



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
October 16, 2018

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 are audio-recorded and recordings are available through the City Clerk's Office.

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

COMMISSIONER BROOKS  
COMMISSIONER FALLON  
COMMISSIONER RICHÁRD  
VICE CHAIR WILSON  
CHAIR PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. Public Workshop #3 – Preliminary Review of a Nine-Building Industrial Development Totaling 151,075 Square Feet

Summary: Xebec Realty, as the authorized agent for Signal Hill XC, LLC, is returning for a third workshop at the request of the Planning Commission. The project is a nine-building industrial development totaling 151,075 square feet on eight acres of vacant property on two sites fronting on Walnut Avenue between Gaviota and Gundry Avenues. The property previously housed the ChemOil refinery, and consists of a six-acre site on the west side of Walnut Avenue and a two-acre site on the east side of Walnut Avenue.

This staff report will provide a summary of the status of requested items from the second workshop, and will include items needed in order to schedule the project for a Planning Commission public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony;
- 2) Recommend minor staff revisions to building design and direct staff to schedule the Site Plan and Design Review for a public hearing at a future date; and
- 3) Direct staff to complete the environmental determination and schedule the project for a public hearing.

(6) DIRECTOR'S REPORT

a. EV Charging Station Policy

Summary: Staff will highlight the EV Charging Station policy, which was developed by the Sustainable City Committee. The Committee has recommended City Council approval of the policy. Once adopted, the policy will be implemented during staff and Planning Commission reviews of development projects.

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 September 18, 2018.

Recommendation: Approve.

b. City Council Follow-up

Summary: Below for your review is 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: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS  
COMMISSIONER FALLON  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, November 20, 2018 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.