



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
May 17, 2022

\* \* \* THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES. \* \* \*

Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via video/teleconference only and will not be physically open to the public. Commissioners and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom.

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](http://www.cityofsignalhill.org).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

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

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. 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](http://www.zoom.us) on your desktop computer or laptop, click on “Join a Meeting”, and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 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](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, May 17, 2022, 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 RICHÁRD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

**(3) PLEDGE OF ALLEGIANCE**

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

**(5) PRESENTATIONS**

- a. SR. BUILDING INSPECTOR KRANDA WILL MAKE A PRESENTATION CELEBRATING BUILDING SAFETY MONTH.

**(6) PUBLIC WORKSHOP**

- a. PUBLIC WORKSHOP - CONDITIONAL USE PERMIT TO OPERATE AN ALCOHOLIC BEVERAGE MANUFACTURING ESTABLISHMENT WITH TASTING ROOM AT 2698 ST. LOUIS AVENUE IN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per

Government Code Section 65091 (a)(4) on May 6, 2022; was mailed to property owners within a 300-foot radius of the subject property on or before May 6, 2022; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 on or before May 6, 2022.

The applicant, Vince Quitugua with Three Chiefs Brewing, as authorized agent on behalf of the property owner ESSEQUE LLC, is requesting a public workshop to consider a conditional use permit to operate an alcoholic beverage manufacturing establishment ("micro-brewery") with a tasting room at 2698 St. Louis Avenue in the Commercial Industrial (CI) zoning district. The intent of the Planning Commission workshop is to receive public comments and provide direction to the applicant prior to a public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony; and
- 2) Provide direction as deemed appropriate.

**(7) DIRECTOR'S REPORTS**

a. 6TH CYCLE HOUSING ELEMENT UPDATE

Summary:

Staff will report on the status of the second round of comments from the State for the 6th Cycle Housing Element Update and next steps toward certification of the final document.

Recommendation:

Receive and file.

**(8) 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. PREVIOUS MINUTES

Summary:

Regular meeting of April 19, 2022.

Recommendation:

Approve.

## b. CITY COUNCIL FOLLOW UP

Summary:

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:

Articles compiled by staff that may be of interest to the Commission.

Recommendation:

Receive and file.

**(9) COMMISSION NEW BUSINESS**

COMMISSIONER RICHÁRD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

**(10) ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 21, 2022, 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.

**AFFIDAVIT OF POSTING**

I, Colleen T. Doan, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.