

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
August 13, 2013
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 7:05 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Rose Richárd
 Commissioner Devon Austin
 Commissioner Jane Fallon
 Commissioner Shannon Murphy

Absent: Vice-Chair Tom Benson (excused)

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 11 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARINGS

1. COSTCO GAS STATION AT 2198 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.

Commissioner Austin asked if we had surveyed the number of cars or islands that had been put in at the Lakewood facility. Staff advised that the Costco traffic characteristics study included a variety of locations. The Director of Community Development had spoken to the Lakewood store manager who said she had not observed any problems and that there is still extra queuing capacity in the drive aisles leading to the facility.

Commissioner Fallon asked if have we been contacted by Chevron; staff advised there was no special noticing required for them and they have not contacted the City.

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

The following members of the public spoke regarding the project:

- 1) Tom Decker, resident of Willow Ridge, spoke regarding four issues:
 - a. Traffic: Traffic impacts as well as safety for pedestrians due to traffic.
 - b. Impacts to nearby businesses: Traffic flow, parking and pedestrian access.
 - c. Environmental concerns: Air quality concerns regarding idling and vapor emissions.
 - d. Quality of life: Concerns are overcrowding, ill planned zoning and urban blight. Quality of life includes space to breathe, shop, play and conduct routines of daily life. Mr. Decker reminded the Commission and City Council that their decisions may have long range impacts for the City.

Staff clarified that there is a space between the loading docks and Town Center East to allow room to maneuver for trucks. Traffic exiting the gas station will be heading other directions and will not be in direct conflict with the loading area.

- 2) Robert Jeffrey, resident of Willow Ridge, expressed concerns that at Junipero there was quite a bit of traffic. To enter Willow Ridge, drivers use the area between the broken yellow lines, and drivers exiting Costco frequently drive in that lane, resulting in head-on conflicts. A survey for that area might not have addressed this potential problem.

Staff clarified that the traffic study had evaluated the intersection near Willow Street and Junipero Avenue. Historically there have been concerns about capacity and queuing problems making left hand turns from Junipero onto Willow Street. At the new fueling area, traffic engineers anticipate the majority of traffic would exit closer to the gas station than at Junipero.

- 3) Terry Odell, Molini G2 Architecture for Costco. Mr. Odell explained that placing a pedestrian crosswalk across loading docks would require complete ADA accessibility according to California Title 24, which would be very difficult due to the grade. The sidewalks on the public streets are level and provide safe access to residences on Junipero.
- 4) Sonia Hennum, Traffic Engineer for Costco. Clarified the results of the traffic study and m.

Chair Richard asked about hours for fueling delivery, and was advised that there are one or two fuel deliveries daily but there are areas set up for the vehicles that do not impact the queuing area.

It was moved by Commissioner Austin and seconded by Commissioner Fallon to waive further reading and adopt the following four resolutions with the suggested revisions to the Conditions of Approval for CUP 13-01 and SPDR 13-03:

- 1) Resolution No. 733-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF MITIGATED NEGATIVE DECLARATION 08/02/13(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 13-03 CONDITIONAL USE PERMIT 13-01, AND SITE PLAN AND DESIGN REVIEW 13-03 FOR A COSTCO GAS STATION

- 2) Resolution No. 734-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 13-03 AMENDING CHAPTER 20.40 SP-1 TOWN CENTER EAST SPECIFIC PLAN TO INCLUDE "GASOLINE SERVICE STATION" AS A CONDITIONALLY PERMITTED USE

- 3) Resolution No. 735-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 13-01, A REQUEST TO OPERATE A GASOLINE SERVICE STATION AT 2198 E. WILLOW STREET IN THE SP-1, TOWN CENTER EAST SPECIFIC PLAN, ZONING DISTRICT

4) Resolution No. 736-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 13-03, FOR A 16 PUMP RETAIL GAS STATION LOCATED AT 2198 E. WILLOW STREET ON THE WESTERN PORTION OF THE EXISTING COSTCO RETAIL STORE SITE

The following vote resulted:

AYES: CHAIR RICHÁRD; COMMISSIONERS AUSTIN AND FALLON

NOES: NONE

ABSENT: VICE-CHAIR BENSON

ABSTAIN: COMMISSIONER MURPHY

Commissioner Murphy returned to her seat.

2. Six Month Extension of Conditional Use Permit 97-03: Signal Hill Petroleum's Consolidated Drill Sites

Community Development Director Scott Charney read the form of notice, and Associate Planner Colleen Doan read the staff report.

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

There being no testimony, Chair Richárd brought discussion back to the Commission.

Commissioner Murphy agreed with new landscape conditions and asked about consultant costs.

It was moved by Commissioner Fallon and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 737-08-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING APPROVAL OF A SIX MONTH EXTENSION OF CONDITIONAL USE PERMIT 97-03 COVERING SEVEN EXISTING CONSOLIDATED DRILLING SITES WITH OIL & GAS STORAGE, PROCESSING AND SHIPPING OPERATIONS AND A GAS TURBINE FACILITY

The motion carried 4/0.

DIRECTOR'S REPORT:

3. Housing Element Update Schedule

Associate Planner Colleen Doan read the staff report.

There being no questions from the Commission, Chair Richárd received and filed the report.

4. Beautification Award

Assistant Planner Selena Alanis read the staff report. Previous nominees were presented. After a brief discussion the 2nd, 3rd and 4th quarter nominations were made as follows:

It was moved by Commissioner Austin and seconded by Commissioner Fallon to award the 2nd quarter to 2059 Stanley Avenue.

The motion carried 3/1.

It was moved by Commissioner Fallon and seconded by Commissioner Murphy to award the 3rd quarter to Town Center East

The motion carried 4/0.

It was moved by Chair Richárd and seconded by Commissioner Fallon to award the 4th quarter to 3233 Lemon Avenue.

The motion carried 3/1.

CONSENT CALENDAR

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

5. Minutes

Recommendation: Approve.

6. City Council Follow-up

Recommendation: Receive and file.

7. Development Status Report

Recommendation: Receive and file.

8. **Code Enforcement Report**

Recommendation: Receive and file.

Commission Received and Filed Consent Calendar Items 5-8

It was moved by Commissioner Fallon and seconded by Commissioner Murphy to receive and file Consent Calendar Item Nos. 5-8.

The motion carried.

COMMISSION NEW BUSINESS

None.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Murphy to adjourn the meeting to the next regular meeting of September 10, 2013.

The motion carried.

Chair Richárd adjourned the meeting at 8:30 p.m.



ROSE RICHARD
CHAIR

ATTEST:



SCOTT CHARNEY
COMMISSION SECRETARY