



## 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  
April 16, 2019

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 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. PRELIMINARY REVIEW OF A REQUEST TO CONSTRUCT A 274 SQUARE-FOOT SECOND-STORY ADDITION AND RENOVATE AN EXISTING SINGLE-FAMILY DWELLING AT 2060 RAYMOND AVENUE

Summary: The authorized agent, Tae Chun, for the applicant Lord Construction Inc., is requesting preliminary review of a 274 square-foot, second-story addition and renovation to an existing single-family dwelling at 2060 Raymond Avenue in the Residential Low Medium - 2 (RLM-2) zoning district.

Recommendations:

- 1) Open the public workshop and receive testimony; and
- 2) Provide comments and direction as deemed appropriate.

(6) PUBLIC HEARING

a. SITE PLAN AND DESIGN REVIEW 19-07 A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR LONG BEACH BMW TO ADD NEW SIGNS TO ACCOMMODATE THE MINI DEALERSHIP RELOCATING ONTO THE BMW SITE AT 1660 E. SPRING STREET

Summary: The Long Beach MINI dealership intends to relocate from their current location at 2998 Cherry Avenue to the Long Beach BMW dealership site at 1660 E. Spring Street. They are proposing modifications to the existing BMW sign program to accommodate the MINI dealership. The Commission will review the sign modifications under Site Plan and Design Review.

Recommendation: Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-07, A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR LONG BEACH BMW TO ADD NEW SIGNS TO ACCOMMODATE THE MINI DEALERSHIP RELOCATING ONTO THE BMW SITE AT 1660 E. SPRING STREET IN THE AUTO CENTER SPECIFIC PLAN SP-4 ZONING DISTRICT

b. PROPOSAL TO DEMOLISH TWO EXISTING SINGLE-FAMILY DWELLINGS AT 1365 AND 1387 E. 23RD STREET AND CONSTRUCT 16 NEW DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS

Summary: The applicant, Matt Hamilton as agent for Project Verve, LLC, is requesting a public hearing to approve plans to demolish two existing one-story single-family dwellings at 1365 and 1387 E. 23<sup>rd</sup> Street, and construct 16 new detached two-story, single-family dwellings on an approximate 0.96-acre site located on the north side of E. 23<sup>rd</sup> Street between Orange Avenue and Walnut Avenue. The proposal includes:

- Mitigated Negative Declaration 04/05/19(1);
- Zoning Ordinance Amendment 19-01, to rezone the site and create a new Summerland Residential Specific Plan (SP-22);
- Tentative Tract Map 82304, to create 17 lots (16 for residences and one lettered lot for common area); and

Site Plan and Design Review 19-01, for the site plan and architectural designs

Recommendations:

1) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 04/05/19(1) RELATIVE TO ZONING ORDINANCE AMENDMENT 19-01, TENTATIVE TRACT MAP 82304, AND SITE PLAN AND DESIGN REVIEW 19-01, FOR THE SUMMERLAND RESIDENTIAL DEVELOPMENT (SP-22)

2) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 19-01, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 0.96-ACRE SITE AT 1365 AND 1387 E. 23RD STREET FROM RESIDENTIAL HIGH DENSITY (RH) TO SUMMERLAND RESIDENTIAL SPECIFIC PLAN (SP-22) AND

ADDING CHAPTER 20.27, SUMMERLAND RESIDENTIAL SPECIFIC PLAN (SP-22) TO THE SIGNAL HILL MUNICIPAL CODE ESTABLISHING DEVELOPMENT STANDARDS FOR THE SITE

3) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 82304, A REQUEST TO SUBDIVIDE AN APPROXIMATE 0.96-ACRE SITE LOCATED AT 1365 AND 1387 E. 23RD STREET FOR A TOTAL OF 17 LOTS - 16 FOR RESIDENCES AND ONE LETTERED LOT FOR COMMON AREA AND A PRIVATE DRIVEWAY

4) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 19-01, A REQUEST TO DEMOLISH TWO EXISTING SINGLE-FAMILY DWELLINGS AT 1365 AND 1387 E. 23RD STREET AND CONSTRUCT 16 DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS ON AN APPROXIMATE 0.96-ACRE SITE

(7) DIRECTOR'S REPORTS

a. MODIFICATION OF THE DESIGN STANDARD FOR EXTERIOR LIGHTING IN THE AUTO CENTER SPECIFIC PLAN ZONING DISTRICT

Summary: Staff continues to receive requests from auto dealerships in the Auto Center to deviate from the historic and unified lighting fixture design for exterior lights. The requests have been based on manufacturer upgrades, availability of LED fixtures, and energy efficiency considerations. The Planning Commission will consider eliminating the existing lighting standard.

Recommendation: Modify the Auto Center Design Guidelines standard for exterior lighting to eliminate the required round Hilton Series fixtures.

b. 2018 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary: Staff will provide an update on the 2018 General Plan Annual Progress Report.

Recommendation: Receive and file.

c. DENSITY BONUS ORDINANCE ROADMAP

Summary: Staff will give an overview of the roadmap for adoption of an amendment to the Density Bonus Ordinance, implementing the last of seven programs contained in the 2013-2021 certified Housing Element.

Recommendation: Receive and file.

d. BEAUTIFICATION AWARD NOMINATION

Summary: On March 11, 2019, staff sent an email to the Planning Commission soliciting nominations for potential candidates for the Beautification Award. A nomination was received for the home at 2201 Westwind Way. As of the date of preparation of the agenda, no additional nominations have been received.

Recommendation: Select recipient.

(8) 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 March 19, 2019.

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.

(9) **COMMISSION NEW BUSINESS**

COMMISSIONER FALLON  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR RICHÁRD

(10) **ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, May 21, 2019 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.