

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

CALL TO ORDER

Chair Bell called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Rose Richárd
 Commissioner Sonia Savoulian
 Commissioner Chris Wilson
 Vice Chair Victor Parker
 Chair Perica Bell

Staff present:

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

In addition, there were two people in attendance.

PLEDGE OF ALLEGIANCE

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

Chair Bell invited Community Development Director Doan to introduce the new Planning Manager, Erika Ramirez, to the Commission. Planning Manager Ramirez thanked the Commission and expressed her excitement in working for the City.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARING

- a. PUBLIC HEARING – TWO-YEAR EXTENSION OF CONDITIONAL USE PERMIT
97-03 FOR SEVEN CONSOLIDATED DRILL SITES OWNED AND OPERATED
BY SIGNAL HILL PETROLEUM, INC

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

Chair Bell opened the public hearing.

Dave Slater and Debra Layton, both with Signal Hill Petroleum, introduced themselves and thanked staff for their efforts in preparing the report. They also expressed their excitement in working with the City on future development projects.

The Commission concurred that a two-year extension was prudent and appropriate in order to strategically prepare the CEQA document for a comprehensive long-term extension.

Commissioner Savoulian inquired about what types of housing count towards the City's Regional Housing Needs Assessment (RHNA) allocation.

Community Development Director Doan responded that all types of housing (e.g. accessory dwelling units, single-family detached homes, multi-family attached units, etc.) all count towards the City's RHNA.

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

Assistant City Attorney Nguyen interjected and identified that Chair Bell's residence is located with 500' of Drill Site #5. As such, the Assistant City Attorney recommended that the Commission make two separate motions: 1.) For six SHP drill sites excluding Drill Site #5, and 2.) For Drill Site #5. Chair Bell was instructed to recuse herself for the second recommendation.

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

Assistant City Attorney Nguyen read the title of Resolution No. 845-07-20:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE A TWO-YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03, FOR SEVEN EXISTING OIL AND GAS DRILLING SITES WITH OIL AND GAS STORAGE, PROCESSING, AND SHIPPING OPERATIONS, AND A GAS TURBINE FACILITY, WITH AN EXPIRATION DATE OF JULY 30, 2023

The following votes resulted:

DRILL SITES 1-4, AND 6-7

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

NOES:

ABSENT:

ABSTAIN:

DRILL SITE 5

AYES: VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES:

ABSENT:

ABSTAIN: CHAIR BELL

Chair Bell then re-joined the meeting and re-assumed her role as Chair.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Richárd thanked staff for addressing the overgrown weeds at E. 19th Street and Temple Avenue. She also commented that the Concerts in the Park Event on Wednesday, July 21, 2021 was well-attended and enjoyable. Lastly, she reported that she witnessed a hostile situation at Town Center East in which a large truck was unable to back out of a parking stall adjacent to the Wells Fargo ATM on E. Willow Street due to the large queuing lines for the Costco Gas Station.

Commissioner Savoulia requested some additional information on the RHNA process.

Staff confirmed that the second workshop for the 6th Cycle Housing Element Update will be on the August 17, 2021 Planning Commission agenda.

Chair Bell encouraged the public to attend the Summer Concerts in the Park event on Wednesday, July 21, 2021 at 6:30 PM, as well as the View Park Groundbreaking Ceremony on Saturday, July 24, 2021 at 9:00 AM.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice Chair Parker to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, August 17, 2021, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 7:44 p.m.

Chair Perica Bell

Attest:

Colleen T. Doan
Commission Secretary