

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

CALL TO ORDER

Chair Wilson called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Perica Bell
 Commissioner Tom Benson
 Commissioner Victor Parker
 Vice Chair Rose Richárd
 Chair Chris Wilson

Staff present:

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

In addition, there were 4 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

- a. Administrative Assistant Thorne gave a presentation on celebrating National Community Planning Month with students in the After-School Recreation Club.

The Commission commended staff for their efforts in facilitating the activity and educating the youth in our community.

Commissioners offered suggestions on how to incorporate recognition of student efforts into future activities.

PUBLIC WORKSHOP

a. Conceptual Plans for 2599 E. Pacific Coast Highway

Planning Manager Doan gave the staff report.

Commissioner Bell asked for a brief summary of the neighbor's concerns and feedback in past neighborhood meetings and public workshops, given that this is the first time she has reviewed the project as a Commissioner.

Staff discussed the different iterations of the project and highlighted the neighbors' major concerns:

- Obstruction of views;
- Impacts to street parking; and
- Circulation and access for the alley.

Commissioner Bell also asked about the current condition of the project site.

Staff confirmed that the project site consists of dilapidated commercial buildings and a billboard. The site is underutilized and it has been a location for dumping and loitering.

Thom Jacobs, authorized agent on behalf of the applicant, introduced himself and discussed the history of the project. He discussed how the plans have been modified in response to feedback from the neighbors and from the Commission. Some of the modifications include:

- Reducing the number of units; and
- Adding surface parking.

He also noted the project would require alley widening.

Vice Chair Richárd asked if the secondary view analysis and the soils analysis has been conducted.

Mr. Jacobs confirmed that the initial view analysis has been conducted, but that the secondary analysis for the neighbor to the immediate east (across Molino Avenue) is still pending. The soils analysis has not yet been conducted.

Commissioner Parker inquired about the applicant's proposed items for the parking management plan to ensure that garages are used for their intended purpose.

The applicant did not have specific items to report for the parking management plan, but agreed to look into it further and present options during the public hearing.

The Commission asked about the design inspiration for the project.

Mr. Jacobs outlined the applicant's vision for a contemporary and modern aesthetic.

Chair Wilson closed the public workshop.

Chair Wilson thanked the applicant for incorporating the changes up to this point, but emphasized that proposed parking for new projects should go above-and-beyond the minimum parking requirements per the Municipal Code.

The Commission collectively commented that they believed that the current proposal is a quality residential project and felt that residential units were appropriate at this location, given the increasing number of vacant commercial properties.

Staff commented that they would provide a future comparative study presentation on parking for other residential projects around the City including:

- Signal Hill Village;
- East Village;
- Aragon;
- Pacific Walk;
- Summerland Residential Development; and
- Crescent Square.

Chair Wilson called for a voice vote to continue the project to a future public hearing.

The motion carried 5/0.

CONSENT CALENDAR

It was moved by Vice Chair Richárd and seconded by Commissioner Parker to receive and file Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Wilson noted his participation in several community events.

ADJOURNMENT

It was moved by Commissioner Benson and seconded by Vice Chair Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, November 19, 2019, 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 Wilson adjourned the meeting at 8:22 p.m.

Chair Chris Wilson

Attest:

Colleen Doan
Commission Secretary