



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
May 16, 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 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.

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) INTRODUCTION

a. The Chair will introduce Phyllis Thorne, the new Administrative Assistant in the Community Development Department.

(6) PRESENTATION

a. The Planning Commission will present a Beautification Award to Andrew Barber for Crisell + Associates, the property owner of 2199 E. Willow Street, for the contemporary and attractive redesign of the building's exterior.

(7) PUBLIC WORKSHOP

a. Public Workshop – Single-Family Dwelling at 1900 Temple Avenue

Summary: A workshop review of plans for a new custom home at 1900 Temple Avenue. The project is subject to Site Plan and Design Review, and includes a 2,991 square-foot, two-story single-family dwelling with 4 bedrooms, 3 bathrooms and an attached 780-square-foot three-car garage on an 8,264 square-foot vacant lot in the RL, Residential Low Density, zoning district.

Recommendations:

1) Open the public workshop and receive testimony.

2) Provide direction as deemed appropriate regarding:

- The View Analysis; and
- The Site Plan and Design Review considerations.

b. Public Workshop – Revised Plans and New Specific Plan for Courtyard Residential Project

Summary: A previous project consisting of ten two- and three-story units at 1933 Temple Avenue was denied by City Council. A new application for a revised project which is all two-story and has one fewer unit has been submitted. The first review procedure for the new project is a Commission workshop. The workshop will highlight the revisions to the plans, the specific plan with proposed deviations from the underlying RH, Residential High Density, zoning, and three new view analysis reports. Staff will also provide an overview of the neighborhood meeting held February 6, 2017.

Recommendation: Receive public comments and provide direction as deemed appropriate.

- c. Public Workshop – Consideration of a Zoning Ordinance Amendment to Allow Indoor Soccer Facilities in the LI, Light Industrial, Zoning District and a Conditional Use Permit to Allow Outbreak Soccer to Operate at 2953 Obispo Avenue

Summary: The purpose of this workshop is to consider allowing indoor soccer facilities as a conditionally permitted use in the LI, Light Industrial, zoning district and to further consider a Conditional Use Permit to allow Outbreak Soccer to operate an indoor soccer facility at 2953 Obispo Avenue.

Recommendation: Receive public comments and provide direction for a future public hearing.

(8) PUBLIC HEARING

- a. Public Hearing – One Year Extension of Conditional Use Permit 97-03 for Seven Consolidated Drill Sites Owned and Operated by Signal Hill Petroleum Inc.

Summary: Signal Hill Petroleum Inc. (SHP) has a conditional use permit (CUP) for their seven consolidated drill sites. It allows oil and gas production at the seven sites as well as storage, processing, and transport of products. The CUP is set to expire on June 30, 2017. SHP has requested a one year extension to allow them to continue their oil production activities uninterrupted while discussions with staff related to a long term extension continue.

Recommendation: Waive further reading and adopt the following resolution:

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF A ONE
YEAR EXTENSION OF CONDITIONAL USE PERMIT 97-03,
COVERING SEVEN EXISTING CONSOLIDATED DRILLING**

**SITES WITH OIL AND GAS STORAGE, PROCESSING,
AND SHIPPING OPERATIONS, AND A GAS TURBINE
FACILITY**

(9) COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- a. Director's Report – Modifications to Exterior Lighting at Long Beach Honda Auto Dealership Located at 1500 E. Spring Street Within the SP-4, Auto Center Specific Plan, Zoning District

Summary: The applicant, Fred Angiuli, General Manager of Long Beach Honda, is requesting approval of modifications to the exterior lighting at the parking lot of the existing Honda auto dealership located at 1500 E. Spring Street within the SP-4, Auto Center Specific Plan, zoning district. The existing fixtures are not energy efficient and match the appearance of others in the Auto Center. The proposed fixtures are energy efficient but do not match the appearance found at the other dealerships.

Recommendation: Maintain precedence by upholding the existing Auto Center lighting design standard of round light fixtures.

(10) 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 April 18, 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 City Council meeting.

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: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(11) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER FALLON
COMMISSIONER BENSON
VICE CHAIR MURPHY
CHAIR AUSTIN

(12) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 20, 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.