



## **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 MEETING OF THE PLANNING COMMISSION  
June 11, 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 2<sup>nd</sup> 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.

## **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.

## **OATHS OF OFFICE FOR REAPPOINTED COMMISSIONERS**

Commission Secretary Scott Charney will administer the Oath of Office for reappointed Commissioners Devon Austin, Tom Benson and Shannon Murphy.

## **REORGANIZATION**

Annually, at this time, the Commission selects members to serve one-year terms as Chair and Vice-Chair. The Community Development Director will call for nominations for Chair, and once seated, the Chair will call for nominations for Vice-Chair to serve the 2013/14 term of office.

## **WORKSHOPS**

### **1. Continued Workshop - Revised Architectural Treatment for Medical Office Building at 845 Willow Street**

**Summary:** The applicant, Ware Malcomb for 2H Construction, requested a preliminary review of revised plans for a two-story medical office at 845 Willow Street in the SP-1, Town Center Specific Plan zoning district. The applicant has submitted revised plans and staff will present the changes.

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

### **2. Workshop - Preliminary Plans for Gas Station at Costco at 2200 E. Willow Street**

**Summary:** The applicant, Costco Wholesale, is requesting a workshop review of preliminary plans to add a gas station at the existing Costco retail store located at 2200 E. Willow Street. The 16 pump facility is proposed on the western portion of the site.

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

## **PUBLIC HEARING**

### **3. Continued Public Hearing - Zoning Ordinance Amendment 13-01 and Related Negative Declaration - Trucking Yard Performance Standards**

**Summary:** In 2006, the City Council adopted a trucking yard Ordinance and established a list of twelve existing trucking yards. The Ordinance had performance standards for new trucking yards, but none for existing trucking yards. In 2012, due to complaints, the City Council directed the Planning Commission to develop performance standards for existing trucking yards. Following three workshops, extensive research and outreach to property and business owners, staff prepared a draft ordinance amendment with performance standards for all trucking yards, revised the list of existing trucking yards and prepared twelve compliance plans. The ordinance was reviewed at the May 14, 2013 Planning Commission meeting and continued to the June 11, 2013 meeting for minor refinement.

**Recommendations:** 1) Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 05/03/13(1); and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-01.

## **DIRECTOR'S REPORT**

### **4. Aragon Off-Site Sign Program**

**Summary:** The applicant, MBK Homes for the Aragon housing development, is requesting approval of an off-site sign program, consisting of two signs advertising their new townhomes on Pacific Coast Highway.

**Recommendation:** Approve as submitted.

## **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 Austin  
Commissioner Benson  
Commissioner Fallon  
Commissioner Murphy  
Commissioner Richárd

**ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, July 9, 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.