



## **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 MEETING OF THE PLANNING COMMISSION  
May 08, 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 2<sup>nd</sup> 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 Richárd  
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.

## **DIRECTOR'S REPORTS**

### **1. Aragon Conceptual Landscape and Fence Plans**

**Summary:** MBK Homes is requesting Planning Commission approval of concept landscape and fence plans for the PacificWalk condominium project north of Pacific Coast Highway at Orizaba Avenue.

**Recommendation:** Approve the conceptual landscape and fence plans subject to the following conditions:

1. Detailed landscape and irrigation plans shall be prepared consistent with all of the requirements contained in SHMC Chapter 13.10
2. The primary accent tree identified as ficus shall be replaced with an alternative variety approved by the Community Development Director (Director)
3. Fifty percent of the trees identified as primary accent trees shall be 36" box in size
4. Palm trees shall be a minimum 12' brown trunk height
5. Shrubs or fencing shall be provided to adequately screen air conditioning units along E. 19<sup>th</sup> St. and Gladys frontages as approved by the Director
6. Shrub count is subject to Director review and approval during the plan check process.

### **2. Study Session – Variances and Minor Deviations**

**Summary:** Staff will present an overview of two methods under which variations to the strict application of development standards may occur. The first method is a Variance and the second method is a Minor Deviation. Both methods are a planning resource used by the City and found under Signal Hill Municipal Code Chapter 20.84, Variances.

**Recommendation:** Receive and file.

### **3. Beautification Award Nominations**

At this time, the Commission will consider residential and commercial properties for the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Quarter Beautification Awards.

**Recommendation:** Direction as deemed appropriate.

#### **CONSENT CALENDAR**

**4. Minutes**

**Recommendation:** Receive and file.

**5. Development Status Report**

**Recommendation:** Receive and file.

**6. Code Enforcement Report**

**Recommendation:** Receive and file.

**7. Conformity Report – 1866 Stanley Avenue**

**Recommendation:** Receive and file.

**8. Conformity Report – 1898 Willow Street**

**Recommendation:** Receive and file.

#### **COMMISSION NEW BUSINESS**

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

#### **ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday May 8, 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.