



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
January 19, 2021

**\*\*\*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 begin at 7:00 pm. 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 also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

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

**To listen to the meeting live at 7:00 p.m.:**

- Call (408) 638-0968 (audio only) and enter meeting ID 839 9011 3850 and pin 107591 when prompted. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

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

- Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID 839 9011 3850 and pin 107591 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID 839 9011 3850 and pin 107591 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 (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public

comments. 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](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, January 19, 2021 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; 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 LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PRESENTATION

a. Secondhand Smoke in Multi-Unit Housing

Summary: Youth Leadership Institute staff will present on the topic of secondhand smoke in multi-unit housing, including findings from outreach efforts and an overview of what local jurisdictions can do to protect residents. Presenters include:

- Montzerrat Garcia Bedolla
- Shalin Craig

(6) 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 second public workshop to review revised

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 second workshop is to present the revised plans and the responses to the Planning Commission's direction, prior to proceeding to 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 City's View Policy.

(7) DIRECTOR'S REPORT

a. 2020 Annual Review of Properties with a Conditional Use Permit

Summary: Staff will present the findings of the 2020 Conditional Use Permit (CUP) Annual Review. The CUP Annual Review is a tool to confirm compliance with CUP conditions, and to note any reportable observations regarding general site maintenance. To ensure compliance, a field inspection of each CUP site is conducted on an annual basis, or as needed. Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any CUP for noncompliance with the conditions set forth in the approved permit. Staff inspected the sites for all of the 53 active CUPs, and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

Recommendation: Receive and file.

(8) 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 December 15, 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.

(9) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(10) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, February 16, 2021 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.