

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
June 11, 2013  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Chair Devon Austin  
                 Vice-Chair Rose Richárd  
                 Commissioner Tom Benson  
                 Commissioner Jane Fallon  
                 Commissioner Shannon Murphy

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Associate Planner Colleen Doan
- 3)      Assistant Planner Selena Alanis
- 4)      Assistant City Attorney Jeff Malawy
- 5)      Sr. Engineering Technician II Anthony Caraveo

In addition, there were 9 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**OATHS OF OFFICE FOR REAPPOINTED COMMISSIONERS**

The Commission Secretary administered the oaths of office for reappointed commissioners Devon Austin, Tom Benson and Shannon Murphy to serve on the Planning Commission (terms to expire on 5/31/2017).

**REORGANIZATION**

The Commission Secretary stated that nominations for the Chair were now open. Commissioner Benson nominated Commissioner Richárd. Commissioner Richárd accepted the nomination.

Chair Richárd called for nomination for Vice-Chair; Commissioner Murphy nominated Commissioner Benson. Commissioner Benson accepted the nomination.

The motion carried unanimously.

## WORKSHOPS

### 1. **CONTINUED WORKSHOP – REVISED ARCHITECTURAL TREATMENT FOR MEDICAL OFFICE BUILDING AT 845 WILLOW STREET**

Community Development Director Scott Charney indicated that since this is a continued workshop it does not require a form of notice, and Assistant Planner Selena Alanis presented the staff report.

Chair Richárd invited anyone wishing to speak on the matter to come forward.

The following members of the public spoke regarding the project:

1. Mike Snyder of Ware Malcomb Architects representing 2H Construction reviewed the plans. He stated that traveling east on Willow, which is the rear of the building, a decorative stair would be visible, they preferred to provide planting/trees along the property line but would still provide a green screen if required. The new plans allow for greater visibility of the main entry and gets the building further away from the residential area. Also, the plans would meet the requirements for parking.
2. Larry Forester spoke as a resident and expressed his thanks to the architect and developer for working with the City to make requested changes in response to DOGGR policy changes.

It was moved by Commissioner Murphy and seconded by Commissioner Fallon to come back with a public hearing to the July 2013 meeting.

The motion carried.

### 2. **PRELIMINARY PLANS FOR GAS STATION AT COSTCO AT 2200 E. WILLOW STREET**

Commissioner Murphy recused herself and took a seat as a member of the community due to her residence being within 500 feet of the subject property.

Community Development Director Scott Charney read the form of notice and presented the staff report.

Chair Richárd invited anyone wishing to speak on the matter to come forward.

The following members of the public spoke regarding the project:

1. Larry Forester stated he was strongly in favor of the project. He asked staff if this would trigger the new MS4 LID permit.
2. Jenifer Murillo, Manager of Real Estate Development for Costco, extended her thanks along with the Costco Project Manager for staff's assistance on this project. She stated that Costco is looking for ways to add value for their members. They have been learning about the challenges of this site, and have brought knowledgeable staff members to assist and answer any questions the Commission might have.

Commissioner Benson asked if they have considered two-story parking or other solutions such as expansion parking and second tier for parking. He expressed concerns about traffic flow, especially during holiday seasons and asked about the possibility of adding a third lane if there should be congestion.

Jenifer explained that in the United States, the one-story model has proved more convenient for members. They have a traffic consultant who is putting together a study as requested by the City traffic engineer.

3. Mike Noll stated he was a Costco member and commended them as a corporate partner. Other customers have asked the City when they might put in a gas station.

Commissioner Benson asked if other merchants in the shopping center had been surveyed. Staff advised that Kimco, the owner of the center, has done so. While they will be compensated, the project will also limit other future business use options. Kimco supports the Costco expansion.

Commissioner Murphy rejoined the meeting.

### PUBLIC HEARING

#### **3. CONTINUED PUBLIC HEARING - ZONING ORDINANCE AMENDMENT 13-01 AND RELATED NEGATIVE DECLARATION - TRUCKING YARD PERFORMANCE STANDARDS**

Since this is a continued public hearing it does not require a form of notice.

Associate Planner Colleen Doan presented the staff report.

Commissioner Benson expressed concern that some business owners operate without a business license and asked if there is any recourse to pay back business license fees. Staff confirmed that the annual review of compliance plans will include current business licenses.

Commissioner Fallon asked if it was possible to file a DBA without a business license.

Chair Richárd invited anyone wishing to speak on the matter to come forward.

The following members of the public spoke regarding the Zoning Ordinance Amendment 13-01:

1. Vincent Alvino, business partner with Gary Butterbaugh of Heavy Weight Transport at 1350 23<sup>rd</sup> Street. He commended staff on their research and outreach efforts and made a request to maintain the time frame for discontinuance of a nonconforming trucking yard at 180 days, consistent with all other non-conforming discontinuance time frames in the city, especially since there will now be only three trucking yards after the reclassification.
2. Mike Noll complimented staff and Commissioners on their work. He reiterated concerns about the appearance and use of trucking yards and the wear on streets and pointed out that the only revenue generated to the City is the cost of business licenses.

Commissioner Austin stated that if we have a 180 day standard for non-conforming uses, we should probably review that and explore moving toward a shorter standard time frame (either 90 or 180 days).

It was moved by Commissioner Murphy and seconded by Commissioner Fallon to waive further reading and adopt the following resolutions entitled:

Resolution No. 730-06-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 05/03/13(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 13-01

Resolution No. 731-06-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF ZONING ORDINANCE AMENDMENT 13-01 ADDING CHAPTER 20.23 "TRUCKING YARD PERFORMANCE STANDARDS," TO THE SIGNAL HILL MUNICIPAL CODE, AMENDING FOOTNOTE (LL) SECTION 20.20.020, "USE CLASSIFICATIONS" AND REPLACING THE 2006 LIST OF EXISTING TRUCKING YARDS WITH A REVISED LIST

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR BENSON;  
COMMISSIONERS AUSTIN, FALLON, AND  
MURPHY

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The motion carried.

#### **DIRECTOR'S REPORT**

##### **4. Aragon Off-Site Sign Program**

Commissioner Richárd recused herself and took a seat as a member of the community due to her residence being within 500 feet of the subject property.

Associate Planner Colleen Doan read the staff report.

It was moved by Commissioner Murphy and seconded by Commissioner Fallon to approve as submitted.

The motion carried unanimously (4/0) with Commissioner Richárd abstaining.

Commissioner Richárd rejoined the meeting.

#### **CONSENT CALENDAR**

The Community Development Director stated the following items were on the Consent Calendar for approval.

##### **5. Minutes**

**Recommendation:** Approve.

##### **6. Development Status Report**

**Recommendation:** Receive and file.

##### **7. Code Enforcement Report**

**Recommendation:** Receive and file.

It was moved by Vice-Chair Benson and seconded by Commissioner Austin to receive and file the reports.

The motion carried.

**COMMISSION NEW BUSINESS**

Commissioner Fallon asked about the closing of the Grinder Restaurant.

Commissioner Austin had observed: 1) smokers and cigarette butts at a dry area by the Roughnecks monument and potential fire danger; 2) walkers on Skyline drive walking in the street; and 3) a plant tagged near the Unity Monument. Staff will forward these inquiries to the appropriate departments.

Commissioner Benson thanked staff for following up on the variety of items.

Commissioner Murphy noted that there seem to be many fitness businesses operating in the parks and inquired about business licenses. Commissioners Benson and Murphy asked about information/hand-outs regarding business licenses for fitness businesses. Staff advised that Community Services is working on an updated park ordinance to manage activity and require permits. Staff will forward this inquiry to that department.

Commissioner Benson asked when ideas would be brought from the Sustainable City Committee (SCC) regarding the parkways. Staff advised that there will be representation from Public Works at the July SCC meeting and staff will report back to the Commission.

**ADJOURNMENT**

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn the meeting to the next regular meeting of July 9, 2013.

The motion carried.

Chair Richárd adjourned the meeting at 8:40 p.m.

  
ROSE RICHARD  
CHAIR

ATTEST:

  
SCOTT CHARNEY  
COMMISSION SECRETARY