



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION
April 9, 2013**

7:00 p.m.

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community.

Regularly scheduled meetings are held the 2nd Tuesday of every month at 7:00 p.m. 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 at the Library on the Friday afternoon prior to the Commission meeting. During the meeting, the Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair 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.

CALL TO ORDER

ROLL CALL

Commissioner Benson
Commissioner Fallon
Commissioner Murphy
Vice-Chair Richárd
Chair Austin

PLEDGE OF ALLEGIANCE

The Chair will lead the audience in reciting the Pledge of Allegiance.

PRESENTATIONS AND AWARDS

This Quarter's recipient of the Planning Commission's Beautification Award is the new Signal Hill police facility located at 2745 Walnut Avenue. The facility is seeking LEED certification for its green building design; however, the beauty of the architecture and landscaping are the focus of the award. The entry area features tall ceilings and ceiling high windows. The use of natural light is maximized throughout and the exterior has native and drought tolerant plants and sky blue roofing. The site has beautiful views from the inside and out.

PUBLIC BUSINESS FROM THE FLOOR

Matters of general concern, which are not on the agenda, can be addressed during this portion of the meeting, and also before adjournment. However, State law (Government Code Section 54959 et seq.) prohibits the Planning Commission from acting upon any item not contained in the agenda.

WORKSHOPS

1. Revised Architectural Treatment for Medical Office Building at 845 Willow Street

Summary: The applicant, Ware Malcomb for 2H Construction, is requesting review of plans for a two-story, 18,994 square foot medical office building on a 1.32 acre site at 845 Willow Street in the CG, Commercial General, zoning district. Plans for the project were approved in 2009 but the Site Plan and Design Review approval has since expired. The site plan has been modified to shift the building from its previous location in the rear portion of the property to a more prominent location along Willow Street. This modification was made in response to the City's interim urgency ordinance regarding development on properties with previously abandoned oil wells.

The Planning Commission reviewed the initial concept for the revised plans at a workshop in March. At that time, the Commission requested changes to the architectural treatment of the elevation facing Willow Street. The applicant is currently preparing alternatives in response to Commission direction and will present them to the Commission at the workshop.

Recommendation: Receive public comment and provide direction as deemed appropriate.

2. Trucking Yard Draft Compliance Plans and Use Reclassifications

Summary: In 2006, due to nuisance concerns related to trucking yards, the City Council adopted a trucking yard Ordinance and concurrently established a list of twelve existing trucking yard properties. Performance standards were adopted for new trucking yards, but none were established for existing trucking yards. In 2012, due to complaints about operations, the City Council directed the Planning Commission to develop performance standards for existing trucking yards. Since that time, staff has conducted two workshops, completed extensive research and outreach to property and business owners, and prepared draft compliance plans. The property research indicates that only a few of the businesses on the existing trucking yard list actually fit the City's definition of a trucking yard. In preparation for the third workshop, staff has met with or spoken to nearly all the property owners and tenants in an effort to better understand their business operations. Staff will review these details for each property as well as the City's definitions for trucking yards, storage yards and other types of yards. The workshop format is used to encourage public participation, clarification and discussion on the topic.

Recommendation: Receive public comment and provide direction as deemed appropriate.

3. Construction Time Limits

Summary: The Planning Commission will revisit construction time limits, including possible performance standards, extensions, fees and penalties.

Recommendation: Open the workshop; receive testimony and direct staff to proceed in drafting a regulatory response based on the recommendations of the Commission.

DIRECTOR'S REPORT

4. General Plan Annual Progress Report Update

Summary: Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation.

Recommendation: Receive and file the 2012 General Plan Progress Report sent to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

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.

5. Minutes

Recommendation: Approve.

6. Development Status Report

Recommendation: Receive and file.

7. Code Enforcement Report

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Commissioner Benson

Commissioner Fallon

Commissioner Murphy

Vice-Chair Richárd

Chair Austin

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, May 14, 2013 at 7:00 p.m. in the Council Chambers located at City Hall.

If you need special assistance beyond what is normally provided to participate in Commission 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.