

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
August 17, 2021  
7:00 P.M.**

**CALL TO ORDER**

Chair Bell called the meeting to order at 7:01 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)     Community Services Director Aly Mancini
- 3)     Planning Manager Erika Ramirez
- 4)     Associate Planner Ryan Agbayani
- 5)     Associate Engineer Jesus Saldaña
- 6)     Assistant City Attorney HongDao Nguyen

In addition, there were 14 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PRESENTATION**

- a.     Community Services Director Mancini gave a presentation on the Park Implementation Plan.

The Commission thanked Director Mancini for the presentation.

Commissioner Richárd expressed her sentiment that Hillbrook Park needs to be updated, but was unsure about the proposed water element.

Commissioners Wilson and Savoulian emphasized the importance of pedestrian connectivity and expansion of the citywide trail system.

Vice Chair Parker emphasized bike path connectivity with pedestrian walkways.

## **PUBLIC WORKSHOP**

### a. HOUSING ELEMENT UPDATE WORKSHOP #2

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

Commissioner Richárd lost connection on her computer and involuntarily exited the meeting.

Commissioner Savoulian asked what the consequences of not meeting the Regional Housing Needs Assessment (RHNA) allocation.

Staff replied that it could lead to loss of local control for future residential projects.

Chair Bell asked if the CEQA review included the Phase I and Phase II Environmental Site Assessment analysis.

Staff confirmed yes.

Chair Bell opened the public workshop.

Frank Zombrano introduced himself as the representative of the Carpenters Local Union 562 and requested that future developers consider hiring local union labor for construction, as a means to improving air quality.

Doug Lewis identified himself as a Signal Hill resident and expressed his satisfaction in the reduction of the total number of proposed units at the Heritage Square project; however, he also expressed his desire to reduce the proposed number of single-family detached dwellings (on the east side of Rose Avenue) from eight to five. He stated that eight single-family dwellings along Rose Avenue is too dense.

Pam Dutch Hughes identified herself as a Signal Hill resident and encouraged the installation of TESLA super charging stations at Mother's Market and the future proposed commercial sites.

Oliver Lewis, son of Doug Lewis, echoed his father's comments and also requested more bike lanes.

Thomas Mackey identified himself as a Signal Hill resident and asked who the responsible party is for ensuring that all future development is safe. He specifically referenced the recent event at 2100 Ohio Avenue.

Director Doan identified multiple City requirements that assess potential environmental hazards including the Phase I and Phase II Environmental Site Assessments, the Human Health Risk Assessment, the City's most current Oil and Gas Code, and a Mitigation Monitoring Program which is required if hazards are identified per CEQA.

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

Commissioner Savoulian asked if the RHNA includes both rental units and ownership.

Staff confirmed that it does.

Commissioner Wilson emphasized the importance of maintaining local control and expressed his concern in transitioning to Vehicle Miles Traveled (VMT) as the standard for environmental reviews. He also asked if there was a VMT standard that is specific to Signal Hill.

Associate Engineer Saldaña confirmed that there is currently no VMT standard specific to Signal Hill.

Director Doan stated that all projects are reviewed consistent with State requirements, but the City has also used a Level of Service standard in analyzing traffic for environmental review.

Vice Chair Parker emphasized safe development for all future projects.

Chair Bell highlighted the housing survey results which reflected the desire for more services and amenities in the community.

The Commission provided direction to staff to proceed with preparation of the Housing Element Update in accordance with the timeline.

## **PUBLIC HEARING**

### a. AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR SPDR 21-03 AND SPDR 21-04

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

Chair Bell asked what the contingency is for completing the freeway monument sign if the self-storage facility is not built.

Staff confirmed that the plans for the proposed self-storage facility are currently in plan check, and that there are future opportunities to amend the conditions once again if an issue arises.

Chair Bell opened the public hearing.

Kevin Laney (with Signal Hill Petroleum) introduced himself as the agent of the applicant and yielded his time to questions.

Commissioner Wilson asked the agent to elaborate on the anticipated delays from Caltrans.

Kevin Laney stated that the Caltrans review process takes considerable time, but assured the Commission that they have nothing to worry about.

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

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

Assistant City Attorney Nguyen read the title of Resolution No. 846-08-17:

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

The following vote resulted:

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

NOES: NONE

ABSENT: COMMISSIONER RICHÁRD

ABSTAIN: NONE

Motion carried 4/0.

## **DIRECTOR'S REPORT**

### a. CENTENNIAL CELEBRATION COMMITTEE

Community Development Director Doan gave the staff report.

Vice Chair Parker volunteered to be the primary representative for the Commission. Commissioner Wilson volunteered to be the alternate.

Chair Bell called for a voice vote to select Vice Chair Parker as the primary representative and Commissioner Wilson as the alternate.

The motion carried 4/0.

### **CONSENT CALENDAR**

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

The motion carried 4/0.

### **COMMISSION NEW BUSINESS**

Vice Chair Parker commented on the strong attendance at the Summer Concerts in the Park events and commended staff for facilitating the events.

### **ADJOURNMENT**

It was moved by Commissioner Savouljian and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, September 21, 2021, at 7:00 p.m., via video- and teleconference.

The motion carried 4/0.

Chair Bell adjourned the meeting at 9:20 p.m.

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Chair Perica Bell

Attest:

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Colleen T. Doan  
Commission Secretary