



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 8, 2014**

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 Community Development 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.

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 HEARING

1. New BMW Dealership at 1660 E. Spring Street

Summary: Sonic Automotive, Inc. is proposing to construct a BMW automobile sales and service facility at an approximate 5-acre site at the southeast corner of Spring Street and Walnut Avenue. The project will be located on the vacant parcel between the existing Nissan and Honda dealerships.

Recommendations: 1) waive further reading and approve Negative Declaration 03/14/14(1), relative to Site Plan and Design Review 14-01; and 2) waive further reading and approve Site Plan and Design Review 14-01.

DIRECTOR'S REPORTS

2. Certification of 2013-2021 Housing Element

Summary: The Department of Housing and Community Development completed their review and certified the 2013-2021 Housing Element. The certification qualifies the City to move to an eight year cycle for future updates and improves housing funding opportunities.

Recommendation: Receive and file.

3. Study Session Regarding Existing Yard and Open Space Regulations for Single-Family Dwellings

Summary: As a follow-up to last month's discussion regarding balconies, patios, porches and California Rooms, staff will present a second study session on existing regulations as applied to single-family dwellings. This session covers the following regulations:

- Setbacks & yards; and
- Open space

Recommendation: Receive and file.

4. 2014 Planning Commissioners Academy

Summary: The League of California Cities 2014 Planning Commissioners Academy was held on Wednesday, March 26 through Friday, March 28. The Academy was attended by Chair Richárd, Vice-Chair Benson, and Commissioner Murphy, who will share their thoughts on the Academy with the Commission and staff.

Recommendation: Receive and file.

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, May 13, 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.