

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
June 21, 2016
7:00 P.M.**

CALL TO ORDER

Chair Fallon called the meeting to order at 7:02 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Jane Fallon
 Vice-Chair Devon Austin
 Commissioner Tom Benson
 Commissioner Rose Richárd

Excused absence: Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Associate Planner Selena Alanis
- 4) Assistant City Attorney Gina Chung
- 5) Senior Engineering Technician Anthony Caraveo

In addition, there were 15 people in attendance.

PLEDGE OF ALLEGIANCE

Chair Fallon led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

The Beautification Award was presented to David Fender and Colin Fender of Proscape Landscape at 1446 E. Hill Street for re-landscaping the business' front yard with a stream bed, an ornamental bridge pathway and drought tolerant landscape materials such as decorative rocks and colorful plants.

REORGANIZATION

Commission Secretary Scott Charney stated that nominations for the Chair were now open. Commissioner Fallon nominated Commissioner Austin. Commissioner Austin accepted the nomination.

The following Roll Call vote resulted:

AYES: COMMISSIONERS AUSTIN, BENSON, FALLON AND RICHÁRD
NOES: NONE
ABSENT: COMMISSIONER MURPHY
ABSTAIN: NONE

Commission Secretary Scott Charney turned the meeting over to Chair Austin.

Chair Austin called for nominations for Vice-Chair. Commissioner Richárd nominated Commissioner Murphy.

The following Roll Call vote resulted:

AYES: COMMISSIONERS AUSTIN, BENSON, FALLON AND RICHÁRD
NOES: NONE
ABSENT: COMMISSIONER MURPHY
ABSTAIN: NONE

PUBLIC HEARINGS

a. [Revisions to Zoning Ordinance Amendment 16-02 Regarding Accessory Uses Associated With the Signal Hill Auto Center in Industrial Zones](#)

Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked if a notice was sent to the Auto Center Association regarding this public hearing. Staff noted that the notice was posted and published in the newspaper according to codes but will send a courtesy notice to the Auto Center Association for the upcoming City Council public hearing.

Commissioner Benson asked what impact the Zoning Ordinance Amendment 16-02 (ZOA) has on the existing vehicle storage west of the Honda Dealership. Staff

responded the ZOA would not affect Auto Center Specific Plan zoning district, only industrial zoning districts.

Chair Austin asked if the ZOA applies to properties that are owner-occupied. Staff responded the ZOA applies to all industrial zoning districts.

Chair Austin opened the public hearing.

There being no public testimony, Chair Austin closed the public hearing.

Commissioner Benson asked if the appeal process in the revised ZOA has changed. Staff advised no changes to the appeal process.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to rescind Resolution 783-04-16 and Resolution 784-04-16 (April 19, 2016 Planning Commission meeting), and to waive further reading and adopt the following resolutions:

Assistant City Attorney Gina Chung read the title of Resolution No. 789-06-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 04/08/16(2), RELATIVE TO ZONING ORDINANCE AMENDMENT 16-02, REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO PERMIT AND CONDITIONALLY PERMIT ACCESSORY USES ASSOCIATED WITH THE SIGNAL HILL AUTO CENTER IN INDUSTRIAL ZONING DISTRICTS

Assistant City Attorney Gina Chung read the title of Resolution No. 790-06-16 (subject to minor format modifications):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 16-02 REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO PERMIT AND CONDITIONALLY PERMIT ACCESSORY USES ASSOCIATED WITH THE SIGNAL HILL AUTO CENTER IN THE "CI, COMMERCIAL INDUSTRIAL", THE "LI, LIGHT INDUSTRIAL" AND THE "GI, GENERAL INDUSTRIAL" ZONING DISTRICTS

The following vote resulted:

AYES: CHAIR AUSTIN; COMMISSIONERS BENSON, FALLON AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR MURPHY

ABSTAIN: NONE

Motion carried 4/0.

b. Zoning Ordinance Amendment 16-04 Listing Alcoholic Beverage Manufacturing With or Without Tasting Rooms as Conditionally Permitted Uses in Industrial Zones and Conditional Use Permit 16-02 Allowing a Micro-brewery with Tasting Room at 1136 E. Willow Street

Community Development Director Scott Charney read the form of notice and gave an introduction, and Senior Planner Colleen Doan gave the staff report.

Commissioner Richárd asked what areas were monitored by staff for the street parking issue. Staff responded Cerritos Avenue and Lemon Avenue.

Commissioner Benson asked what methodology was used to determine the 750-foot separation from sensitive uses. Staff responded the same radius of separation was used for an alcoholic beverage store with tasting room within Signal Hill.

Commissioner Benson asked what impact the ZOA would have on the existing wine tasting room in Signal Hill. Staff responded that the ZOA is about brewing and tasting facilities in industrial zoning districts and will not impact a tasting room within a retail store.

Chair Austin opened the public hearing.

The following member of the public spoke regarding the project:

Daniel Sundstrom, applicant for the micro-brewery at 1136 E. Willow Street, thanked the Commission and staff, and shared a Press-Telegram article related to the proposed micro-brewery. Mr. Sundstrom also stated that the Alcohol Beverage Control Board also imposes separation standards from sensitive uses.

Chair Austin asked if the brewing process would take place at night. Mr. Sundstrom responded that the brewing process typically starts in the morning and lasts eight hours. Minor tasks are done throughout the day such as monitoring equipment or changing out hoses, but brewing activities will not occur at night.

There being no further public testimony, Chair Austin closed the public hearing.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to waive further reading and adopt the following resolutions:

Assistant City Attorney Gina Chung read the title of Resolution No.791-06-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF NEGATIVE DECLARATION 06/10/16(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 16-04, REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO CONDITIONALLY PERMIT ALCOHOL BEVERAGE MANUFACTURING WITH TASTING ROOMS IN THE INDUSTRIAL ZONING DISTRICTS AND CONDITIONAL USE PERMIT 16-02 TO ALLOW A BREWERY AND TASTING ROOM AT 1136 E. WILLOW STREET

Assistant City Attorney Gina Chung read the title of Resolution No. 792-06-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 16-04, REVISING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO CONDITIONALLY PERMIT ALCOHOLIC BEVERAGE MANUFACTURING WITH TASTING ROOMS IN THE "CI, COMMERCIAL INDUSTRIAL", THE "LI, LIGHT INDUSTRIAL" AND THE "GI, GENERAL INDUSTRIAL" ZONING DISTRICTS

Assistant City Attorney Gina Chung read the title of Resolution No. 793-06-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 16-02, A REQUEST TO OPERATE A BREWERY WITH ON-SITE TASTING ROOM AT 1136 E. WILLOW STREET IN THE "CI, COMMERCIAL INDUSTRIAL" ZONING DISTRICT

The following vote resulted:

AYES: CHAIR AUSTIN; COMMISSIONERS BENSON, FALLON AND RICHÁRD

NOES: NONE

ABSENT: VICE-CHAIR MURPHY

ABSTAIN: NONE

Motion carried 4/0.

Commissioner Benson welcomed Mr. Sundstrom's business to the City.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Selection of the Sustainable City Committee Planning Commission Representative and Alternate

Community Development Director Scott Charney gave the staff report.

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to appoint Commissioner Benson to serve as the Planning Commission representative and Commissioner Fallon to serve as the Planning Commission alternate.

The motion carried.

b. General Plan Safety Element Update Road Map

Associate Planner Selena Alanis gave the staff report.

Commissioner Benson asked for clarification on the number of elements. Staff responded that the State has seven mandated categories, the City of Signal Hill combined Conservation and Open Space into the Environmental Resources Element, making a total of six elements in the General Plan.

Commissioner Benson commented on the details of the Support Services and mentioned that the Long Beach Fire Department near the airport is not included. Staff encouraged the Commission to submit any comments or questions regarding the Safety Element update via email.

Chair Austin asked about the order of the element updates. Staff responded the order of the update will be Safety Element, Environmental Services and then Land Use Element as identified in the Strategic Plan.

The Commission received and filed the report.

CONSENT CALENDAR

Commissioner Benson requested that Item No. 9c be pulled for discussion.

Commission Received and Filed Consent Calendar Items Nos. 9a, 9b and 9d.

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to receive and file Consent Calendar Item Nos. 9a, 9b and 9d.

The motion carried 4/0.

Commission Received and Filed Consent Calendar Items No. 9c.

Commissioner Benson commented on several residential projects and asked how the Construction Time Limit (CTL) is enforced if project's CTL is expired. Staff will ask for input from the City Manager and recommended revisiting the Construction Time Limits at a later meeting.

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file Consent Calendar Item No. 9c.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Richárd asked about the recent activity on the vacant lot on 19th Street and Orizaba Avenue. Staff responded the vacant lot was a code enforcement case, the owner, Signal Hill Petroleum removed the fence and cleaned up the lot in response to loitering complaints received but has no current development plans for the lot.

Commissioner Richárd commented on the clean-up of 1949 Orizaba Avenue.

Commissioner Richárd and Commissioner Benson provided input on the Diamond Valley Lake water tour they attended on June 3, 2016. Commissioner Benson also commented on a Sanitation District tour he attended.

Commissioner Benson asked for an update on the dead tree on the island at 21st Street and Temple Avenue. Staff advised that they are working with Signal Hill Petroleum to resolve the issue.

Commissioner Benson announced that the Signal Hill Rotary is sponsoring the "Backpack Program" which provides Signal Hill students with school supplies and asked for people's support of the program.

Chair Austin thanked the staff for providing email updates on current news/events related to the City.

Commissioner Benson and Assistant City Attorney Gina Chung discussed research on the Controlled Substance Act.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Commissioner Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, July 19, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

Chair Austin adjourned the meeting at 8:30 p.m.

Chair

Attest:

Scott Charney
Commission Secretary