



## 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  
June 15, 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.

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

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. 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: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 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, June 15, 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 PARKER  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHARD

(3) PLEDGE OF ALLEGIANCE

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

(5) OATH OF OFFICE

a. OATH OF OFFICE FOR APPOINTED COMMISSIONERS

Summary: At its regularly adjourned meeting on April 29, 2021, the City Council reappointed Victor Parker and Christopher Wilson, and appointed Sonia Savouliau, to serve on the Planning Commission. Accordingly, Commissioners Parker, Savouliau, and Wilson will take the Oath of Office and resume or begin their duties.

Recommendation: Administration of the Oath of Office will be conducted by the Secretary of the Planning Commission.

(6) REORGANIZATION

a. REORGANIZATION

Summary: Annually at this time, the Commission selects members to serve one-year terms as Chair and Vice Chair. Commission Secretary Colleen Doan will call for nominations for Chair, and once seated, the Chair will call for nominations for Vice Chair to serve the 2021/22 term of office.

Recommendation: Proceed with the reorganization according to the attached procedures.

(7) PUBLIC HEARING

a. Site Plan and Design Review 21-02, for a New First- and Second-Floor Addition at 2056 Dawson Avenue

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on June 4, 2021; notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on June 4, 2021; notice was mailed to property owners and residents within a 500' radius of the site on June 4, 2021.

Summary: The applicants, Bill Chiriboga and Kuong Yan, on behalf of the property owners, Eliza Im and Sitha Koy, are requesting approval of Site Plan and Design Review 21-02 to demolish an existing one-car garage and construct a new first- and second-floor addition at 2056 Dawson Avenue in the Residential Low/Medium-2 (RLM-2) zoning district. With the proposed addition, the dwelling will have three bedrooms, four full bathrooms, a two-car garage, and private driveway spaces in front of the garage. The proposed project meets all residential zoning requirements per the Signal Hill Municipal Code.

Recommendation:

Waive further reading and adopt the following resolution approving Site Plan and Design Review 21-02, for a new first- and second-floor addition, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-02, A REQUEST TO DEMOLISH AN EXISTING ONE-CAR GARAGE AND CONSTRUCT A NEW FIRST- AND SECOND-FLOOR ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING AT 2056 DAWSON AVENUE

(8) DIRECTOR'S REPORTS

- a. Conformity Report for Minor Modifications to the Approved Freeway-Oriented Sign at Mercedes-Benz of Long Beach Auto Dealership Located at 2300 E. Spring Street

Summary: The purpose of this report is to advise the Planning Commission of an upgrade and minor modification to a previously approved freeway-oriented sign at Mercedes-Benz, located at 2300 E. Spring Street. The applicant is proposing to upgrade the digital display panel on the sign, which will increase its visibility to people traveling on I-405.

Recommendation: Receive and file.

- b. Selection of the Sustainable City Committee Planning Commission Representative and Alternate

Summary: For the past two years, Chris Wilson has served as Planning Commission representative on the Sustainable City Committee (SCC) and Perica Bell has served as the alternate. Both attended SCC regular meetings, community events, and SCC field trips. Pursuant to SCC rules, the two-year term for SCC members expires on June 30, 2021. Accordingly, the Commission is asked to consider nominations and select a representative and an alternate for the next two-year term.

Recommendation: Select a representative and an alternate to attend SCC meetings.

(9) 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 May 18, 2021.

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.

(10) COMMISSION NEW BUSINESS

COMMISSIONER PARKER  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(11) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, July 20, 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.