

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
April 21, 2020
7:00 P.M.**

A Regular Meeting of the Signal Hill City Council was held via video/teleconference on April 21, 2020, pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom.

CALL TO ORDER

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

Chair Wilson announced tonight's meeting will be conducted virtually and asked the Community Development Director to provide meeting participation directions.

Community Development Director Doan provided meeting participation directions.

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present via:

- 1) Community Development Director Colleen T. Doan
- 2) Assistant Planner Ryan Agbayani
- 3) Sr. Engineering Technician Jesus Saldaña
- 4) Assistant City Attorney Danny Aleshire
- 5) Contract Planner Jeffrey Graham

In addition, there were 10 people in attendance.

PLEDGE OF ALLEGIANCE

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

CHAIR'S ANNOUNCEMENT

Chair Wilson announced he will call upon Commission Members, staff, and members of the public one-by-one for questions or comments, and a roll call vote will be conducted for each agenda item for transparency and clarity.

PUBLIC BUSINESS FROM THE FLOOR

Community Development Director Doan commented on the public comment procedure.

There was no public business from the floor.

PUBLIC WORKSHOP

a. Proposed Duplex at 2250 Ohio Avenue

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

Commissioner Bell commented on the shared amenities (e.g. rear patio and second-story deck) and asked if the proposed units were intended to be occupied by the property owner.

Staff confirmed that the owners would occupy the units.

The applicants, Khanh Nguyen and Salvador Cerda, commented on the inspiration behind the shared layout and modern design.

Vice Chair Richard asked if the “future pool” in the rear yard would be constructed in the foreseeable future.

The applicant reiterated that the pool is not a part of the current proposal, but that they would definitely like to have one in the future, if possible.

Greg Floresca, property owner at 2281 Ohio Avenue, expressed his concern regarding view impacts to his first-floor courtyard window. He also shared his displeasure with the applicant during the outreach process.

Donna Banks, property owner at 2257 Ohio Avenue, clarified that she was unable to meet with the applicant to take view photos because she was out of the country. However, she stated that she liked the design of the house, but had a minor privacy concern, given that she is directly across the street from the project site.

Tony Basadre and Tabitha Miller, property owners at 2267 Ohio Avenue, expressed view concerns from their second-story living room window and balcony. Additionally, he emphasized that street parking is very competitive, and asked the applicant to consider garage access from the rear alley, instead of on Ohio Avenue, which would preserve existing street parking. Additionally, he stated that the story poles are not maintained, and have become an “eyesore”. Lastly, he talked about anticipated construction nuisances related to noise, dust pollution, and street parking impacts.

Brenda Sykes, property owner at 2240 Ohio Avenue, also raised view concerns and stated that the storage area for the rolling trash carts in the side yard would be located directly in front of her dwelling, and requested that the applicant secure the bins at all times to reduce potential odors.

Pejmon Noori, property owner at 2242 Ohio Avenue, raised concerns regarding airflow to her unit, which is located directly south of the subject site, and also expressed anticipated construction nuisances related to dust.

Salvador Cerda, applicant, responded to the concerns of the neighbors by stating that construction would adhere to all applicable noise regulations per the Code. He agreed to secure the trash rolling trash carts in the side yard to mitigate potential odors to the adjacent neighbors. Additionally, construction vehicles would use the alley to access the site. In regard to the view impacts, Salvador stated that the two units are already very narrow and therefore, they could not eliminate a bedroom or reduce square footage, while still achieving their desired dwelling.

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

The Commission collectively decided that the current project was not ready to proceed to a public hearing at this time. They provided the following direction to the applicant prior to proceeding to a second public workshop:

- Explore potential modifications to the plans, and work with staff to revise the design by:
 - Reducing view impacts (to the degree possible); and
 - Considering alley access for garages.
- Provide detailed responses to the View Policy exercise for:
 - Reducing square footage;
 - Increasing setbacks;
 - Eliminating bedrooms;
 - Revising rooflines including decreasing the area of a second-story; and
 - Revising the floor plan.
- Conduct subsequent outreach with the affected neighbors.

It was moved Chair Wilson called for a voice vote continue the project to a second public workshop with the above-mentioned direction to the applicant. Commissioner Parker seconded.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 4-0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Conformity Report for EchoPark Auto Dealership

Assistant Planner Agbayani gave the staff report.

There were no questions or comments from the Commission.

It was moved by Commissioner Parker and seconded by Vice Chair Richárd to receive a file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 4-0.

b. 2019 General Plan Annual Progress Report

Community Development Director Doan gave the staff report.

The Commission commended City staff for their efforts in preparing the report.

It was moved by Commissioner Parker and seconded by Commissioner Bell to receive a file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 4-0.

CONSENT CALENDAR

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

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 4-0.

COMMISSION NEW BUSINESS

Chair Wilson highlighted a special program by the Los Angeles Department of Transportation in which they distribute signs for “curbside pick-up” to small-businesses throughout the County.

ADJOURNMENT

It was moved by Commissioner Parker and seconded by Commissioner Bell to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 19, 2020, at 7:00 p.m., via video/teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried 4/0.

Chair Wilson adjourned the meeting at 9:09 p.m.

Chair Chris Wilson

Attest:

Colleen T. Doan
Commission Secretary