



## 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  
July 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 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**

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

### 1. **Site Plan and Design Review for 2100 E. Spring Street**

**Summary:** The Glenn E. Thomas dealership is requesting approval to construct 982 square foot of new office area and a new 885 square foot outdoor deck for customer waiting area at 2100 E. Spring Street. The proposal also includes an automated carwash facility located in the rear parking lot of the dealership.

**Recommendation:** Waive further reading and adopt a resolution approving Site Plan and Design Review 12-01 for 2100 E. Spring Street

### 2. **Conditional Use Permit 02-01 for 2525 Cherry Avenue**

**Summary:** The applicant, Sprint is requesting approval to amend Conditional Use Permit (CUP) 02-01 to modify the inventory of antenna from 15 panel antenna to 9 panel antenna and one microwave dish antenna for the wireless telecommunications facility on the roof at an existing three-story office building at 2525 Cherry Avenue, in the CTC, Commercial Town Center, zoning district.

**Recommendation:** Waive further reading and adopt a resolution recommending City Council approval of an amendment to CUP 02-01 for 2525 Cherry Avenue

## DIRECTOR'S REPORT

### 3. **DEVELOPMENT OF LOW IMPACT DEVELOPMENT ORDINANCE (LID)**

**Summary:** The Commission will receive a report on the development of an ordinance regarding Low Impact Development (LID).

**Recommendation:** Direction as deemed appropriate.

## WORKSHOP

### 4. SIGNAL HILL PETROLEUM PRESENTATION REGARDING WATER INJECTION METHODS

Summary: Signal Hill Petroleum (SHP) will present information on two mineral extraction methods, commonly known as fracking and water injection.

Recommendation: Receive and file.

## 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.

### 5. Minutes

Recommendation: Receive and file.

### 6. Development Status Report

Recommendation: Receive and file.

### 7. Code Enforcement Report

Recommendation: Receive and file.

### 8. Conformity Report – 2850 Cherry Avenue – Modification to “service” sign

Recommendation: Receive and file.

## COMMISSION NEW BUSINESS

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

## ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday August 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.