



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
April 19, 2022

*** * * 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. Commissioners 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.

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, April 19, 2022, 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) **PRESENTATION**

- a. STAFF WILL PRESENT A STATUS REPORT ON A REQUEST BY THE AMERICAN UNIVERSITY OF HEALTH SCIENCES OPERATING AT 1600 E. HILL STREET, TO EXPAND THEIR CURRICULUM TO INCLUDE A SMALL PRIVATE HIGH SCHOOL IN THE FALL OF 2022, TO EXPAND THEIR MEDICAL CLINIC AND PHARMACEUTICAL SERVICES IN THE FOLLOWING YEAR 2023, AND TO INCLUDE A SCHOOL OF MEDICINE IN 2024.

(6) **PUBLIC HEARING**

- a. PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 21-08 FOR A CUSTOM ONE-STORY SINGLE-FAMILY DWELLING WITH ATTACHED AND DETACHED GARAGES ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE

Summary:

The applicant, Bozena Jaworski with RPP Architects & Associates Inc, on behalf of the property owner, Roger Vititow Family Trust, is requesting approval of Site Plan and Design Review 21-08 to construct a 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 725 square-foot two-car garage with storage area, on a vacant 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district.

Recommendations:

1. Adopt the resolution approving adoption of Mitigated Negative Declaration (MND) 032522(1):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL ADOPTING MITIGATED NEGATIVE DECLARATION 032522(1) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR SITE PLAN AND DESIGN REVIEW 21-08 FOR A NEW RESIDENTIAL PROJECT AT 1900 TEMPLE AVENUE

2. Adopt the resolution approving Site Plan and Design Review 21-08, for a custom one-story single-family dwelling:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-08 TO CONSTRUCT A ONE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND DETACHED TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT

(7) DIRECTOR'S REPORT

- a. 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual progress report on the status of the General Plan and the progress of its implementation. In addition, the City is required to submit the annual progress report to the Governor’s Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD).

Recommendation:

Receive and file.

(8) 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. PREVIOUS MINUTES

Summary:

Regular meeting of March 15, 2022.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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:

Articles compiled by staff that may be of interest to the Commission.

Recommendation:

Receive and file.

(9) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER SAVOULIAN
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR BELL

(10) ADJOURNMENT

Adjourn tonight’s meeting to the next regular meeting to be held Tuesday, May 17, 2022, 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.

AFFIDAVIT OF POSTING

I, Colleen T. Doan, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.