

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
November 19, 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  
                 Vice Chair Rose Richárd  
                 Chair Chris Wilson

Absent:        Commissioner Parker

Staff present:

- 1)      Acting Community Development Director Colleen Doan
- 2)      Assistant Planner Ryan Agbayani
- 3)      Sr. Engineering Technician Jesus Saldana
- 4)      Assistant City Attorney Robert Khuu

In addition, there were 7 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.

**PUBLIC WORKSHOP**

- a.      PRELIMINARY REVIEW OF AN 83' TALL WIRELESS COMMUNICATIONS FACILITY WITH ENHANCED TREATMENT TO RESEMBLE A PALM TREE AT 1320 E. HILL STREET

Acting Community Development Director Doan read the form of notice and provided an introduction for the workshop process. Assistant Planner Agbayani gave the staff report.

Commissioner Bell inquired whether the potential loss of two non-functional parking spaces identified on the plans would render the parking non-compliant.

Staff verified that a loss of two spaces would still leave the required twenty-one spaces required. Staff reiterated that the applicant will need to confirm the quantity, dimensions, and functionality of designated parking spaces prior to a public hearing.

Dayna Aguirre, authorized agent on behalf of the property owner, introduced herself and yielded to questions.

Vice Chair Richárd asked the applicant if they anticipated any difficulties in complying with the parking and paving requirements.

The applicant confirmed that they did not foresee any difficulties in meeting the requirements.

Commissioner Benson inquired about the number and frequency of Verizon employees on site, which was verified to be minimal.

There being no further testimony, Chair Wilson closed the public workshop.

The Commission instructed the applicant to work with staff to address the outstanding items prior to proceeding to a public hearing, which include:

- Verify the number of functional parking spaces with the correct stall and back-up dimensions;
- Include a note for all designated parking areas to be paved and striped;
- Remove all storage items obstructing required parking; and
- Designate outdoor storage areas that do not impact parking.

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

The motion carried 4/0.

## **PUBLIC HEARING**

- a. SITE PLAN AND DESIGN REVIEW 19-10, A REQUEST TO CONSTRUCT A 77 SQUARE-FOOT SECOND-STORY ADDITION AT THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING AT 2300 PROMONTORY DRIVE

Acting Community Development Director Doan read the form of notice and provided a brief introduction to the item. Assistant Planner Agbayani gave the staff report.

Renan Listi, the applicant, introduced himself.

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

It was moved by Vice Chair Richárd and seconded by Commissioner Bell to waive further reading and adopt the following resolution.

Assistant City Attorney Khuu read the title of Resolution No. 831-11-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-10, A REQUEST TO CONSTRUCT A 77 SQUARE-FOOT SECOND-STORY ADDITION AT THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING AT 2300 PROMONTORY DRIVE

The following vote resulted:

AYES: CHAIR WILSON; VICE CHAIR RICHÁRD; COMMISSIONERS BELL AND BENSON.

NOES: NONE

ABSENT: COMMISSIONER PARKER

ABSTAIN: NONE

Motion carried 4/0.

b. ZONING ORDINANCE AMENDMENT 19-03 LISTING BUSINESS SUPPORT SERVICE CENTER AS A PERMITTED USE IN THE TOWN CENTER EAST SPECIFIC PLAN (SP-1) ZONING DISTRICT

Acting Community Development Director Doan read the form of notice and gave a brief introduction to the item. Assistant Planner Agbayani gave the staff report.

Commissioner Benson asked if the exterior of the storefront would color would be changed to match the UPS sign colors.

Staff confirmed that the storefront color would remain the same.

The applicant, Joe Bergin introduced himself and thanked the Commission for consideration of his requested use and Mr. William "Toliver" Norris who manages the building where Mr. Bergin currently operates a UPS business services center praised him as a tenant and business operator.

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

It was moved by Commissioner Bell and seconded by Vice Chair Richárd to waive further reading and adopt the following resolution.

Assistant City Attorney Khuu read the title of Resolution No. 832-11-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 19-03 TO LIST BUSINESS SUPPORT SERVICE CENTER (SHIPPING, PRINTING, COPYING, MAILBOX RENTAL, AND SUPPLIES) AS A PERMITTED USE IN THE TOWN CENTER EAST SPECIFIC PLAN (SP-1)

The following vote resulted:

AYES: CHAIR WILSON; VICE CHAIR RICHÁRD; COMMISSIONERS BELL AND BENSON

NOES: NONE

ABSENT: COMMISSIONER PARKER

ABSTAIN: NONE

Motion carried 4/0.

### **CONSENT CALENDAR**

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

The motion carried 4/0.

### **COMMISSION NEW BUSINESS**

Vice Chair Richárd inquired about the progress of an approved residential project.

Chair Wilson recognized the individuals honored at the Rotary Club event, and provided updates on other events he has attended.

### **ADJOURNMENT**

It was moved by Vice Chair Richárd and seconded by Commissioner Bell to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 17, 2019, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

Chair Wilson adjourned the meeting at 7:33 p.m.

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Chair Chris Wilson

Attest:

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Colleen Doan  
Commission Secretary