



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
December 10, 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 available for review 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. Each speaker is allowed three minutes to make their comments.

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

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

PRESENTATION

The Planning Commission will present the 3rd Quarter Beautification Award to the Property Manager of KIMCO Realty for Town Center East.

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.

PUBLIC WORKSHOP

1. Single-Family Dwelling at 2799 E. 21st Street

Summary: The applicant, Bozena Jaworski of RPP Architects for Vivir Properties, is requesting a workshop review of preliminary plans for a dwelling at 2799 E. 21st Street. The proposal includes a 3,629 square foot two-story single-family four bedrooms, four and a half bathrooms and an 826 square foot attached three-car garage.

Recommendations: 1) open the public workshop and receive testimony; and 2) direct the applicant to make revisions as deemed appropriate.

PUBLIC HEARINGS

2. Zoning Ordinance Amendment 13-05 and Related Negative Declaration – Operational and Development Standards for Emergency Shelters

Summary: In accordance with Government Code Section 65583(a)(4)(A), the City is proposing to amend Title 20 (Zoning) of the Signal Hill Municipal Code to:

- Add the State definition for emergency shelters for the homeless.
- Allow emergency shelters providing up to sixteen beds as a permitted use by right, in the CG (Commercial General) zone and allow additional facilities/beds under a conditional use permit in the CG zone.
- Adopt operational and development standards for emergency shelters as allowed by law.

Recommendations: 1) waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 11/29/13(1); and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-05.

3. Chipotle Restaurant, Starbucks Restaurant with a Drive-Thru, Sprint Retail Store, and Bank of America ATMs at the Signal Hill Gateway Center

Summary: The applicant, Perkowitz+Ruth for Signal Hill Petroleum/Signal Hill Gateway LLC, is requesting approval to construct a 6,500 square-foot building at 999 E. Spring Street in the SP-6, Commercial Corridor Specific Plan, zoning district. The retail/restaurant building pad will complete development of the Signal Hill Gateway Center. The new tenants include:

- Chipotle with an outdoor dining/seating area
- Starbucks with an outdoor dining/seating area
- Sprint
- Bank of America freestanding ATMs

Recommendations: 1) waive further reading and approve Site Plan and Design Review 13-06; and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-06; 3) waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 13-03; 4) waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 13-04; and 5) waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 13-05.

DIRECTOR'S REPORT

4. CUP 97-03 Signal Hill Petroleum Drill Sites Landscape Improvements

Summary: The Planning Commission will review proposed maintenance and landscape improvements for the seven Signal Hill Petroleum drill sites as required in conditions 24-26 for CUP 97-03.

Recommendation: Approve the proposed improvements for each of the seven drill sites to be installed within 45 days as stipulated in CUP 97-03.

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. City Council Follow-up

Recommendation: Receive and file.

7. Development Status Report

Recommendation: Receive and file.

8. Code Enforcement Report

Recommendation: Receive and file.

9. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Commissioner Austin

Commissioner Fallon

Commissioner Murphy

Vice-Chair Benson

Chair Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, January 14, 2014 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.