

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
April 19, 2016
7:00 P.M.**

CALL TO ORDER

Chair Fallon called the meeting to order at 7:01 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

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

In addition, there were 4 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARINGS

- (1) Conditional Use Permit 16-01 Auto Center Freeway Sign

Community Development Director Scott Charney read the form of notice and Associate Planner Selena Alanis gave the staff report. Staff noted that the Conditions of Approval were amended to include the applicant shall maintain a valid State of California Department of Transportation (Caltrans) permit and all State permits shall be provided to the Community Development Department, and a new condition was added to reflect that the applicant shall demonstrate

compliance with the Conditions of Approval upon receipt of any complaints regarding the LED display's operations.

Commissioner Benson asked if the City has received complaints over the last 20 years since the freeway sign was constructed. Staff responded no complaints have been received. Commissioner Benson asked if maintenance is in place currently and staff confirmed.

Commissioner Murphy asked if the current freeway sign is used for public service announcements. Staff responded that the City uses the freeway sign for various advertisements.

Chair Fallon opened the public hearing.

The following member of the public spoke regarding the project:

- 1) Bob Davis, President of the Signal Hill Auto Center Association, extended his gratitude to the City and gave some background of the Association. Mr. Davis commented that 10.8 million people drive by the freeway sign per month.
- 2) Rod Wilson, owner of EMI and operator of the current freeway sign, spoke about new features of the proposed freeway sign such as wireless programming and the LED display can adjust to the brightness of the day or be dimmed manually. Mr. Wilson stated that EMI has read and is okay with the amended conditions.

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

The Commission spoke in favor of the proposed freeway sign and commented on the new color scheme, the inclusion of the City logo and the opportunity for public service announcement.

It was moved by Vice-Chair Austin and seconded by Commissioner Benson to waive further reading and adopt the resolutions:

Assistant City Attorney read the title of Resolution No. 781-04-16 (as amended):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 04/08/16(1), RELATIVE TO CONDITIONAL USE PERMIT 16-01 TO REFURBISH AND OPERATE AN EXISTING OUTDOOR ADVERTISING STRUCTURE FOR THE SIGNAL HILL AUTO CENTER ASSOCIATION AT 3100 CALIFORNIA AVENUE

Assistant City Attorney read the title of Resolution No. 782-04-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 16-01, A REQUEST TO REFURBISH AND OPERATE AN EXISTING OUTDOOR ADVERTISING STRUCTURE FOR THE SIGNAL HILL AUTO CENTER ASSOCIATION AT 3100 CALIFORNIA AVENUE

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

(2) Zoning Ordinance Amendment 16-02 and Related Negative Declaration for Auto Center Accessory Uses

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

Commissioner Benson asked if the existing auto uses will be effected by Zoning Ordinance Amendment (ZOA) 16-02. Staff responded ZOA 16-02 does not change the existing regulations for other auto uses, it only impacts accessory uses serving the Auto Center.

Commissioner Murphy asked if the manufacturers are urging the auto dealers to have more onsite storage for a bigger inventory. Staff responded that it seems increasingly to be the business model but whether it is customer or manufacturer driven is unknown.

Commissioner Benson requested the drainage plans to be reviewed by the Sustainable City Committee for any new dealerships. Staff said they would inform the Committee about the stormwater requirements.

Chair Fallon asked for clarification on the compliance plans, specifically who approves them. Staff responded the compliance plan is approved by staff.

Chair Fallon opened the public hearing.

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

Commissioner Benson asked staff to clarify differences between other storage yards and Auto Center accessory storage yards. Staff clarified that the vehicle storage yard is an accessory use specifically to the Auto Center dealership. Other new storage yards are not permitted in the City and the existing storage yards have compliance plans that are reviewed annually.

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

Assistant City Attorney read the title of Resolution No. 783-04-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 04/08/16(2), RELATIVE TO ZONING ORDINANCE AMENDMENT 16-02, REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO PERMIT AND CONDITIONALLY PERMIT ACCESSORY USES ASSOCIATED WITH THE SIGNAL HILL AUTO CENTER IN INDUSTRIAL ZONING DISTRICTS

Assistant City Attorney read the title of Resolution No. 784-04-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 16-02 REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO PERMIT AND CONDITIONALLY PERMIT ACCESSORY USES ASSOCIATED WITH THE SIGNAL HILL AUTO CENTER IN THE "CI, COMMERCIAL INDUSTRIAL", THE "LI, LIGHT INDUSTRIAL" AND THE "GI, GENERAL INDUSTRIAL" ZONING DISTRICTS

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR REPORTS

(3) Beautification Award Program

Associate Planner Selena Alanis gave the staff report.

Vice-Chair Austin nominated the property at 1136 E. Willow Street.

Commissioner Benson nominated the Gateway Center Pad A building and the ProScape Landscape property.

Commissioner Richárd asked if the 1136-1140 E. Willow Street building is currently occupied. Staff responded it is being used for private storage at the moment.

Commissioner Murphy spoke in favor of selecting all three properties.

Chair Fallon asked for any public comments.

Ashley Schaffer, representative of Signal Hill Petroleum (SHP) and project manager for the Gateway Center Pad A building, thanked the Commission and the staff for the nomination and noted that SHP has an excellent maintenance team for the Gateway Center who can respond to any maintenance issues within 24 hours.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to select all three properties for the Beautification Award in the order of: 1) ProScape Landscape at 1446 E. Hill Street, 2) Gateway Center Pad A building at 959-999 E. Spring Street and 3) a commercial building at 1136-1140 E. Willow Street. The Commission also nominated ProScape Landscape and 1136-1140 E. Willow Street for the Sustainability Award.

Motion carried 5/0.

(4) Strategic Plan Review

Community Development Director Scott Charney gave the staff report.

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

Motion carried 5/0.

CONSENT CALENDAR

It was moved by Commissioner Richárd and seconded by Vice-Chair Austin to receive and file Consent Calendar Item Nos. 5 to 8.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Murphy asked about trash cans at the Costco gas station. Staff provided a status update. She also commented on an In the News article regarding signage.

Commissioner Richárd asked about the street lane striping on Obispo Avenue between Hill Street and 20th Street. Staff advised the City is striping the lanes.

Vice-Chair Austin raised concerns about Tutti Frutti's poor maintenance. Staff advised that they will follow-up with the store manager.

Commissioner Benson noted the contractor performing work on the Discovery Well Park playground is driving across the grass area and one of the sprinklers was broken.

Commissioner Benson recommended conducting an assessment on BMW's synthetic turf to promote using sustainable alternatives in the Auto Center.

Commissioner Benson requested a follow-up on a code enforcement case on car garage conversion to alternative use. Staff responded a letter has been sent and staff will follow-up.

Commissioner Benson asked if a streetlight is being installed at 21st Street and Temple Avenue. Staff confirmed it is.

Vice-Chair Austin asked if Signal Hill is a part of Long Beach City's bike path plan. Staff recalled at the last Long Beach Sustainable City Committee, Signal Hill is not connected to Long Beach's bike paths.

Vice-Chair Austin stated that trash is still an issue at 1939 Temple Avenue (The Courtyard development). Commissioner Richárd commented that she saw crews cleaning up recently.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Commissioner Benson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 17, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Fallon adjourned the meeting at 8:14 p.m.

Jane Fallon
Chair

Attest:

Scott Charney
Commission Secretary