



## **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  
August 13, 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 HEARINGS**

### **1. Costco Gas Station at 2198 E. Willow Street**

**Summary:** The applicant, Costco Wholesale, is requesting approval to add a gas station at the existing Costco retail store located at 2200 E. Willow Street in the SP-1, Town Center Specific Plan zoning district. The 16 pump facility is proposed on the western portion of the site. The proposal requires the following entitlements:

- Zoning Ordinance Amendment – listing gas station as a conditionally permitted use in the SP-1 zoning district.
- Conditional Use Permit – regulating operations at the gas station.
- Site Plan and Design Review – for the pump placement, canopy design and canopy signs.

**Recommendations:** 1) Waive further reading and adopt a resolution recommending City Council approval of Mitigated Negative Declaration 08/02/13(1); 2) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 13-03; 3) waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 13-01; and 4) waive further reading and adopt a resolution approving Site Plan and Design Review 13-03.

### **2. Six Month Extension of Conditional Use Permit 97-03: Signal Hill Petroleum's Consolidated Drill Sites**

**Summary:** Signal Hill Petroleum Company (SHP) has an existing Conditional Use Permit (CUP) for seven consolidated drill sites within the city. The CUP allows for oil and gas production at each site as well as storage, processing, and shipping of these materials. The CUP was renewed in October 2002 for a ten year term, and a one year extension was granted on September 4, 2012. Staff is requesting a second CUP extension of six months to complete a comprehensive data collection and analysis of oil field operations and impacts. The comprehensive analysis is necessary to determine the scope and set the roadmap for completing the environmental review. Additional extensions may be necessary for the analysis and at least one additional extension will be needed to allow time for the environmental review.

**Recommendation:** Waive further reading and recommend City Council adopt a resolution approving a six-month extension of CUP 97-03 for Signal Hill Petroleum's Consolidated Drill Sites.

### **DIRECTOR'S REPORTS**

#### **3. Housing Element Update Schedule**

**Summary:** The new date for the first community outreach workshop is August 19, 2013. Staff will review the revised schedule for public review, comment and public hearings to meet the deadline for preparation and adoption of the 2013 - 2021 Housing Element.

**Recommendation:** Receive and file.

#### **4. Beautification Award – 2<sup>nd</sup> Quarter 2013**

**Summary:** The Planning Commission will select the 2<sup>nd</sup> Quarter Beautification Award Recipient.

**Recommendation:** Select the Beautification Award recipient.

### **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:** Approve.

#### **6. City Council Follow-up**

**Recommendation:** Receive and file.

#### **7. Development Status Report**

**Recommendation:** Receive and file.

#### **8. 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, September 10, 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.