



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
May 14, 2013**

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 Benson
Commissioner Fallon
Commissioner Murphy
Vice-Chair 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.

WORKSHOP

1. Continued Workshop – Revised Architectural Treatment for Medical Office Building at 845 Willow Street

Summary: The applicant, Ware Malcomb for 2H Construction, is requesting review of plans for a two-story, 18,994 square foot medical office building on a 1.32 acre site at 845 Willow Street in the CG, Commercial General, zoning district. Plans for the project were approved in 2009 but the Site Plan and Design Review approval has since expired. The site plan has been modified to shift the building from its previous location in the rear portion of the property to a more prominent location along Willow Street. This modification was made in response to the City's interim urgency ordinance regarding development on properties with previously abandoned oil wells.

The Planning Commission reviewed the initial concept for the revised plans at workshops in March and April and requested changes to the architectural treatment of the elevation facing Willow Street. The applicant has assigned a new designer to work on elevation alternatives. The plans are not complete, however, and the applicant is requesting that the workshop be continued one more month to give staff time to review and comment on the alternatives prior to sharing them with the Commission.

Recommendation: Continue workshop to the June 11, 2013 Planning Commission meeting.

PUBLIC HEARINGS

2. Zoning Ordinance Amendment 13-01, Updated Regulations for Established and Nonconforming Trucking Yards

Summary: In 2006, due to nuisance concerns related to trucking yards, the City Council adopted a trucking yard Ordinance and concurrently established a list of twelve existing trucking yard properties. Performance standards were adopted for *new* trucking yards, but none were established for existing trucking yards. In 2012, due to complaints about operations, the City Council directed the Planning Commission to develop performance standards for existing trucking yards. Since that time, staff has conducted three workshops, completed extensive research and outreach to property and business owners, and prepared draft performance

standards and compliance plans for each property. The research indicates that only a few of the businesses on the existing trucking yard list actually fit the City's definition of a trucking yard. Staff will review the draft ordinance for established and nonconforming trucking yards as well as the draft compliance plans which are the tool for implementation of the performance standards.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 05/03/13(1); and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-01.

3. Zoning Ordinance Amendment 13-02 to Establish Construction Time Limits to Assure the Completion of Approved Projects

Summary: The Planning Commission will consider an ordinance to establish construction time limits for development projects. The ordinance will include: construction time limits based on project size and project type; provisions for time extensions; extension approval processes including a maximum of two extensions and public notification; and fees and penalties.

Recommendations: 1) Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 05/03/13(2); and 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-02; and 3) provide staff guidance regarding format for disclosure/public noticing.

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.

4. Minutes

Recommendation: Approve.

5. Development Status Report

Recommendation: Receive and file.

6. Code Enforcement Report

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

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

ADJOURNMENT

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