



## 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

January 14, 2014

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 available for review at the Library on the Friday afternoon prior to the Commission meeting.

During the meeting, the Community Development 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. Each speaker is allowed three minutes make their comments.

### **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. 2799 E. 21<sup>st</sup> Street**

**Summary:** The applicant, Bozena Jaworski of RPP Architects for Vivir Properties, is requesting a review of the Site Plan and Design Review for a dwelling at 2799 E. 21st Street. The proposal includes a 3,629 square foot two-story single-family dwelling including four bedrooms, four and a half bathrooms and an 826 square foot attached three-car garage.

**Recommendation:** Waive further reading and adopt a resolution approving Site Plan and Design Review 13-05.

### **2. Signal Hill Petroleum Conditional Use Permit 97-03 Extension**

**Summary:** Signal Hill Petroleum Inc. is requesting a second six month review of their Conditional Use Permit 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. Two short extensions have been granted since then to allow time to complete a comprehensive data collection and analysis of current oil field operations. The comprehensive analysis is necessary to determine the scope and set the roadmap for completing the environmental review in consideration of a long term renewal. When the most recent extension was granted six months ago, it was anticipated that additional extensions would likely be necessary to complete the analysis and 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. Sign Program for Chipotle Restaurant, Starbucks Restaurant with a Drive-Thru, Sprint Retail Store, and Bank of America ATMs at the Signal Hill Gateway Center**

**Summary:** The applicant, Perkowitz+Ruth for Signal Hill Petroleum/Signal Hill Gateway LLC, is requesting approval of modifications to the previously approved sign program for the Signal Hill Gateway Center located on the north side of Spring Street between Atlantic Avenue and California Avenue. The modifications will allow signage for the new tenants, Chipotle, Starbucks, Sprint and Bank of America.

**Recommendation:** Approve with conditions:

- 1) Prior to building permit issuance the applicant shall demonstrate that the J-box is not visible from Spring Street or California Avenue to the satisfaction of the Director of Community Development.
- 2) Prior to building permit issuance the applicant shall provide a plan to install a rock or stone veneer to the base of the height detector to the satisfaction of the Director of Community Development. The base treatment shall complement the building architecture and be similar to the other drive-thru height detectors in the City.

### **4. 2014 Planning Commissioners Academy**

**Summary:** The League of California Cities 2014 Planning Commissioners Academy will be held on Wednesday, March 26 through Friday, March 28. There is a budget of \$1,500 for attendance at the Academy, which will be held in San Francisco. The cost per person for the full conference is \$525, and for one day registration is \$275. The Commissioners are welcome to attend, and staff would like to receive direction in order to arrange attendance and accommodations.

**Recommendation:** Provide staff with direction for attendance.

### **5. November 2014 Planning Commission Meeting Date**

**Summary:** This year, the Planning Commission meeting for November falls on a legal holiday, which is Veterans Day. In such an event, Signal Hill Municipal Code section 2.36.060 requires the meeting to be held on the next succeeding business day, which will be Wednesday, November 12, 2014.

**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.

**6. Minutes**

**Recommendation:** Approve.

**7. City Council Follow-up**

**Recommendation:** Receive and file.

**8. Development Status Report**

**Recommendation:** Receive and file.

**9. Code Enforcement Report**

**Recommendation:** Receive and file.

**10. In the News**

**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, February 11, 2014 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.