



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
December 11, 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 Jane Fallon
Commissioner Shannon Murphy
Vice-Chair Rose Richard
Chair Austin

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. A Request to Construct a New Restaurant and Bar at 899 Spring Street, Perkowitz+Ruth for Applebee's and Signal Hill Petroleum

Summary: The applicant, Perkowitz+Ruth for Applebee's and Signal Hill Petroleum (SHP), is requesting approval to construct a 5,432 sq. ft. restaurant and bar at 899 E. Spring Street in the SP-6, Commercial Corridor Specific Plan, zoning district. The proposal consists of Site Plan and Design Review for the building placement, exterior treatment and signs and a Conditional Use Permit for the sale of alcoholic beverages at the facility.

Recommendations: 1) Waive further reading and adopt a resolution approving Site Plan and Design Review; and 2) waive further reading and adopt a resolution approving a Conditional Use Permit.

2. A Request to Construct a Monopalm at 2230 Lemon Avenue, Trillium Consulting for AT&T

Summary: The applicant, Trillium Consulting on behalf of AT&T Mobility, is requesting to construct and operate a wireless telecommunications facility disguised as a palm tree (monopalm) at 2230 Lemon Avenue in the LI, Light Industrial, zoning district. There is an existing paving business and another monopalm currently located on the site.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council approval of a Negative Declaration; and 2) waive further reading and adopt a resolution approving a Conditional Use Permit.

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.

3. **Minutes**

Recommendation: Receive and file.

4. **Development Status Report**

Recommendation: Receive and file.

5. **Code Enforcement Report**

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

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

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday January 8, 2013 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.