

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION
April 13, 2010
7:00 p.m.**

The City of Signal Hill appreciates your attendance. Citizen participation provides the Council, Agency and Commissions with valuable information on issues concerning the community.

The agenda is posted 72 hours before a regular meeting and 24 hours before a special meeting in accordance with S.H.M.C. 1.08.010. Regularly scheduled meetings of the Planning Commission are held on the 2nd Tuesday of every month at 7:00 p.m. The agenda and a draft set of minutes are also available on our web site after 3:00 p.m., Friday afternoon prior to the Planning Commission. Please visit us at www.cityofsignalhill.org. You may also contact the Community Development Department by email at comdev@cityofsignalhill.org or by calling (562) 989-7340.

CALL TO ORDER

ROLL CALL

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

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.

INTRODUCTION OF COMMUNITY SERVICES DIRECTOR

The City's new Community Services Director, Pilar Alcivar-McCoy will be introduced to the Planning Commission and will make a brief presentation on her background and vision for the Community Services Department and Parks and Recreation.

PUBLIC HEARINGS

1. Exterior Modifications and Conditional Use Permit for Auto Body Repair and Painting for Boulevard Buick/GMC Dealership at 2800 Cherry Avenue

Summary: Boulevard Buick/GMC is requesting approval to relocate its sales and service facility from 2850 Cherry Avenue to the adjacent dealership at 2800 Cherry Avenue. The proposal also includes relocating Boulevard's collision center facility from 3369 Cherry Avenue in Long Beach to the 2800 Cherry Avenue site.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council approval of a Mitigated Negative Declaration; 2) Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 10-03; 3) Waive further reading and adopt a resolution recommending City Council approval of a Conditional Use Permit; and 4) Waive further reading and adopt a resolution approving Site Plan and Design Review 10-03.

2. Pacific Walk Residential Specific Plan

Summary: The Site Plan and Design Review approval for the Pacific Walk condominium project includes 54 3-story, townhome-style condominium dwellings on a 2.25-acre site along Orizaba Avenue at Pacific Coast Highway (PCH) and expired in November 2009. The applicant, Jim Lockington on behalf of Lorbeer Equity Enterprises, is requesting approval of the same plans

Recommendation: Waive further reading and adopt a resolution approving Site Plan and Design Review 10-02.

3. **Circulation Element Update**

Summary: The Planning Commission will conduct a public hearing on an Update of the Circulation Element of the Signal Hill General Plan. The Circulation Element is intended to establish guidelines and policy direction for the development and maintenance of a comprehensive transportation system for the City of Signal Hill.

Recommendations: 1) Waive further reading and adopt the following resolution recommending City Council approval of a Negative Declaration; and 2) Waive further reading and adopt a resolution recommending City Council adoption of the 2010 Update of the General Plan Circulation Element.

CONSENT CALENDAR

4. **Code Enforcement Report**

Recommendation: Receive and file.

5. **Development Status Report**

Recommendation: Receive and file.

6. **Planning Wows**

Recommendation: Receive and file.

7. **Minutes**

Recommendation: Receive and file.

8. **Commission Follow-up**

Recommendation: Receive and file.

9. **Conformity Report 2475 Cherry Avenue, Fresh and Easy Market Revisions**

Summary: The purpose of this report is to advise the Planning Commission of modifications made to the Fresh & Easy market which is currently under construction at 2475 Cherry Avenue. During the plan check process, revisions were made to the site plan; elevations; landscape plan and signage. Staff determined that the changes are minor in nature and do not need review at a public hearing.

Recommendation: Receive and file.

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.

COMMISSION NEW BUSINESS

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

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday May 11, 2010 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.

AFFIDAVIT OF POSTING

I, Gary Jones, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that a copy of the foregoing agenda was posted in accordance with S.H.M.C. Section 1.08.010 at least 72 hours in advance of this meeting.