



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
March 22, 2017

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 3<sup>rd</sup> 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](http://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.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(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) PUBLIC HEARING

a. Site Plan and Design Review 17-02 – A Request to Revise Expansion Plans at an Existing Auto Dealership Sales and Service Building at 1500 E. Spring Street in the SP-4, Auto Center Specific Plan, Zoning District

Summary: The applicant, Goree Architects Inc. for Long Beach Honda, is requesting approval for revised expansion improvements at their existing auto dealership sales and service facility located at 1500 E. Spring Street within the SP-4, Auto Center Specific Plan, zoning district. The previously approved square footage amounts totaled 2,960 sq. ft. of habitable space and 2,688 sq. ft. of non-habitable space. The revised square footage amounts total 2,364 sq. ft. of habitable space and 1,873 sq. ft. of non-habitable space.

Recommendations:

1) Rescind Resolution 800-02-17, approving Site Plan and Design Review 17-01; and

2) Waive further reading and adopt a resolution approving Site Plan and Design Review 17-02.

(6) COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

a. Review of Land Use Regulations for Fitness and Training Facilities

Summary: Staff will provide an overview of the historic and current land use regulations for the various types of fitness and training facilities in the City.

Recommendation: Receive and file.

(7) 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 February 21, 2017.

Recommendation: Approve.

b. City Council Follow-up

Summary: Attached for review is a brief summary of the City Council's actions from the last two City Council 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.

(8) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD  
COMMISSIONER FALLON  
COMMISSIONER BENSON  
VICE CHAIR MURPHY  
CHAIR AUSTIN

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, April 18, 2017 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.