



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
September 9, 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

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

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.

PRESENTATION

The Planning Commission will present the Beautification Award to the Willow Ridge Community Association.

PUBLIC WORKSHOPS

1. Conservation Corps of Long Beach Request for a Zoning Ordinance Amendment and Conditional Use Permit to Operate a Public Charter High School for Adults Ages 18-25 at 1982 Obispo Avenue

Summary: The Conservation Corps of Long Beach (CCLB) is requesting a workshop review of plans to operate a public charter high school for adults at 1982 Obispo Avenue. The school would be called the Gateway Cities Charter School. The zoning designation for the site is LI, Light Industrial. Public high school is not listed as a permitted use within the zoning district. As such, the proposal requires approval of:

- A Zoning Ordinance Amendment to:
 - List “public charter high school for adults ages 18-25” as a conditionally permitted use in the LI, Light Industrial, zoning district
 - Establish parking standards for the use
- A Conditional Use Permit to operate the facility at 1982 Obispo Avenue

Recommendations: 1) Open the public workshop and receive testimony; and 2) provide comments and direction as deemed appropriate.

2. Revised Conceptual Plans for a 3-Story 10 Unit Detached Residential Project at Pacific Coast Highway and Molino Avenue

Summary: The Planning Commission will review revised conceptual plans for a 3-story, 10 unit detached residential project in the Molino Avenue Opportunity Area of Planning Area 1 of the Pacific Coast Highway Specific Plan (SP-10), at 2599 Pacific Coast Highway (PCH). Revisions have been made based on direction from the Commission’s August 2012 workshop. The number of units

has been reduced from 14 to 10 and the residential product type is now detached single-family dwellings rather than attached units.

Recommendations: 1) Open the public workshop and receive testimony; and 2) provide comments and direction as deemed appropriate.

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.

3. Minutes of August 12, 2014 Planning Commission Meeting

Recommendation: Approve.

4. City Council Follow-up

Recommendation: Receive and file.

5. Development Status Report

Recommendation: Receive and file.

6. Code Enforcement Report

Recommendation: Receive and file.

7. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Chair Benson

Vice-Chair Fallon

Commissioner Austin

Commissioner Murphy

Commissioner Richárd

ADJOURNMENT

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