

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
March 17, 2020  
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 Victor Parker  
              Chair Chris Wilson

Absent:     Vice Chair Rose Richárd

Staff present:

- 1)     Community Development Director Colleen T. Doan
- 2)     Assistant Planner Ryan Agbayani
- 3)     Sr. Engineering Technician Jesus Saldaña
- 4)     Assistant City Attorney Danny Aleshire (by phone)
- 5)     Planning Intern Michelle Rivera

In addition, there were 5 people in attendance. Two people attended via conference call.

**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.     The presentation of the Beautification Awards was postponed to a future meeting.

**PUBLIC WORKSHOP**

- a.     Three Single-Family Dwellings at 2750 E. 20<sup>th</sup> Street

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

Applicant-agent Bozena Jaworski introduced herself and thanked the neighbors for their participation and feedback during the outreach process.

Commissioner Bell asked who the intended target population would be for these above-moderate units.

Ms. Jaworski confirmed that it would be driven by the market.

Signal Hill resident Albert Chang expressed his support of the project and stated it would be a nice addition to the neighborhood.

Signal Hill resident Marry Boessow asked to confirm if the Oil Code requirements were met.

Staff confirmed that the applicant has met all Oil Code requirements, notably well discovery and leak testing.

Signal Hill resident Robert Morse requested to view the most current Methane Gas Leak Test report.

Staff confirmed that this document was specifically included as an attachment to the staff report and would follow-up with him after the workshop.

The Commission asked additional clarifying questions regarding open space, parking in the alley, and CEQA timeframes. They expressed support of the minor deviation for the front setback and also the application of the private enclosed yard toward the open space calculations.

It was moved by Commissioner Parker and seconded by Commissioner Bell to bring the item to a public hearing at a future date.

The motion carried 3/0.

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

- a. Conformity Report for Minor Modifications to the Approved Elevations for the Summerland Residential Project Under Site Plan and Design Review 19-01

Assistant Planner Agbayani gave the staff report.

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

The motion carried 3/0.

- b. 2020 Planning Commissioners Academy

Community Development Director Doan gave the staff report and opened the floor to Commissioner Bell who shared her experience in attending the conference and highlighted the various sessions she attended. She also thanked the Commission for their support in selecting her to attend the conference.

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

The motion carried 3/0.

c. Selection of the Sustainable City Committee Planning Commission Alternate

Community Development Director Doan gave the staff report.

Commissioner Parker nominated Commissioner Bell to serve as the Commission Alternate on the Sustainable City Committee (SCC).

Commissioner Bell accepted the nomination.

Chair Wilson called for a voice vote to select Commissioner Bell to serve as the Alternate to the SCC.

The motion carried 3/0.

**CONSENT CALENDAR**

It was moved by Commissioner Parker and seconded by Commissioner Bell to receive and file Consent Calendar.

The motion carried 3/0.

**COMMISSION NEW BUSINESS**

Commissioner Parker encouraged small businesses to apply for Small Business Administration (SBA) loans during temporary State-mandated store closures related to the COVID-19 outbreak.

Chair Wilson emphasized cautionary hygiene practices (e.g. hand washing and social distancing) as outlined by the LA County Department of Public Health.

**ADJOURNMENT**

It was moved by Commissioner Bell and seconded by Commissioner Parker to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 21, 2020, 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 Wilson adjourned the meeting at 8:09 p.m.

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Chair Chris Wilson

Attest:

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Colleen T. Doan  
Commission Secretary