



## **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 9, 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 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 Austin  
Commissioner Fallon  
Commissioner Murphy  
Vice-Chair Benson  
Chair Richárd

#### **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 HEARING**

### **1. 845 Willow Medical Office Building**

**Summary:** The applicant, Ware Malcomb for 2H Construction, is requesting approval to construct a two-story, 18,994 square foot medical office building on a 1.32 acre site at 845 E. Willow Street in the CG, Commercial General, zoning district.

**Recommendation:** Waive further reading and adopt a resolution approving Site Plan and Design Review 13-02 for 845 E. Willow Street.

## **DIRECTOR'S REPORTS**

### **2. Study Session - Housing Element**

**Summary:** Staff will present the schedule for the community outreach, public review, comment and public hearings to meet the deadline for preparation and adoption of the 2013 - 2021 Housing Element.

**Recommendation:** Receive and file.

### **3. Chemoil Soil Remediation**

**Summary:** Staff will brief the Planning Commission on the vapor extraction soil remediation process currently underway at the former Chemoil refinery site at 2020 Walnut Avenue and highlight the oversight from the required environmental agencies.

**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.

**4. Minutes**

**Recommendation:** Approve.

**5. Development Status Report**

**Recommendation:** Receive and file.

**6. Code Enforcement Report**

**Recommendation:** Receive and file.

**COMMISSION NEW BUSINESS**

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

**ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, August 13, 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.