

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION**

August 10, 2010

7:00 p.m.

The City of Signal Hill appreciates your attendance. Citizen participation provides the Council, Agency and Commissions with valuable information on issues concerning the community.

The agenda is posted 72 hours before a regular meeting and 24 hours before a special meeting in accordance with S.H.M.C. 1.08.010. Regularly scheduled meetings of the Planning Commission are held on the 2nd Tuesday of every month at 7:00 p.m. The agenda and a draft set of minutes are also available on our web site after 3:00 p.m., Friday afternoon prior to the Planning Commission. Please visit us at www.cityofsignalhill.org. You may also contact the Community Development Department by email at comdev@cityofsignalhill.org or by calling (562) 989-7340.

CALL TO ORDER

ROLL CALL

Commissioner Devon Austin
Commissioner Tom Benson
Commissioner Rose Richárd
Vice-Chair Jane Fallon
Chair Shannon Murphy

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 HEARINGS

1. EDCO Administrative Terminal

Summary: The applicant, EDCO Transport Services, LLC (EDCO), is requesting approval of a truck terminal and administrative office facility on an approximately 2.5-acre site on the south side of 27th Street between California and Myrtle Avenues. The project includes office space as well as parking and a maintenance facility for the trash collection and transfer trucks that will use the EDCO Recycling and Transfer Station facility under construction nearby at 2755 California Avenue.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council certification of a Mitigated Negative Declaration; 2) Waive further reading and adopt a resolution recommending City Council approval of General Plan Amendment 10-01; 3) Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 10-01; 4) Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 10-02; 5) Waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 10-02; and 6) Waive further reading and adopt a resolution approving Site Plan and Design Review 10-01

2. 2411 Skyline Drive

Summary: The applicant, Clearwire on behalf Spanish Broadcasting Systems (SBS), is requesting approval of a third amendment to Conditional Use Permit 99-05 (CUP 99-05) for the Wireless Telecommunications Facility (WTF) located at 2411 Skyline Drive in the Hilltop Area Specific Plan Antenna Consolidation Site. The amendment modifies the inventory of antenna previously approved as part of the phased-development of the tower and serves to facilitate the addition of the Clearwire WTF.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council adoption of a Negative Declaration; and 2) Waive further reading and adopt a resolution approving a 3rd Amendment to Conditional Use Permit 99-05.

DIRECTOR'S REPORTS

3. A Resolution Finding the Acquisition of Property for Affordable Housing Development Located at 2170 Gundry Avenue Consistent with the General Plan

Summary: The Redevelopment Agency is considering the acquisition of a single lot of land occupied by an older industrial building and containing 0.195 acres of land at 2170 Gundry Avenue. The Agency is considering acquiring this parcel for future affordable housing development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2170 Gundry Avenue in conformity with the General Plan.

4. A Resolution Finding the Acquisition of Property for Auto Center of Mixed-Use Commercial Development Located at 2728 Cherry Avenue Consistent with the General Plan

Summary: The Redevelopment Agency is considering the acquisition of six lots of land occupied by two older commercial buildings and containing 0.378 acres of land at 2728 Cherry Avenue. The Agency is considering acquiring these parcels for future Auto Center or mixed-use commercial development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2728 Cherry Avenue in conformity with the General Plan.

5. A Resolution Finding the Acquisition of Property for Auto Center of Mixed-Use Commercial Development Located at 2099 East 27th Street Consistent with the General Plan

Summary:

The Redevelopment Agency is considering the acquisition of two lots of land occupied by an older two-story commercial building used for auto repair and offices, containing 0.149 acres of land and located at 2099 East 27th Street. The Agency is considering acquiring these parcels for future Auto Center or mixed-use commercial development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2099 East 27th Street in conformity with the General Plan.

6. A Resolution Finding the Acquisition of Property for Commercial Development Located at 2621 St. Louis Avenue Consistent with the General Plan

Summary: The Redevelopment Agency is considering the acquisition of two lots of paved parking lot land containing 0.155 acres of land and located at 2621 St. Louis Avenue. The subject parking lot is enclosed by a fence and is not available for use due to a neighbors' dispute. The surrounding businesses could benefit from additional employee and customer parking. The Agency is considering acquiring these parcels for parking lot or future commercial development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2621 St. Louis Avenue in conformity with the General Plan.

7. A Resolution Finding the Acquisition of Property for Commercial Development Located at 2648 Cherry Avenue Consistent with the General Plan

Summary: The Redevelopment Agency is considering the acquisition of four lots of land occupied by an older commercial building used for auto repair, containing 0.253- acres of land and located at 2648 Cherry Avenue. The Agency is considering acquiring these parcels for future commercial development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2648 Cherry Avenue in conformity with the General Plan.

8. Finding the Acquisition of Property for Future Auto Center or Mix-Use Commercial Development Located at 2757 St. Louis Avenue Consistent with the General Plan

Summary: The Redevelopment Agency is considering the acquisition of four lots of land occupied by an older industrial building and storage yard containing 0.289 acres of land and located at 2757 St. Louis Avenue. The Agency is considering acquiring these parcels for future Auto Center or mixed-use commercial development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt a resolution finding the proposed acquisition of 2757 St. Louis Avenue in conformity with the General Plan.

CONSENT CALENDAR

9. Code Enforcement Report

Recommendation: Receive and file.

10. Development Status Report

Recommendation: Receive and file.

11. Planning Wows

Recommendation: Receive and file.

12. Minutes

Recommendation: Receive and file.

13. 2550 Conformity Report – 2550 Orange Avenue

Summary: The purpose of this report is to advise the Planning Commission of the replacement of three panel antennas with three new panel antennas and three dish antennas on the monopalm at the Stadium Golf Center, 2550 Orange Avenue.

Recommendation: Receive and file.

14. 2755 California Avenue – EDCO Revisions to Recycling and Solid Waste Transfer Facility

Recommendation: Receive and file.

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.

COMMISSION NEW BUSINESS

Commissioner Devon Austin
Commissioner Tom Benson
Commissioner Rose Richárd
Vice-Chair Jane Fallon
Chair Shannon Murphy

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday September 14, 2010 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.

AFFIDAVIT OF POSTING

I, Gary Jones, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that a copy of the foregoing agenda was posted in accordance with S.H.M.C. Section 1.08.010 at least 72 hours in advance of this meeting.