

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
March 15, 2016
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Excused Absence: Chair Jane Fallon

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Associate Planner Selena Alanis
- 4) Administrative Assistant Sarah Tsao
- 5) Assistant City Attorney Gina Chung
- 6) Senior Engineering Technician Anthony Caraveo
- 7) Community Services Director Aly Mancini
- 8) Economic Development Manager Elise McCaleb

In addition, there were 19 people in attendance.

PLEDGE OF ALLEGIANCE

Members of Camp Fire Long Beach led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

The members of Camp Fire Long Beach introduced themselves and Vice-Chair Austin presented a Certificate in Recognition of Camp Fire Long Beach's 106th Birthday.

PUBLIC WORKSHOP

(1) The Courtyard Residential Development of 10 Condominiums and a New Specific Plan

Commissioner Richárd recused herself and took a seat as a member of the audience due to a potential conflict as she resides within 500 feet of the proposed project site. Senior Engineering Technician Anthony Caraveo also recused himself for the same reason.

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

Vice-Chair Austin opened the public workshop.

The following members of the public spoke regarding the project:

- 1) Brad Hillgren, High Rhodes Property Group project applicant, gave an introduction on the revised plans and spoke about a few constraints of the project site such as the oil wells and the topography of the project site. Mr. Hillgren stated that the objective is to build a high quality project with a lower density.
- 2) Mark Ferdi, High Rhodes Property Group project applicant, thanked the City staff and the residents for the continued input. Mr. Ferdi provided an overview of the changes to the plans since the last public workshop, addressing concerns such as privacy, sunlight, views and property value.

Commissioner Benson asked about the height of the two adjacent condominium complexes, Hillbrook and Temple View. Mr. Ferdi added that the Temple View ground level is approximately 17 feet higher than the proposed north side building.

- 3) Dameon Booker, resident of 1903 Temple Avenue #325, commented on loss of sunrise view and loss of direct sunlight for his unit. Mr. Booker suggested the applicant to build elsewhere or compensate the impacted residents for their loss in property value.
- 4) Patrick Faecke, resident of 1957 Temple Avenue #201, stated the revised plan will still block his view by one to two feet. Mr. Faecke suggested flat roofs and reduction in height. Mr. Faecke asked for clarification on the proposed building height, whether it is 32.5 feet or 31.5 feet before the 1 foot grading reduction.
- 5) Miruna Babatie, resident of 1957 Temple Avenue #202, asked how the building height will be certified. Staff responded that the building height is required to be certified by an engineer and the issuance of a Certificate of Occupancy is contingent upon meeting the certified building height. If changes are made after the Planning Commission approval, those changes

are to be brought back to the Planning Commission for review and properly noticed for the public to comment.

- 6) David Fukumoto, resident of 1903 Temple Avenue #125, compared the differences between his shadow study and that of the applicant's. Mr. Fukumoto stated that his unit will be under shadow year-round and that a decrease in his property value is projected due to privacy and shadow issues.

Mr. Fukumoto opposed the proposed 32.5 feet building height and asked the applicant to follow the Residential High Density (RH) standards of 25 feet height limit, he also questioned the position of the story poles.

Mr. Fukumoto believed that the only reason the applicant is building 10 units instead of 12 is because of the oil well restriction.

- 7) Mike Noll, resident of 1995 Molino Avenue, expressed appreciation of the effort from both parties to improve the project. However, Mr. Noll stated that there has been over six complaints from the residents about overgrown weeds and trash on the parkway of the proposed site. Mr. Hillgren answered the parkway of the project site will be cleaned and landscaped.
- 8) Alin Chitanu, resident of 1957 Temple Avenue #104, asked for clarification on the proposed building height and suggested the applicant to change the design of the roofs to flat roofs. Mr. Chitanu also suggested extension of the roof to minimize noise.

Commissioner Benson discussed the rise in property value resulted from previous development and explained the role of the Planning Commission.

Mr. Ferdi clarified that structures can be built on top of the oil wells, but High Rhodes Property Group elected not to do so from the very beginning.

Mr. Ferdi clarified that the placement and height of the story poles were certified and placed where the peaks of the structures are. Mr. Ferdi advised that the building height will not exceed the proposed building height and can possibly be lowered in the future.

Mr. Ferdi disagreed with the shadow study provided by Mr. Fukumoto, stating that the shadow study was not fully accurate.

Commissioner Murphy asked about the setbacks. Mr. Ferdi answered Commissioner Murphy's question.

There being no further public testimony, Vice-Chair Austin closed the public workshop.

Vice-Chair Austin asked for clarification of the building heights. Staff responded a narrative of the changes and building heights will be prepared.

The Commission commented on the project and public concerns and spoke in favor of moving the project forward.

The Commission instructed staff to work with the applicant regarding a few alternatives to the plans and to prepare the project for a public hearing.

Commissioner Richárd and Senior Engineering Technician Anthony Caraveo returned to the dais.

PUBLIC HEARINGS

(2) Tentative Parcel Map 74159 to Create Two Parcels for Finance and Conveyance Purposes

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

Vice-Chair Austin opened the public hearing.

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

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to waive further reading and adopt the resolution.

Assistant City Attorney read the title of Resolution No. 777-03-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 74159, A REQUEST TO SUBDIVIDE A 3.18-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF WALNUT AVENUE AND CRESCENT HEIGHTS STREET INTO TWO PARCELS FOR FINANCE AND CONVEYANCE PURPOSES

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR FALLON

ABSTAIN: NONE

Motion carried 4/0.

(3) General Plan Amendment 16-01 Amending the Generalized Land Use Map and Zoning Ordinance Amendment 16-01 Amending the Official Zoning Map and Open Space and Public Institutional Use Classifications

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

Michael Schrock, Partner of Urban Arena, gave an overview of the dog park design plans.

Commissioner Richárd inquired about the hours of operation. Aly Mancini, Community Services Director, answered the hours are from dawn to dusk and the dog park is intended for use during the daylight hours.

Commissioner Murphy asked about the maintenance and cleaning procedure on the synthetic turf. Elise McCaleb, Economic Development Manager, responded sprinkler system will be in place and cleaning crew will be scheduled on a regular basis.

Commissioner Benson asked about the temperature of the synthetic turf. Mr. Schrock responded that the sprinklers could help reduce the temperature.

Commissioner Benson asked if a waste contamination measure for the dog park is needed. Staff advised that the mitigated measure will ensure a plan is prepared to meet the State requirements before construction of the park.

Vice-Chair Austin opened the public hearing.

The following members of the public spoke regarding the project:

- 1) Ashley Schaffer, Signal Hill Petroleum, thanked the staff, Planning Commission and City Council.
- 2) Ken Maness, owner of 12-acre land adjacent to the park, stated he was not notified of the meeting and that he is the property owner of the building designated for emergency supplies and has been the owner for 25 years.

Economic Development Manager Elise McCaleb answered that the City Attorney is working with Mr. Maness' legal counsel to resolve the matter.

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

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

Assistant City Attorney read the title of Resolution No. 778-03-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 03/04/16(1), RELATIVE TO GENERAL PLAN AMENDMENT 16-01 AND ZONING ORDINANCE AMENDMENT 16-01 ASSOCIATED WITH THE FUTURE CONSTRUCTION OF A CITY DOG PARK

It was moved by Commissioner Benson and seconded by Commissioner Richard to waive further reading and adopt the following resolutions:

Assistant City Attorney read the title of Resolution No. 779-03-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 16-01 AMENDING THE GENERALIZED LAND USE MAP BY RECLASSIFYING AN APPROXIMATE 1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM "3.2, COMMERCIAL GENERAL" TO "OS, OPEN SPACE" AND "PI, PUBLIC INSTITUTIONAL"

Assistant City Attorney read the title of Resolution No. 780-03-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 16-01 AMENDING THE OFFICIAL ZONING MAP TO CHANGE A 1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM "SP-4, AUTO CENTER SPECIFIC PLAN" TO "OS, OPEN SPACE" AND "PI, PUBLIC INSTITUTIONAL" AND ADDING PUBLIC DOG PARK AS A PERMITTED USE WITHIN THE OPEN SPACE ZONING DISTRICT AND OUTDOOR ADVERTISING STRUCTURE AS A CONDITIONALLY PERMITTED USE WITHIN THE PUBLIC INSTITUTIONAL ZONING DISTRICT

The following vote resulted:

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

NOES: NONE

ABSENT: CHAIR FALLON

ABSTAIN: NONE

Motion carried 4/0.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

(4) 2015 General Plan Annual Progress Report

Community Development Director Scott Charney gave the staff report.

Staff advised the Commission that the City Council has reviewed and authorized submittal of the 2015 General Plan Annual Progress Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Commission thanked the staff for their work and continuous effort throughout the year.

CONSENT CALENDAR

It was moved by Commissioner Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item Nos. 5 to 8.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Benson gave a few suggestions on the new tablets used by Commissioners at the meeting. Staff will follow-up.

Commissioner Benson commented on the Microsoft Office training opportunities provided by the Finance Director.

Commissioner Benson mentioned the Signal Hill Rotary joined partnership with the City to provide volunteers for the Brown Bag Program and that the Rotary also installed 33 Jessie Nelson Academy students as the auxiliary youth organization, Interact Club.

Commissioner Murphy commented on the Costco gas station. Staff advised that Wells Fargo is working on plans to relocate the ATM.

Vice-Chair Austin noted that Tutti Frutti location has not been very clean lately. Staff will look into this matter.

Vice-Chair Austin announced a Poly High School fundraising event at Applebee's.

ADJOURNMENT

It was moved by Commissioner Benson and seconded by Commissioner Richard to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 19, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

Vice-Chair Austin adjourned the meeting at 9:37 p.m.

Chair

Attest:

Scott Charney
Commission Secretary