



## 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  
November 16, 2021

**\*\*\*THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES.\*\*\***

**Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via video/teleconference only, and will not be physically open to the public. Commission Members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom.**

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, November 16, 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 RICHÁRD  
 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) PUBLIC WORKSHOP

a. PUBLIC WORKSHOP – SITE PLAN AND DESIGN REVIEW 21-08 FOR A NEW CUSTOM ONE-STORY SINGLE-FAMILY DWELLING WITH ATTACHED AND DETACHED GARAGES AT 1900 TEMPLE AVENUE

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on November 5, 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 November 5, 2021; notice was mailed to property owners within a 100’ radius of the sites on November 5, 2021.

Summary: The applicant, Bozena Jaworski with RPP Architects & Associates Inc, on behalf of the property owner, Roger Vititow Family Trust, is requesting preliminary review of a new custom one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 656 square-foot two-car garage with

attached storage, on a vacant 8,165 square-foot lot at 1900 Temple Avenue in the Residential Low Density (RL) zoning district.

Recommendations:

1. Open the public workshop and receive testimony; and
2. Provide comments and direction as deemed appropriate regarding Site Plan and Design Review Findings and Criteria.

(6) DIRECTOR'S REPORT

a. DIRECTOR'S REPORT – CITY ACQUISITION OF 1925 E. 21<sup>ST</sup> STREET: GENERAL PLAN CONFORMITY AND CEQA DETERMINATION

Summary: The City of Signal Hill is acquiring 1925 E. 21<sup>st</sup> Street from Luisa Authier, for the expansion of Signal Hill Park. To acquire the property, the Planning Commission is required to adopt a finding of conformity with the Signal Hill General Plan as well as make a determination pursuant to the California Environmental Quality Act.

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE, AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 1925 E. 21<sup>ST</sup> STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

(7) 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 October 19, 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.

(8) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

(9) ADJOURNMENT

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