



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
November 15, 2016

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

Meetings commence at 7:00 p.m. 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 and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and the Signal Hill Community Center on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair may take agenda items out of order and will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR AUSTIN  
VICE CHAIR MURPHY  
COMMISSIONER BENSON  
COMMISSIONER FALLON  
COMMISSIONER RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

a. Conditional Use Permit 16-03 to Operate an Automotive Collision and Repair Center as an Auto Center Accessory Use at 2750 Rose Avenue in the GI, General Industrial Zoning District

Summary: The applicant, Ray Neveau, owner of Class Auto Center Inc. for Mercedes Benz of Long Beach, is requesting approval to operate an automotive collision and repair center in a 12,000-square-foot tenant space in an existing industrial building at 2750 Rose Avenue in the GI, General Industrial zoning district. Specific actions to be considered include:

- An Negative Declaration; and
- A Conditional Use Permit to operate an automotive collision and repair facility as an accessory use as allowed by the Auto Accessory Uses Ordinance.

Recommendations: 1. Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 11/04/16(1). 2. Waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 16-03.

(6) COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Crescent Square Street Names

Summary: The applicant and property owner, Far West Crescent LLC, is requesting Planning Commission review of four street names within the Crescent Square development.

Recommendation: Approve as submitted.

b. 2016 American Planning Association (APA) California Conference Highlights

Summary: The 2016 APA California Conference was held on Saturday, October 22nd through Tuesday, October 25th at the Pasadena Convention Center. The conference was attended by Commissioner Benson and Planning Department staff Colleen Doan and Selena Kelaher. The attendees will share highlights and their thoughts from attended sessions.

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. Minutes of the Following Meeting

Regular Meeting of October 18, 2016.

Recommendation: Approve.

b. City Council Follow-up

Summary: Attached for review is a brief summary of the City Council's actions from the October 25, 2016 and November 8, 2016 meetings.

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for 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 RICHÁRD  
COMMISSIONER FALLON  
COMMISSIONER BENSON  
VICE CHAIR MURPHY  
CHAIR AUSTIN

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, December 20, 2016 at 7:00 p.m. in the Council Chambers located at City Hall.

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.