

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
April 20, 2021
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:00 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) Economic Development Manager Elise McCaleb
- 3) Associate Planner Ryan Agbayani
- 4) Associate Engineer Jesus Saldaña
- 5) Assistant City Attorney HongDao Nguyen
- 6) Planning Intern Michelle Rivera

In addition, there were 15 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.

PUBLIC HEARING

- a. Gateway Center North Specific Plan

Community Development Director Doan gave the form of notice, and both Director Doan and Economic Development Manager McCaleb gave the staff report.

Chair Richárd invited the applicant to come forward in introduce themselves.

Kevin Laney with Signal Hill Petroleum (SHP) introduced himself and the rest of his team members. He expressed his excitement about the project and revitalization of the North side of Signal Hill and yielded his time to questions.

Commissioner Wilson asked about the orientation of the outdoor seating of the drive-thru restaurant.

Mr. Laney responded that the specific location of the outdoor dining is still to be determined; however, it will be presented and evaluated during the drive-thru restaurant's Site Plan and Design Review (SPDR) with the Planning Commission.

Commissioner Parker asked a question to clarify whether the southern gate on California Avenue will be for exit only.

Mr. Laney confirmed that the gate on California Avenue is for exit only.

Chair Richard asked if the developer for the self-storage project has developed any similar facilities in the region, and if they have encountered any concerns or feedback from residents adjacent to the existing facilities.

Brian Sorensen introduced himself as the applicant for the self-storage project and confirmed that they have developed similar self-storage facilities in the region and are highly sensitive to residential dwellings nearby. He stated that he is not aware of any specific concerns from nearby residents, and does not anticipate any with this project.

John Dietrich introduced himself as the main representative of Target and outlined his request to eliminate the time restrictions for the deliveries in the loading docks and the sweeping of the parking lot. He stated that the current delivery and sweeping operations have not created any nuisance reports (to his knowledge) and clarified that the delivery trucks are able to disable the back-up beeping noise during deliveries. However, if they field any complaints in the future, they committed to make adjustments as needed and in a timely manner.

Vice Chair Bell asked if they anticipate any security concerns related to the self-storage facility.

Mr. Dietrich responded on behalf of the applicant team stating that the construction of a new self-storage facility will "activate" that area of the site by increasing activity and presence of people to deter potential crime. Additionally, there will be surveillance cameras which they believe will deter crime and make the site safer.

Nick and Serena Pugh, property owners of 3310 Lime Avenue, asked the applicant to respond to their previous proposal to construct an alternate open space area with retail, in lieu of the proposed drive-thru restaurant on E. 33rd Street.

Mr. Dietrich commented that they designed the conceptual build-out plan using a high-intensity project such as a drive-thru restaurant; however, they are open to other alternatives once that area proceeds with SPDR.

There being no further public comment, Chair Richárd closed the public hearing.

Commissioner Parker emphasized that this is an economic development project for the City.

Commissioner Wilson emphasized open communication between the applicant team and Caltrans, especially since there are numerous homeless encampments adjacent to the I-405 freeway.

Vice Chair Bell reiterated her security concerns and asked the applicant to revisit security as the project progresses.

Chair Richárd expressed her support of the project and commented that all the parking and circulation issues should be addressed in the traffic and circulation study report.

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

It was moved by Commissioner Wilson and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 838-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 21-01, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 13.63-ACRE SITE AT 950 E. 33RD STREET AND 3177 CALIFORNIA AVENUE FROM "COMMERCIAL GENERAL" AND "FREEWAY SELF-STORAGE SPECIFIC PLAN" DESIGNATIONS TO "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" AND REPEALING SIGNAL HILL MUNICIPAL CODE CHAPTER 20.32 ENTITLED "FREEWAY SELF-STORAGE SPECIFIC PLAN" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SPECIFIC PLAN ENTITLED "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" ESTABLISHING DEVELOPMENT STANDARDS FOR A COMMERCIAL CENTER

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.

It was moved by Commissioner Wilson and seconded by Commissioner Lopez to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 839-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-03, A REQUEST TO APPROVE THE EXTERIOR REMODEL AND TENANT SIGNS AT THE TARGET STORE LOCATED AT 950 E. 33RD STREET IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

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.

It was moved by Commissioner Wilson and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 840-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 21-01 A REQUEST TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE TARGET STORE AT 950 E. 33RD STREET IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

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.

It was moved by Commissioner Wilson and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 841-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-04, A REQUEST TO APPROVE CONSTRUCTION OF A NEW 177,345 SQUARE-FOOT SELF-STORAGE FACILITY AND TENANT SIGNS ON AN APPROXIMATELY 4.37-ACRE SITE AT 3177 CALIFORNIA AVENUE IN THE GATEWAY CENTER NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT

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.

It was moved by Commissioner Wilson and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 842-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 21-02 A REQUEST TO OPERATE A SELF-STORAGE FACILITY AT 3177 CALIFORNIA AVENUE IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

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.

It was moved by Commissioner Parker and seconded by Vice Chair Bell to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 843-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND SIGNAL FIELDS NORTH, LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF SIGNAL HILL PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.

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.

It was moved by Commissioner Wilson and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 844-04-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GATEWAY CENTER NORTH COMMERCIAL CENTER

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 REPORTS

a. Conformity Report for Administrative Site Plan and Design Review 21-02

Associate Planner Agbayani gave the staff report.

The Commission collectively expressed their excitement for Tesla to occupy the site as a business tenant in the City.

b. 2020 General Plan Annual Progress Report

Community Development Director Doan, Economic Development Manager McCaleb, Associate Planner Agbayani, and Planning Intern Michelle Rivera gave the staff report.

The Commission commended staff for gathering the data and compiling it into a comprehensive report.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Parker encouraged local businesses to apply for Restaurant Revitalization Fund grants which provides emergency assistance for eligible restaurants, bars, and other qualifying business impacted by COVID-19.

Commissioner Wilson mentioned that Earth Day is Thursday, April 22, 2021. He also encouraged residents to participate in the virtual Mayor's Clean-Up event on Saturday, April 24, 2021 and also to complete the Housing Element Survey available on the City's website.

Chair Richárd mentioned that there are dead trees in the landscaping areas along Temple Avenue near the California Crown residential development.

Staff confirmed that they would look into it further.

Chair Richárd also inquired about re-opening procedures of City Hall to walk-in customers.

Staff provided an update.

ADJOURNMENT

It was moved by Commissioner Parker and seconded by Vice Chair Bell to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, May 18, 2021, at 7:00 p.m., via video/teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 8:53 p.m.

Chair Rose Richárd

Attest:

Colleen T. Doan
Commission Secretary