

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
MAY 21, 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 Jane Fallon  
                 Commissioner Rose Richárd  
                 Chair Victor Parker

Absent:        Vice Chair Chris Wilson

Staff present:

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

In addition, there were 11 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.      A CONDITIONAL USE PERMIT TO OPERATE AN ADULT DAY CARE FACILITY  
            AT 695 E. 27<sup>TH</sup> STREET

Planning Manager Doan read the form of notice and Assistant Planner Agbayani gave the staff report.

The State Director for Dungarvin, Julia Lowe, introduced herself and discussed the operations of the day care program.

The Commission asked clarifying questions related to the applicant's existing facility in Long Beach and how it compares to the proposed facility. Ms. Lowe confirmed that the programs would be the same.

Commissioner Richárd asked if a new driveway would need to be installed. Staff confirmed that the driveway is existing, but would need to be repaved as part of the street improvement plan.

The property owner, William Goldsmith, introduced himself and clarified that he will be constructing a secured gate at the north property line of the subject site to prohibit access to the industrial building to the immediate north. Access to the industrial building will be reconfigured to prohibit access from the subject site (with the exception of emergency vehicles).

Chair Parker closed the public workshop and called for a voice vote to bring the item to a public hearing.

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to bring the item to a public hearing.

The motion carried 3/0.

## **PUBLIC HEARINGS**

- a. SITE PLAN AND DESIGN REVIEW 19-04, A REQUEST TO CONSTRUCT A 281 SQUARE-FOOT SECOND-STORY ADDITION AS PART OF A RENOVATION TO AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

Planning Manager Doan read the form of notice and gave the staff report.

There were no questions from the Commission.

The applicant, Tae Chun, introduced himself and discussed how he has addressed the Commission's previous directives regarding the height of the rooftop weather head and the condition of the construction site.

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

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

Assistant City Attorney Aleshire read the title of Resolution No. 825-05-21:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-04, A REQUEST TO CONSTRUCT A 281 SQUARE-FOOT SECOND-STORY ADDITION AS PART OF A RENOVATION TO AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

The following vote resulted:

AYES: CHAIR PARKER; COMMISSIONERS FALLON AND RICHÁRD

NOES: NONE

ABSENT: VICE CHAIR WILSON

ABSTAIN: NONE

Motion carried 3/0.

b. A ONE-YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03 FOR SEVEN CONSOLIDATED DRILL SITES OWNED AND OPERATED BY SIGNAL HILL PETROLEUM, INC

Planning Manager Doan read the form of notice and gave the staff report.

Signal Hill Petroleum Chief Operating Officer David Slater introduced himself, discussed the company's vision for future operations, and highlighted current efforts around the community.

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

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

Assistant City Attorney Aleshire read the title of Resolution No. 826-05-21:

A RESOLUTION OF THE PLANNING COMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A ONE-YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03, FOR SEVEN EXISTING OIL AND GAS DRILLING SITES WITH OIL AND GAS STORAGE, PROCESSING, AND SHIPPING OPERATIONS, AND A GAS TURBINE FACILITY, WITH AN EXPIRATION DATE OF JUNE 30, 2020

The following vote resulted:

AYES: CHAIR PARKER; COMMISSIONERS FALLON AND RICHÁRD

NOES: NONE

ABSENT: VICE CHAIR WILSON

ABSTAIN: NONE

Motion carried 3/0.

## **COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

- a. CITY ACQUISITION OF 2650, 2660, 2690, 2700-2730 CHERRY AVENUE, 2065-2099 E. 27<sup>TH</sup> STREET, 2701 ST. LOUIS AVENUE AND 1850 E. 28<sup>TH</sup> STREET: GENERAL PLAN CONFORMITY AND CEQA DETERMINATION

Planning Manager Doan read the form of notice and Economic Development Manager McCaleb gave the staff report.

Commissioner Richárd asked if the City has received interest from parties to acquire the properties.

Staff confirmed that there are interested parties.

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

Assistant City Attorney Aleshire read the title of Resolution No. 827-05-21

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 2650, 2660, 2690, 2700-2730 CHERRY AVENUE, 2065-2099 E. 27<sup>th</sup> STREET, 2701 ST. LOUIS AVENUE, AND 1850 E. 28<sup>th</sup> STREET FOR AUTO CENTER SPECIFIC PLAN (SP-4) USES IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

AYES: CHAIR PARKER; COMMISSIONERS FALLON AND RICHÁRD

NOES: NONE

ABSENT: VICE CHAIR WILSON

ABSTAIN: NONE

Motion carried 3/0.

- b. 2019 CSULB REGIONAL ECONOMIC FORUM

Planning Manager Doan gave the staff report.

Commissioner Richárd and Chair Parker discussed their experience and highlighted some key takeaways.

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

The motion carried 3/0.

c. BUDGET WORKSHOP MAY 30, 2019

Planning Manager Doan gave the staff report.

Chair Parker encouraged attendance at the workshop and called for a voice vote to receive and file the report.

The motion carried 3/0.

**CONSENT CALENDAR**

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

The motion carried 3/0.

**COMMISSION NEW BUSINESS**

Commissioner Fallon expressed her gratitude to both staff and the Commission for their support throughout the years, and wished the best of luck to the incoming commissioners.

The Commission thanked Commissioner Fallon for her service and wished her the best.

**ADJOURNMENT**

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to adjourn the meeting in honor of Commissioner Fallon's final meeting, to the next regular meeting of the Planning Commission to be held on Tuesday, June 18, 2019, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 3/0.

Chair Parker adjourned the meeting at 7:55 p.m.

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Chair Victor Parker

Attest:

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Scott Charney  
Commission Secretary