



## 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 12, 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**

Chair Benson  
Vice-Chair Fallon  
Commissioner Austin  
Commissioner Murphy  
Commissioner 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. Crescent Square Residential Development of 25 Single-Family Dwellings**

#### **Summary:**

The applicant, SummerHill Homes for Signal Hill Petroleum, is requesting a public hearing to approve plans for 25 three-story detached single-family dwellings on approximately 3.18-acres of land at the northeast corner of Walnut Avenue and Crescent Heights Street. The proposal includes:

- An Addendum to Town Center West EIR
- Vesting Tentative Tract Map No. 72594 creating 28 lots
- Zoning Ordinance Amendment 14-03 for text updates to the Specific Plan
- Site Plan & Design Review 14-04 for the site plan and architectural designs

**Recommendations:** 1) waive further reading and approve a resolution recommending City Council adoption of a Second Addendum to the Final Environmental Impact Report for Town Center West; and 2) waive further reading and approve a resolution recommending City Council approval of Vesting Tentative Tract Map No. 72594; 3) waive further reading and adopt a resolution approving Site Plan and Design Review 14-04; and 4) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 14-03.

## **DIRECTOR'S REPORTS**

### **2. Conformity Report for Retail Building at Gateway Center**

**Summary:** The purpose of this report is to advise the Planning Commission of building elevation and floor plan modifications made to the Gateway Center Pad A building which is currently under construction at 999 E. Spring Street. Staff reviewed the changes during the plan check process and determined that they do not result in significant changes in the appearance of the development and do not need review at a public hearing.

**Recommendation:** Receive and file.

**3. Save the Date for the 2015 Planning Commissioner Academy**

**Summary:** A date has been scheduled for the 2015 Planning Commissioner Academy. The event will be held from March 4-6, 2015 in Newport Beach. Because the Academy will be held in the Southern California area, expenses for travel will be significantly less and it should be possible for more of the Commissioners to attend. The cost has not yet been announced, but last year the fee for attendance for one day was \$275 per person, and \$525 for the full conference. There is a budget of \$1,500 for the Academy.

**Recommendation:** Receive and file.

**4. Status Report on Implementation of Construction Time Limit Ordinance**

**Summary:** On June 18, 2013, the City Council adopted an ordinance establishing construction time limits for development projects. The time limits are based on project size and type and have provisions for time extensions, fees and penalties. Staff will present an update on the status of implementation and review the procedures for extension requests and compliance.

**Recommendation:** Receive and file.

**5. General Plan Annual Progress Report**

**Summary:** Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. Following the most recent submittal of the status of the General Plan, the Governor's Office of Planning and Research (OPR) notified the Community Development Department that the General Plan requires further updates.

**Recommendation:** Provide direction on updating the General Plan.

**6. Beautification Award**

**Summary:** Staff received two nominations for the Beautification Award: 1) residence at 2299 Molino Avenue; and 2) Willow Ridge Community Association.

**Recommendation:** Consider any additional nominations and select recipient(s).

**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.

**7. Minutes of July 8, 2014 Planning Commission Meeting**

**Recommendation:** Approve.

**8. City Council Follow-up**

**Recommendation:** Receive and file.

**9. Development Status Report**

**Recommendation:** Receive and file.

**10. Code Enforcement Report**

**Recommendation:** Receive and file.

**11. In the News**

**Recommendation:** Receive and file.

**COMMISSION NEW BUSINESS**

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

**ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, September 9, 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.