



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
May 21, 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 commDev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, May 21, 2024. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not 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. PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND CONDITION NUMBER THREE OF CONDITIONAL USE PERMIT 09-01 TO ALLOW AN INCREASE TO THE VOLUME OF WASTE PROCESSING AND TRANSFER FOR THE EDCO RECYCLING AND SOLID WASTE TRANSFER FACILITY LOCATED AT 2755 CALIFORNIA AVENUE IN THE GENERAL INDUSTRIAL SPECIFIC PLAN (SP-19) ZONING DISTRICT

Summary:

Form of Notice: The City published the required Notice in the Signal Tribune newspaper per Government Code §65091(a)(4) on May 10, 2024; mailed to property owners within a 300' radius of the subject site on May 10, 2024; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on or before May 10, 2024.

The applicant, EDCO Transport Services LLC (EDCO), is requesting to modify Condition Number Three of CUP 09-01 for the recycling and solid waste transfer facility (Facility) to allow an increase in the maximum permitted volume of waste that may be processed at the Facility by 1000 tons per day (tpd). This would increase the maximum allowed capacity from the existing weight limit of 1,500 tpd, to 2,500 tpd. No new construction or expansion of the Facility is proposed, all processing will be within the existing footprint of the building.

Strategic Plan Goal(s):

Goal No. 1 Ensure the city's long-term financial stability and resilience.

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

Recommendation:

Adopt a resolution recommending City Council approval of the amendment to Conditional Use Permit 09-01 for the existing recycling and solid waste transfer facility, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 09-01 FOR AN EXISTING RECYCLING AND SOLID WASTE TRANSFER FACILITY AT 2755 CALIFORNIA AVENUE AND APPROVAL OF AN ADDENDUM TO THE PREVIOUSLY CERTIFIED EIR SCH #2008081009 IN ACCORDANCE WITH

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15162.

- b. PUBLIC HEARING TO CONSIDER ZONING ORDINANCE AMENDMENT 24-02 AMENDING CHAPTER 20.58 SIGNS OF TITLE 20 ZONING OF THE SIGNAL HILL MUNICIPAL CODE FOR CONSISTENCY WITH STATE AND FEDERAL LAWS BY REMOVING LANGUAGE PERTAINING TO SIGN CONTENT, ELECTION SIGNS, PUBLIC INFORMATION SIGNS, AND ADDING REGULATIONS FOR TEMPORARY NON-COMMERICAL SIGNS, CITYWIDE; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on May 10, 2024; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on May 10, 2024.

The City's land use and zoning regulations are contained in Title 20 (Zoning) of the Signal Hill Municipal Code. The Zoning Code carries out the policies of the General Plan by providing standards and guidelines that guide the orderly development of the City. Over time, amendments to the Zoning Code are necessary to clarify existing standards, implement new ones, reflect changes in law, and address evolving land use trends. Action taken by the Planning Commission would not approve any specific development; it would amend sign requirements to be consistent with case law. Amendments to the sign code would be applicable Citywide.

Strategic Plan Goal(s):

Goal 5: High-Functioning Government

Recommendation:

Adopt a resolution recommending City Council approve ZOA 24-02, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 24-02, AMENDING CHAPTER 20.58 SIGNS OF TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE FOR CONSISTENCY WITH STATE AND FEDERAL LAWS BY REMOVING LANGUAGE PERTAINING TO SIGN CONTENT, ELECTION SIGNS, PUBLIC INFORMATION SIGNS, AND ADDING REGULATIONS FOR TEMPORARY NON-COMMERCIAL SIGNS, CITYWIDE; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

(6) 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 April 16, 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.

(7) COMMISSION NEW BUSINESS

COMMISSIONER PARKER
COMMISSIONER MILLER
COMMISSIONER BELL
VICE CHAIR SAVOULIAN
CHAIR WILSON

(8) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, June 18, 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.