



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
August 17, 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.

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 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 not later than 5:00 p.m. on Tuesday, August 17, 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 RICHARD
COMMISSIONER SAVOULIAN
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR BELL

(3) PLEDGE OF ALLEGIANCE

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

(5) PRESENTATION

a. PARK IMPLEMENTATION PLAN

Summary: Community Services Director will make a presentation on the Park Implementation Plan.

(6) PUBLIC WORKSHOP

a. WORKSHOP #2 – 6TH CYCLE HOUSING ELEMENT UPDATE

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on August 6, 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 August 6, 2021; notice was mailed to property owners within a 300' radius of the sites on August 6, 2021.

Summary:

Staff will provide a status update on the City of Signal Hill's progress on the completion of the 6th Cycle Housing Element by reporting on the following:

- Strategy to meet the Regional Housing Needs Assessment allocation;
- Status of public outreach efforts and an overview of public input to date;
- Tax Credit calculation for lower income sites;
- Conceptual plans for all four housing sites;
- Revisions to the Heritage Square conceptual plan;
- New 6th Cycle Housing Element requirements; and
- Schedule for continued outreach, preparation, workshops, public hearings, and adoption of the zoning and housing element documents.

Recommendations:

- 1) Open the workshop, receive public comment; and
- 2) Provide direction as deemed appropriate.

(7) PUBLIC HEARING

a. PUBLIC HEARING – AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR SPDR 21-03 AND SPDR 21-04

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Summary: John Clement with VenturePoint, as the applicant for E.S. Field, LLC, and Signal Fields North, LLC, is proposing amendments to two Site Plan and Design Review conditions of approval:

- SPDR 21-03, for the Target exterior remodel, and new signs, including a new freeway-oriented sign; and
- SPDR 21-04, for a new self-storage facility at Gateway Center North.

Under SPDR 21-03, Condition #40.C requires the applicant to complete the construction of the new freeway-oriented monument sign prior to the issuance of a Certificate of Occupancy (CofO) for the Target store remodel. The applicant is requesting to reassign this requirement to SPDR 21-04 as Condition #53, prior to issuance of CofO for development of the new self-storage facility. This request

requires an amendment to one condition of approval each for both SPDR 21-03 and SPDR 21-04.

Recommendation:

Waive further reading and adopt a resolution approving an amendment to Site Plan and Design Reviews 21-03 and 21-04, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, AMENDING SITE PLAN AND DESIGN REVIEWS 21-03 AND 21-04, A REQUEST TO COMPLETE THE NEW FREEWAY-ORIENTED SIGN AS PART OF THE DEVELOPMENT OF A NEW SELF-STORAGE FACILITY IN THE GATEWAY CENTER NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT

(8) DIRECTOR'S REPORT

a. CENTENNIAL CELEBRATION COMMITTEE

Summary: In anticipation of the City's 100th anniversary of incorporation on April 22, 2024, the Commission will consider selecting one Commissioner to serve on the Centennial Celebration Committee along with City Council members and Community Services staff.

Recommendation: Appoint one Commissioner to serve on the Centennial Celebration Committee.

(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 July 20, 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 RICHÁRD
COMMISSIONER SAVOULIAN
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR BELL

(11) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, September 21, 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.