

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
August 15, 2017
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: Commissioner Carmen Brooks
 Commissioner Jane Fallon
 Commissioner Chris Wilson
 Vice Chair Victor Parker
 Chair Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Elena Gerli
- 5) Senior Engineering Technician Anthony Caraveo
- 6) Stormwater Consultant John L. Hunter

In addition, there were 25 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARINGS

- a. Continued Public Hearing – 3347 Brayton Avenue Second and Final Request for a Construction Time Limit Extension

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

There were no comments or questions from the Commission. There being no public

testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Fallon and seconded by Commissioner Wilson to approve the request.

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

- b. Public Hearing - Conditional Use Permit 17-01 to Allow the Retail Sale Of Alcoholic Beverages for On-Site Consumption and Site Plan and Design Review 17-04 to Make Facade Improvements to an Existing Retail Market Located at 2475 Cherry Avenue in the CTC, Commercial Town Center, Zoning District

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

Commissioner Brooks asked for clarification regarding the timeline for the interim parking along the street and whether the overall design would incorporate sustainable landscaping.

Staff clarified the CUP condition that required the interim parking to be accommodated into the overall parking count for the future Heritage Square Central Business District. Staff confirmed that the landscape plan will be reviewed and approved to incorporate the required WELO standards.

Vice Chair Parker asked if the electric charging stations would remain and staff confirmed that they would.

Commissioner Wilson asked if there are enough ADA parking spaces and it was confirmed that the project is proposing four total ADA parking spaces, which is one additional space than what the Fresh & Easy had, due to the expanded area to be used for dining.

Chair Richárd asked if the oil well abandonment was in process and it was confirmed that it was not.

Debra Russell (representing Signal Hill Petroleum) introduced herself and spoke in favor of the project.

Deborah Rubino (Chief Integration Officer at Mother's Market) introduced herself and spoke in favor of the project. She deferred to questions from the Commission.

Commissioner Fallon asked for clarification regarding the number of stores currently in operation. Ms. Rubino replied that there are seven stores in the Orange County area, and this would potentially be number eight. This would be the first store location in Los Angeles County.

Chair Richárd asked for the capacity of the indoor and outdoor seating areas. Staff gave the figures for seating: 54 seats outside, and 375 square feet for seating inside, but no count was provided for the number of seats.

Commissioner Brooks asked if the business has had any closures since they started.

Ms. Rubino confirmed that the business has not had any closures since opening, but that they have a need for larger stores.

Commissioner Parker asked if this proposed location would be the only Mother's Market store serving alcohol.

Ms. Rubino answered that alcohol is served at all but two of their current locations.

Kelly Heil, speaking as a Signal Hill resident and employee of Mother's Market, spoke in favor of the project.

Robert Dominguez, speaking as a Signal Hill property owner, spoke in favor of the project.

Larry Forester, speaking as a Signal Hill resident, spoke in favor of the project.

Keir Jones, speaking as a Signal Hill resident, spoke in favor of the project.

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

Commissioner Fallon spoke in favor of the project.

Commissioner Brooks spoke in favor of the project.

Chair Richárd stated that she was excited for the business. She noted that she did not prefer the white exterior color of the building, but liked the brick accents.

It was moved by Vice Chair Parker and seconded by Commissioner Brooks to waive further reading and adopt the resolutions. Assistant City Attorney Elena Gerli read the titles of Resolutions No. 803-08-15 and 804-08-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 17-01, A REQUEST TO ALLOW THE RETAIL SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AT A MOTHER'S MARKET LOCATED AT 2475 CHERRY AVENUE IN THE CTC, COMMERCIAL TOWN CENTER, ZONING DISTRICT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-04, A REQUEST TO MAKE IMPROVEMENTS TO AN EXISTING RETAIL MARKET AT 2475 CHERRY AVENUE IN THE CTC, COMMERCIAL TOWN CENTER, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

c. Public Hearing – Vacant Parcel Ordinance

Community Development Director Scott Charney read the form of notice and Assistant Planner Ryan Agbayani and Stormwater Consultant John L. Hunter gave the staff report.

Commissioner Brooks asked for clarification regarding who bears the burden for inspection costs and further inquired about the potential fines for non-compliance and time frames for corrective measures.

Mr. Hunter stated the plan check and inspection costs will be recovered from the property owner and that inspections are ongoing and property owners would typically be given two weeks unless more time was necessary and properties would then be re-inspected.

Commissioner Brooks expressed concern over the installation and maintenance costs of the devices, and asked if there were any grants available to the affected property owners to install the devices.

Mr. Hunter stated that although there might be some grants available they are extremely difficult to obtain.

Vice Chair Parker asked if the City could extend the 180 day timeline to install the improvements.

Staff confirmed that this time period was strategically implemented into the ordinance, so that these sites would be in compliance prior to the 2018 rainy season.

Commissioner Wilson inquired about the response from the affected property owners during the community meeting.

Staff confirmed that 11 of the 17 entities were represented and that the presentation was well received by those in attendance. One comment received was that they had not received the notice in time to attend the meeting. Staff reiterated that the community meeting was a good faith effort by the City to educate the property owners prior to the public hearing process.

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

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

Assistant City Attorney Elena Gerli read the title of Resolution No. 805-08-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING SIGNAL HILL MUNICIPAL CODE CHAPTER 12.16 EXPANDING THE APPLICABILITY OF THE EXISTING STORMWATER AND URBAN RUNOFF POLLUTION CONTROL BY IMPOSING SOIL EROSION AND SEDIMENT CONTROL MEASURES ON UNIMPROVED VACANT PARCELS 1.0 ACRE OR MORE IN SIZE AS MANDATED BY THE CITY'S WATER MANAGEMENT PLANS

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

CONSENT CALENDAR

It was moved by Commissioner Fallon and seconded by Commissioner Brooks to receive and file Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Richárd noted the date for the last summer concerts in the park and invited all to attend.

ADJOURNMENT

It was moved by Commissioner Brooks and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, September 19, 2017, 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 Richárd adjourned the meeting at 8:23 p.m.

Chair

Attest:

Scott Charney
Commission Secretary