



## 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  
November 19, 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 BELL  
COMMISSIONER BENSON  
COMMISSIONER PARKER  
VICE CHAIR RICHARD  
CHAIR WILSON

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. PRELIMINARY REVIEW OF AN 83' TALL WIRELESS COMMUNICATIONS FACILITY WITH ENHANCED TREATMENT TO RESEMBLE A PALM TREE AT 1320 E. HILL STREET

Summary: The applicant, Sequoia Development Services on behalf of Verizon Wireless, is requesting a public workshop to review preliminary plans for an 83' tall Wireless Communications Facility with enhanced treatment to resemble a palm tree, in the parking area of a site with existing commercial and industrial buildings at 1320 E. Hill Street. A new wireless facility is a conditionally permitted use, subject to Planning Commission review and City Council approval.

Recommendations:

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

(6) PUBLIC HEARING

a. SITE PLAN AND DESIGN REVIEW 19-10, A REQUEST TO CONSTRUCT A 77 SQUARE-FOOT SECOND-STORY ADDITION AT THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING AT 2300 PROMONTORY DRIVE

Summary: The applicant, Mr. Renan Listi, is requesting approval of Site Plan and Design Review 19-10, to allow construction of a 77 square-foot second-story addition at the rear of an existing two-story single-family dwelling at 2300 Promontory Drive in the Hilltop Area Specific Plan (SP-2) zoning district.

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 19-10, A REQUEST TO CONSTRUCT A 77 SQUARE-FOOT SECOND-STORY ADDITION AT THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING AT 2300 PROMONTORY DRIVE

- b. ZONING ORDINANCE AMENDMENT 19-03 LISTING BUSINESS SUPPORT SERVICE CENTER AS A PERMITTED USE IN THE TOWN CENTER EAST SPECIFIC PLAN (SP-1) ZONING DISTRICT

Summary: The applicant, Joe Bergin as authorized agent for PL SIGNAL HILL LP, is proposing to operate a UPS Store at 2520 Cherry Avenue. The proposal requires a zoning ordinance amendment to allow a business support service center as a permitted use in the Town Center East Specific Plan (SP-1) zoning district. A zoning ordinance amendment is subject to Planning Commission review and City Council approval.

Recommendation:

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 19-03 TO LIST BUSINESS SUPPORT SERVICE CENTER (SHIPPING, PRINTING, COPYING, MAILBOX RENTAL, AND SUPPLIES) AS A PERMITTED USE IN THE TOWN CENTER EAST SPECIFIC PLAN (SP-1)

(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 15, 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.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BELL  
COMMISSIONER BENSON  
COMMISSIONER PARKER  
VICE CHAIR RICHÁRD  
CHAIR WILSON

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, December 17, 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.