



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
July 19, 2016

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

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 online and at the Community Development office and the Signal Hill Community Center on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at www.cityofsignalhill.org.

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 may take agenda items out of order and 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.

(1) CALL TO ORDER

(2) ROLL CALL

CHAIR AUSTIN
VICE-CHAIR MURPHY
COMMISSIONER BENSON
COMMISSIONER FALLON
COMMISSIONER RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PRESENTATION

The Planning Commission will present the Beautification Award to Signal Hill Petroleum Inc., the property owner of Gateway Center Pad A at 959-999 E. Spring Street for the contemporary design of the building and attractive outdoor dining and landscape.

(6) PUBLIC WORKSHOP

a. 2016 Safety Element Update

Summary: The Safety Element is part of the City's General Plan. It focuses on safety hazards and identifies policies and programs to mitigate hazards to the public. The Commission will conduct a workshop to consider updated information related to the oil field and most recent Oil Code Amendment that will be incorporated into the Safety Element Update. Key provisions include general oil field information, development of properties with abandoned oil wells, and methane mitigation.

Recommendations: 1. Open the workshop and receive public comments.
2. Provide direction as deemed appropriate.

(7) COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Crescent Square Conformity Report and Model Home and Sales Office Plans

Summary: The new applicant and property owner, Far West Crescent LLC, is requesting Planning Commission review of the modifications to the floor plans, elevations and review of model home plans for the Crescent Square development. Staff reviewed the plan modifications and determined that they

do not result in significant changes in the exterior or architectural diversity of the development and do not need review at a public hearing.

Recommendation: Approve as submitted.

b. 2016 APA California Conference

Summary: The 2016 American Planning Association (APA) California Conference will be held on Saturday, October 22 through Tuesday, October 25 at the Pasadena Convention Center in Pasadena, California. A detail schedule of conference workshops, events and meetings is provided.

The Commission had previously expressed interest in attending the APA Conference as an alternative to the Planning Commissioners Academy this year.

Recommendation: Select Commissioner(s) to attend the conference.

(8) 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.

a. Minutes of the Following Meeting

Regular Meeting of June 21, 2016.

Recommendation: Approve.

b. City Council Follow-up

Summary: Attached for review is a brief summary of the City Council's actions from the June 28, 2016 and July 12, 2016 meetings.

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(9) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER FALLON
COMMISSIONER BENSON
VICE-CHAIR MURPHY
CHAIR AUSTIN

(10) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, August 16, 2016 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City 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.