

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
December 21, 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.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

- a.     CONFORMITY REPORT FOR MINOR MODIFICATIONS TO GARAGE DOOR  
STYLES FOR THE PHASE II HOMES OF THE SUMMERLAND RESIDENTIAL  
PROJECT UNDER SITE PLAN AND DESIGN REVIEW 19-01

Associate Planner Agbayani gave the staff report.

Commissioner Richárd commented that she preferred new alternate garage door styles over the previously approved ones.

There were no comments from the public.

Chair Bell called for a roll call vote to receive and file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

b. SENATE BILL 9 OVERVIEW: URBAN LOT SPLITS AND TWO-UNIT PROJECTS

Director Doan and Planning Manager Ramirez gave the staff report.

The Commission asked various questions regarding implementation, monitoring, and enforcement procedures.

Staff confirmed that the City is currently working with the City Attorney's office to explore options and procedures to address these items and concerns.

Chair bell called for a roll vote to receive and file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

c. 2022 UPCOMING PROJECTS SPOTLIGHT

Associate Planner Agbayani gave the staff report.

There were no comments or questions from the Commission or the public. Chair bell called for a roll vote to receive and file the report.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

**CONSENT CALENDAR**

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

The motion carried 5/0.

**COMMISSION NEW BUSINESS**

Commissioner Richárd inquired about the status of the Tesla Tenant Improvement (TI) project at 1800 E. Spring Street and expressed her concern regarding the stacking of vehicles for the Costco Gas Station at Town Center East.

Staff provided an update on the Tesla TI and confirmed that permits are pending issuance.

Staff also confirmed that the property owner and their engineering consultants will be submitting plans in January 2022 to address the large quantity of stacking vehicles.

The Commission collectively thanked staff for their efforts during the past year and wished the public happy holidays.

Associate Engineer Saldaña provided a brief status report on the upcoming traffic calming measures to mitigate crashes at the Temple Avenue/Obispo Avenue curve adjacent to Hathaway Ridge.

**ADJOURNMENT**

It was moved by Vice Chair Parker and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 18, 2022, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 8:19 p.m.

---

Chair Perica Bell

Attest:

---

Colleen T. Doan  
Commission Secretary