



CITY OF SIGNAL HILL

2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
November 17, 2020

* * *GOVERNOR'S EXECUTIVE ORDER N-29-20* * *
* *RE: CORONAVIRUS COVID-19* *

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA
VIDEO/TELECONFERENCE**

Meetings begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting. You may participate by:

To listen to the meeting live at 7:00 p.m.:

- Call **(408) 638-0968** (audio only) and enter meeting ID: **829-7644-7945** and pin: **516784** when prompted. If you would like to make a public comment, please notify the meeting host by pressing *9 on the telephone keypad.

To view and participate at 7:00 p.m.:

- Visit www.zoom.us on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: **829-7644-7945** and pin: **516784** when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: **829-7644-7945** and pin: **516784** when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public

comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.

- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at cdoan@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, October 20, 2020 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER WILSON
VICE CHAIR BELL
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PUBLIC WORKSHOP

- a. Preliminary Review of a Two-Building Industrial Development Totaling 24,704 Square Feet

Summary: Carrie Hoshino, DRA Architects, as the applicant for 2H Property 3060, LLC, is requesting a workshop to review preliminary plans for development of two industrial buildings on 2.2 acres of vacant property at 1450 E. 27th Street and 2655 Walnut Avenue. The intent of a Planning Commission workshop is to receive public comments and provide direction to the developer to assist in finalizing plans for a future public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony;

- 2) Provide direction as deemed appropriate for the proposal regarding Site Plan and Design Review considerations including the building placement, elevations, landscaping, and interface with adjacent properties; and
- 3) Direct the applicant to continue to work with staff to complete any outstanding items, and submit a complete set of plans for staff review prior to staff scheduling a public hearing with the Commission.

(6) PUBLIC HEARING

- a. Zoning Ordinance Amendment 20-01 and an Amendment to Conditional Use Permit 16-02 to Allow Full Service Kitchens and Food Service in Alcoholic Beverage Manufacturing Facilities With Tasting Rooms and to Allow Ten Mile Brewing Company to Install a Full Service Kitchen to Prepare and Serve Food On-Site at the Existing Brewery at 1136 E. Willow Street

Summary: The applicant, Daniel Sundstrom, owner of Ten Mile Brewing Company is proposing to amend Conditional Use Permit (CUP) 16-02 to allow installation of a full service kitchen, food preparation, and food service to improve their business model and meet COVID-19 health regulations for alcohol and food sales at 1136 E. Willow Street. Amendment of the CUP also requires amending Section 20.20.020 of the Signal Hill Municipal Code for commercial use classifications.

Recommendations:

- 1) Waive further reading and adopt the following resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 20-01 TO CONDITIONALLY PERMIT FULL SERVICE KITCHENS, FOOD PREPARATION, AND FOOD SERVICE IN ALCOHOLIC BEVERAGE MANUFACTURING FACILITIES WITH TASTING ROOMS IN THE COMMERCIAL INDUSTRIAL (CI), LIGHT INDUSTRIAL (LI), AND GENERAL INDUSTRIAL (GI) ZONING DISTRICTS

- 2) Waive further reading and adopt the following resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 16-02 TO ALLOW INSTALLATION OF A FULL SERVICE KITCHEN, FOOD PREPARATION AND FOOD SERVICE AT THE EXISTING BREWERY AT 1136 E. WILLOW STREET IN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

(7) 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.

a. Minutes of the Following Meeting

Summary: Regular Meeting of October 20, 2020.

Recommendation: Approve.

b. City Council Follow-Up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER WILSON
VICE CHAIR BELL
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, December 15, 2020 at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City 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.