

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
January 19, 2021
7:00 P.M.**

A regular meeting of the Signal Hill Planning Commission was held via video/teleconference on January 19, 2021, pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom.

CALL TO ORDER

Chair Richárd called the meeting to order at 7:03 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Armando Lopez
 Commissioner Víctor Parker
 Commissioner Chris Wilson
 Vice Chair Perica Bell
 Chair Rose Richárd

Staff present:

- 1) Community Development Director Colleen T. Doan
- 2) Associate Planner Ryan Agbayani
- 3) Economic Development Manager Elise McCaleb
- 4) Associate Engineer Jesus Saldaña
- 5) Assistant City Attorney HongDao Nguyen

In addition, there were 12 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

- a. Montzerrat Garcia Bedolla and Shalin Craig from the Youth Leadership Institute gave a presentation on secondhand smoke in multi-unit housing.

The Commission thanked the presenters and looked forward to future discussion on this topic.

PUBLIC WORKSHOP

a. Proposed Duplex at 2250 Ohio Avenue

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

The applicants, Khanh Nguyen and Salvador Cerda, introduced themselves and discussed their outreach efforts.

Tony Basadre, property owner at 2267 Ohio Avenue, expressed view concerns from his second-story living room window and balcony. He also reiterated that the garage access on Ohio Avenue will take away at least two street parking spaces. He was also critical of the applicants' response and subsequent outreach after the previous workshop.

Greg Floresca, property owner at 2281 Ohio Avenue, reiterated his concern regarding view impacts to his first-floor courtyard window.

Donna Banks, property owner at 2257 Ohio Avenue, stated that she was in agreement with the comments related to parking impacts and also revealed her observation of homeless individuals living in their car and parking on the street. Lastly, she asked if the property would be graded.

The applicant confirmed that the site would be graded.

Perjmon Noori, property owner at 2242 Ohio Avenue, also commented on the parking issue on this block and reiterated that many visitors to Discovery Well Park and "the hill" often park in this area, thus making street parking more competitive.

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

Commissioner Lopez suggested that applicants potentially explore the feasibility of having one garage with access on Ohio Avenue and one garage in the rear with access from the alley.

Commissioner Wilson asked if there was anything more that could be done to mitigate the view impacts.

Vice Chair Bell was supportive in moving the project forward to a public hearing. She commented that this infill site has a number of constraints and that she believes that the applicants have made strides lowering the pad after the neighborhood meeting. She liked the incorporation of driveway parking, as to not burden the parking situation further, and also commented that this would add to the City's RHNA number for above-moderate housing units.

It was moved by Commissioner Wilson and seconded by Vice Chair Bell to bring the project forward to a future public hearing.

Chair Richárd called for a roll call vote. The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

a. Annual Review of Properties with a Conditional Use Permit

Associate Planner Agbayani gave the staff report.

There were no questions or comments from the public or the commission.

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

The motion carried 5/0.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Wilson asked if the City is appealing our RHNA allocation numbers.

Staff confirmed that the City will not file an appeal.

Vice Chair Bell thanked the community for continuing to wear their face masks in public.

Chair Richárd asked for clarifications on Accessory Dwelling Unit conversions.

ADJOURNMENT

It was moved by Commissioner Wilson and seconded by Commissioner Parker to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, February 16, 2021, at 7:00 p.m. via video and teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 8:30 p.m.

Chair Rose Richárd

Attest:

Colleen T. Doan
Commission Secretary