. Chair Benson also gave a reminder about numerous signs in that area, some of which provide conflicting information. Staff advised they will forward the concerns to the appropriate departments.

Vice-Chair Fallon advised she will not attend the May 12, 2015 Planning Commission meeting.

Chair Benson asked for a follow up on Commissioner Austin's inquiry about parking at Gateway Center. Staff advised they have discussed parking with Signal Hill Petroleum and encouraged them to provide a sign for clarification, but none has yet been installed.

Chair Benson asked for a recap of the Costco public meeting. Staff advised that:

- 14 people attended the community meeting on 2/12/15.
- Most of the feedback received related to the gas station was positive.
- The store manager answered questions about the warehouse facility, tire center, street sweeping and landscaping.
- Costco plans to conduct outreach for disruptive activity/noise.
- Costco wants to amend their Conditional Use Permit to extend the gas station's hours to 5:00 a.m. to 10:00 p.m. Their Conditional Use Permit would be reviewed at Planning Commission and City Council public hearings.
- The traffic consultant evaluation recommended implementing a right turn only from the gas station; Costco has put out cones to help familiarize people with the upcoming change.
- City Council had directed staff to have Costco implement more permanent means of directing traffic; the store manager stated final measures would be implemented concurrent with the slurry of their parking lot on Easter weekend; in the meantime,

staff encouraged the store manager to have their personnel interact with drivers about exiting onto Cherry Avenue.

Commissioner Murphy asked about restrictions on trucks using the driveway at Willow/Junipero. Staff advised the only restriction for vehicles delivering to the facility would involve weight limits and offered to further research the issue and would request the store manager to encourage trucks to enter the parking lot via an entrance closer to the loading dock area.

Chair Benson asked about what appeared to be an illegal addition to a garage on 21<sup>st</sup> Street and about contractors who were cleaning painting equipment at another location on 21<sup>st</sup> Street. Staff advised the Building Inspector would investigate. He also asked that a water leak at 2135 Temple Avenue be inspected.

Commissioner Murphy asked the status of the space formerly leased by Radio Shack. Staff advised that there is no update about that space, however, WaBa Grill is in the process of locating to the former It's A Grind location.

Commissioner Austin asked if there were restrictions for the number of cars dealers can have. Staff advised there is no limit and that successful dealers require a robust inventory.

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 14, 2015.

The motion carried 5/0.

Chair Benson adjourned the meeting at 8:05 p.m.

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TOM BENSON  
CHAIR

ATTEST:

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SCOTT CHARNEY  
COMMISSION SECRETARY