



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 16, 2024

The City of Signal Hill appreciates your attendance. Citizen interest provides the Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

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.

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- 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 16, 2024 and your comment will be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER BELL
COMMISSIONER MILLER
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**(5) PUBLIC HEARING**

- a. SITE PLAN AND DESIGN REVIEW (24-02) TO CONSTRUCT A NEW ONE-STORY 2,343 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND A DETACHED TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT.

Summary:

Due to the pending expiration of the previously approved Site Plan and Design Review (SPDR) 21-08, Bozena Jaworski with DCS - Design Construction Services, Inc. as the authorized agent for the Roger Vititow Family Trust (Applicant), is requesting approval for a new SPDR (24-02) for the following project previously approved by Planning Commission on April 19, 2022. A new 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 (Project). There are no changes proposed to the previously approved Project.

In 2022, the applicant received approval for the following two discretionary actions by the Planning Commission:

- Site Plan and Design Review 21-08, for a custom one-story single-family dwelling
- Adoption of Mitigated Negative Declaration (MND) 032522(1)

Strategic Plan Goal(s):

Goal No. 3: Improve the local economy, support local businesses, and create a vibrant downtown core.

Objective 3.4: Support the redevelopment of underutilized land within the City.

Recommendation:

Adopt a resolution approving Site Plan and Design Review 24-02, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SIGNAL HILL, CALIFORNIA,
APPROVING SITE PLAN AND DESIGN REVIEW
24-02 TO CONSTRUCT A ONE-STORY
SINGLE-FAMILY DWELLING WITH AN ATTACHED
TWO-CAR GARAGE AND A DETACHED TWO-CAR
GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE
AVENUE IN THE RESIDENTIAL LOW DENSITY**

(RL) ZONING DISTRICT**(6) DIRECTOR'S REPORTS**

- a. REQUEST FOR PROPOSALS TO PREPARE AN ECONOMIC ANALYSIS AND LAND USE STUDY FOR THREE PROPOSED OPPORTUNITY STUDY AREAS

Summary:

Staff will present an update on the City Council approval to circulate a Request for Proposals to prepare an economic analysis and land use study for three proposed Opportunity Study Areas.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

Recommendation:

Receive and file.

(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. PREVIOUS MINUTES

Summary:

Regular meeting of March 19, 2024.

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.

(8) COMMISSION NEW BUSINESS

COMMISSIONER PARKER
COMMISSIONER MILLER
COMMISSIONER BELL
VICE CHAIR SAVOULIAN
CHAIR WILSON

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, May 21, 2024, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

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.