

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
April 13, 2010  
7:00 P.M.**

**CALL TO ORDER**

Chair Benson called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Benson led the audience in the Pledge of Allegiance.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Chair Tom Benson  
                 Vice-Chair Murphy  
                 Commissioner Devon Austin  
                 Commissioner Jane Fallon  
                 Commissioner Rose Richárd

Absent:      None.

Staff present:

- 1)      Community Development Director Gary Jones
- 2)      Planning Manager Scott Charney
- 3)      Assistant City Attorney Jeff Malawy, Esq.
- 4)      Assistant Planner Reina Schaetzl
- 5)      Sr. Engineering Tech. II Anthony Caraveo

There were 6 people in attendance.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

## **COMMISSION SECRETARY GARY JONES INTRODUCED COMMUNITY SERVICES DIRECTOR PILAR ALCIVAR-MCCOY**

Commission Secretary Gary Jones introduced Community Services Director Pilar Alcivar-McCoy. She presented a brief presentation on her background and her vision for the Community Services Department.

### **PUBLIC HEARINGS**

**CHAIR TOM BENSON RECUSED HIMSELF DUE TO A POSSIBLE ECONOMIC CONFLICT OF INTEREST**

Immediately following the announcement of Agenda Item No. 1 Chair Benson announced he would be stepping down from the dais due to a conflict of interest which arises from his business deriving income from the applicant's business.

- 1. COMMISSION APPROVES SITE PLAN AND DESIGN REVIEW 10-03 FOR EXTERIOR IMPROVEMENTS AT 2800 CHERRY AVENUE AND RECOMMENDS CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION, ZONING ORDINANCE AMENDMENT 10-03 AND CONDITIONAL USE PERMIT 10-03 FOR AUTO BODY REPAIR AND PAINTING AT 2800 CHERRY AVENUE IN THE SP-4 AUTO CENTER SPECIFIC PLAN**

Commission Secretary Gary Jones read the form of notice.

Planning Manager Scott Charney presented the staff report.

Vice-Chair Murphy opened the public hearing and invited anyone wishing to speak on the matter to come forward.

The following individuals came forward:

1. Tom Benson, resident, spoke in favor.
2. Brad Willingham, applicant, 16982 Bolero, Huntington Beach, California, spoke in favor.

There being no further comments, Vice-Chair Murphy closed the public hearing.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt the following Resolution No. 656-04-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL  
APPROVAL OF MITIGATED NEGATIVE DECLARATION  
03/26/10(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 10-  
03, CONDITIONAL USE PERMIT 10-03 AND SITE PLAN AND  
DESIGN REVIEW 10-03**

The following vote resulted:

AYES: VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON  
AND RICHARD

NOES: NONE

ABSTAIN: CHAIR BENSON

ABSENT: NONE

The motion carried.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt the following Resolution No. 657-04-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL  
APPROVAL OF ZONING ORDINANCE AMENDMENT 10-03,  
AMENDING SIGNAL HILL MUNICIPAL CODE SECTION 20.47.025  
BY ADDING AUTOMOBILE AND LIGHT TRUCK BODY REPAIR  
AND PAINTING AS USES REQUIRING A CONDITIONAL USE  
PERMIT IN THE AUTO CENTER SPECIFIC PLAN ZONING  
DISTRICT**

The following vote resulted:

AYES: VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON  
AND RICHARD

NOES: NONE

ABSTAIN: CHAIR BENSON

ABSENT: NONE

The motion carried.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt the following Resolution No. 658-04-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL  
APPROVAL OF CONDITIONAL USE PERMIT 10-03, A REQUEST  
TO OPERATE AN AUTOMOBILE AND LIGHT TRUCK BODY  
REPAIR AND PAINTING FACILITY AT 2800 CHERRY AVENUE IN  
THE SP-4, AUTO CENTER SPECIFIC PLAN, ZONING DISTRICT**

The following vote resulted:

AYES: VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON  
AND RICHARD

NOES: NONE

ABSTAIN: CHAIR BENSON

ABSENT: NONE

The motion carried.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt the following Resolution No. 659-04-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND  
DESIGN REVIEW 10-03, A REQUEST TO CONSTRUCT EXTERIOR  
MODIFICATIONS TO AN EXISTING AUTO SALES SHOWROOM  
AND SERVICE FACILITY ON A 4.05-ACRE SITE LOCATED AT  
2800 CHERRY AVENUE IN THE SP-4, AUTO CENTER SPECIFIC  
PLAN, ZONING DISTRICT**

The following vote resulted:

AYES: VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON AND RICHARD

NOES: NONE

ABSTAIN: CHAIR BENSON

ABSENT: NONE

The motion carried.

Chair Benson resumed his seat at the dias.

**2. COMMISSION ADOPTS A RESOLUTION APPROVING SITE PLAN AND DESIGN REVIEW 10-02 FOR PACIFICWALK RESIDENTIAL DEVELOPMENT**

Commission Secretary Gary Jones read the form of notice.

Assistant Planner Reina Schaetzl presented the staff report.

Chair Benson opened the public hearing and invited anyone wishing to speak on the matter to come forward.

The following individual came forward.

1. Jim Lockington, spoke in favor.

There being for further public testimony, Chair Benson closed the public hearing.

It was moved by Vice-Chair Murphy and seconded by Commissioner Fallon to waive further reading and adopt Resolution No. 660-04-10, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 10-02, A REQUEST TO CONSTRUCT 54 THREE-STORY CONDOMINIUM DWELLING UNITS ON AN APPROXIMATELY 2.25-ACRE SITE LOCATED ON ORIZABA AVENUE NORTH OF PACIFIC COAST HIGHWAY IN THE SP-18, PACIFICWALK RESIDENTIAL SPECIFIC PLAN, ZONING DISTRICT**

The following vote resulted:

AYES: CHAIR BENSON; VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON AND RICHARD

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The motion carried.

**3. COMMISSION ADOPTS RESOLUTIONS RECOMMENDING CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION AND ADOPTION OF THE 2010 UPDATE OF THE CIRCULATION ELEMENT OF THE GENERAL PLAN**

Commission Secretary Gary Jones read the form of notice.

Assistant Planner Reina Schaetzl presented the staff report.

Chair Benson opened the public hearing and invited anyone wishing to speak on the matter to come forward. There being none, he closed the public hearing.

It was moved by Vice-Chair Murphy and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 661-04-10; entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 04/02/10(1), RELATIVE TO THE 2010 UPDATE OF THE CIRCULATION ELEMENT OF THE SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: CHAIR BENSON; VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON AND RICHARD

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The motion carried.

It was moved by Vice-Chair Murphy and seconded by Commissioner Austin to waive further reading and adopt the following Resolution No. 662-04-10; entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SIGNAL HILL, CALIFORNIA,  
RECOMMENDING CITY COUNCIL ADOPTION OF THE  
2010 UPDATE OF THE CIRCULATION ELEMENT OF THE  
SIGNAL HILL GENERAL PLAN**

The following vote resulted:

AYES: CHAIR BENSON; VICE-CHAIR MURPHY, COMMISSIONERS AUSTIN, FALLON AND RICHARD

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

The motion carried.

**COMMISSION APPROVES CONSENT CALENDAR ITEMS 4-8**

Commission Secretary Gary Jones stated the following were listed on the Consent Calendar for approval.

**4. Code Enforcement Report**

Recommendation: Receive and file.

**5. Development Status Report**

Recommendation: Receive and file.

**6. Planning Wows**

Recommendation: Receive and file.

## **7. Minutes**

**Recommendation:** Receive and file.

## **8. Commission Follow-up**

**Recommendation:** Receive and file.

## **9. Conformity Report 2475 Cherry Avenue, Fresh and Easy Market Revisions**

**Summary:** The purpose of this report is to advise the Planning Commission of modifications made to the Fresh & Easy market which is currently under construction at 2475 Cherry Avenue. During the plancheck process, revisions were made to the site plan; elevations; landscape plan and signage. Staff determined that the changes are minor in nature and do not need review at a public hearing.

Vice-Chair Murphy requested that Item No. 9 be pulled for discussion.

It was moved by Vice-Chair Murphy and seconded by Commissioner Richárd to approve Consent Calendar Items 4-8.

The motion carried.

## **COMMISSION RECEIVES AND FILES CONSENT CALENDAR ITEM NO. 9**

Vice-Chair Murphy asked for an explanation on the plan changes.

*Staff highlighted several of the changes made to the site plan, elevations & sign plan.*

It was moved by Vice-Chair Murphy and seconded by Commissioner Richard to receive and file Consent Calendar Item No. 9.

The motion carried.

## **COMMISSION NEW BUSINESS**

Commissioner Richard reported on her attendance at the League of California Cities Planners Institute conference in Monterrey in March.

## **PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**ADJOURNMENT**

It was moved by Commissioner Fallon and seconded by Commissioner Austin to adjourn to the next regular meeting of the Planning Commission to be held Tuesday, May 11, 2010.

The motion carried.

Chair Benson adjourned the meeting at 8:00 p.m.

---

TOM BENSON  
CHAIR

ATTEST:

---

GARY JONES  
COMMISSION SECRETARY