



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
April 21, 2020

*****GOVERNOR'S EXECUTIVE ORDER N-29-20*****
****RE: CORONAVIRUS COVID-19****

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA
VIDEO/TELECONFERENCE**

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are available for review online at www.cityofsignalhill.org.

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair may take agenda items out of order and will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the meeting.

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting. You may participate by:

To view staff reports and listen to the meeting live at 7:00 p.m.:

- Click on the "Current Agendas and Staff Reports" link on the Planning Commission page of the City's website.
- Call (408) 638-0968 (audio only).

To view and participate live at 7:00 p.m.:

- Visit <https://zoom.us/j/724635194> on your desktop computer or laptop, or download the app from the app store if you are using a smart phone.
- Enter meeting ID: **246-159-126** when prompted.
- Please note that you will be placed in a “listen only” mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (click on Participants, and use the hand icon at bottom right of screen) and you will be invited to speak when the City Council is taking public comments. Alternatively, you may write your public comments in the “Chat” section and the meeting host will read them to the City Council. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at cdoan@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, April 21 and your comment will be read into the record.
- The City is not responsible for meeting disruptions; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BELL
COMMISSIONER PARKER
VICE CHAIR RICHÁRD
CHAIR WILSON

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PUBLIC WORKSHOP

a. PRELIMINARY REVIEW OF A PROPOSAL TO CONSTRUCT A TWO-STORY DUPLEX ON A VACANT PARCEL AT 2250 OHIO AVENUE

Summary: The applicant, Leoh Sandoval, as authorized agent of Salvador Cerda and Khanh Nguyen, is requesting a public workshop to review preliminary plans to

construct a two-story duplex in Planning Area 2 of the Hilltop Area Specific Plan (SP-2) zoning district. Each unit has three bedrooms, two full bathrooms, one half bathroom, and a two-car garage, with private driveway spaces in front of the garage. The purpose of the workshop is to receive public comments and provide the developer with direction from the Planning Commission prior to finalizing the plans for a future public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony; and
- 2) Provide comments and direction as deemed appropriate regarding:
 - Site Plan and Design Review Findings and Criteria; and
 - Compliance with the View Policy.

(6) DIRECTOR'S REPORTS

- a. CONFORMITY REPORT FOR MINOR MODIFICATIONS TO THE APPROVED ELEVATIONS FOR THE ECHOPARK AUTO DEALERSHIP UNDER SITE PLAN AND DESIGN REVIEW 19-09

Summary: The purpose of this report is to advise the Planning Commission of minor modifications to previously approved elevations for the EchoPark Automotive Dealership at 2998 Cherry Avenue. The revisions consist of elimination of the eastern canopy on Building B and changes to the exterior paint on Buildings A and B.

Recommendation: Receive and file.

- b. 2019 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary: Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual progress report on the status of the General Plan and progress on its implementation. On March 24, 2020, the City Council authorized staff to file the annual progress report with the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Recommendation: Receive and file.

(7) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. Minutes of the Following Meeting

Summary: Regular Meeting of March 17, 2020.

Recommendation: Approve.

b. City Council Follow-Up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BELL
COMMISSIONER PARKER
VICE CHAIR RICHÁRD
CHAIR WILSON

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, May 19, 2020 at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.