

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
January 15, 2019
7:00 P.M.**

CALL TO ORDER

Chair Parker 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 Rose Richárd
 Vice Chair Chris Wilson
 Chair Victor Parker

Staff present:

- 1) Community Development Director Scott Charney
- 2) Planning Manager Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Economic Development Manager Elise McCaleb
- 5) Sr. Engineering Technician Jesus Saldana
- 6) Assistant City Attorney Danny Aleshire

In addition, there were 8 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC WORKSHOP

- a. Revised Conceptual Plans for a Residential Project at 2599 E. Pacific Coast Highway in the SP-10 Specific Plan

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

Chair Parker opened the public workshop. Thom Jacobs, representing the applicant, introduced himself and summarized the changes to the project density and building height over time.

Anthony Pasarov, owner of the apartment complex to the immediate north, expressed his preference for commercial over residential development at this location. He also identified concerns regarding view impacts, increased traffic, overcrowding, and reduced street parking.

Donna Johnson, resident, expressed concerns regarding inaccessibility of the alley for residents and emergency vehicles. Ms. Johnson reiterated the previous speaker's summary of impacts to the nearby community.

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

The Commission questioned staff regarding access for emergency vehicles in the alley and impacts to traffic. Staff confirmed that a traffic study had been conducted and the results concluded that the project would have a "nominal impact" based on Caltrans and LA County standards.

The Commission inquired about exploring options (e.g. garage inspections, CC&R's, etc.) to encourage residents to utilize their garages for their intended purpose (not for storage).

Commissioner Richárd expressed her satisfaction of the applicant's efforts to address the concerns of the neighbors.

The Commission echoed their satisfaction with the current plan, but encouraged staff and then applicant to consider options for additional parking.

Chair Parker called for a voice vote to direct staff to bring the item back for a subsequent workshop to consider additional parking options and to review design elements.

The motion carried 5/0.

PUBLIC HEARING

- a. Request for a Second and Final Construction Time Limit (CTL) Extension for a Residential Project Located at 1995 St. Louis Avenue

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

Chair Parker opened the public hearing. The applicant, Kimberly Ly, introduced herself and presented items related to the extension request.

The Commission asked clarifying questions regarding the provisions of the code and how they are implemented.

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

It was moved by Commissioner Richárd and seconded by Commissioner Wilson to approve the second CTL extension of 365 days.

The motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. City Acquisition of 1905-1907 E. 21st Street

Economic Development Manager Elise McCaleb gave the staff report.

There were no questions from the Commission.

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

Assistant City Attorney Danny Aleshire read the title of Resolution No. 818-01-15:

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 1905-1907 E. 21ST STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

b. Annual Review of Properties With a Conditional Use Permit

Assistant Planner Ryan Agbayani gave the staff report.

Commissioner Richárd commended staff for their efforts.

Commissioner Fallon inquired about the former Majestic Golf Land site. Staff noted that the property had sold, and that the property owner has informally shared conceptual plans with the City, but no formal application has been submitted.

Chair Parker called for a voice vote to receive and file the report.

The motion carried 5/0.

c. Status Update for the 2019 Homeless Count Event Update

Planning Manager Colleen Doan gave the staff report.

Commissioner Brooks, Vice Chair Wilson, and Chair Parker volunteered to be on-call for the event.

Chair Parker called for a voice vote to receive and file the report.

The motion carried 5/0.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Parker welcomed the new Assistant City Attorney to the meeting.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice Chair Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 16, 2018, 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 Parker adjourned the meeting at 8:56 p.m.

Vice Chair Chris Wilson

Attest:

Scott Charney
Commission Secretary