



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
January 10, 2012**

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 at the Library on the Friday afternoon prior to the Commission meeting. During the meeting, the 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.

CALL TO ORDER

ROLL CALL

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

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 HEARING

1 Animal Boarding (Kennel)

Summary: The Commission will consider an amendment to the zoning ordinance revising the definition of kennel, modifying the use classification 'Animal boarding' to include animal daycare by listing both uses together as 'Animal boarding/daycare' and expanding such use to the CI, Commercial Industrial, and LI, Light Industrial, zoning districts, subject to a conditional use permit. The amendment will also revise two performance standards and add three additional standards related to the use. The Commission will also consider a conditional use permit to allow animal boarding at Bark! Bark! Grooming and Daycare of Signal Hill located at 2655 St. Louis Avenue, in the CI, Commercial Industrial, zoning district.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 12/30/11(1); 2) Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 11-06; and Waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 12-01.

DIRECTOR'S REPORTS

2. Signal Hill Library Conceptual Design

Summary: . The Planning Commission will review the conceptual site plan and elevations for the new Signal Hill Library.

Recommendations: 1) Receive public comments; and 2) Provide design related comments to be reported to City Council.

3. Housing Element Update

Summary: Staff will advise the Planning Commission of efforts to secure state certification of the City's Housing Element pursuant of Government Code Section 65583 of state law.

Recommendation: Receive and file.

4. Possible Time Limits for Completion of Construction Projects

Summary: The Planning Commission will discuss impacts associated with projects under construction for protracted periods of time and possible regulatory responses.

Recommendation: Discussion and direction as deemed appropriate regarding the possible initiation of a zoning ordinance amendment to establish a reasonable time limit for duration of construction.

5. Automated Carwash Enclosure for the Boulevard Automotive Group

Summary: The purpose of this report is to advise the Planning Commission of the Planning Department's approval of an automated carwash facility located in the rear parking lot of the Boulevard Cadillac dealership located at 2850 Cherry Avenue.

Recommendation: Receive and file.

CONSENT CALENDAR

6. Minutes

Recommendation: Receive and file.

7. Development Status Report

Recommendation: Receive and file.

8. Code Enforcement Report

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

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

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday February 14, 2012 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.