



## 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  
July 19, 2022

\* \* \* Pursuant to Government Code Section 54953 (as amended by AB 361) and City Council Resolution No. 2020-03-6557, this meeting will be conducted using a hybrid meeting format in which members of the Planning Commission, members of the public, and City staff may physically attend the meeting or virtually participate by audio and/or video. To protect members of the Commission, members of the public, and City staff, face masks are encouraged but not required. The City will evaluate the current circumstances before each meeting to decide if it is safe to change COVID-19 safety protocols. \* \* \*

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).

**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.:**

- In-person: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Visit [www.zoom.us](https://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, July 19, 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 BELL  
COMMISSIONER RICHÁRD  
COMMISSIONER WILSON  
VICE CHAIR SAVOULIAN  
CHAIR PARKER

**(3) PLEDGE OF ALLEGIANCE**

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

**(5) PUBLIC HEARING**

a. PUBLIC HEARING - CONDITIONAL USE PERMIT 22-01 TO OPERATE AN ALCOHOLIC BEVERAGE MANUFACTURING ESTABLISHMENT (MICROBREWERY) 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 or before July 8, 2022; was mailed to property owners within a 300-foot radius of the subject property on or before July 8, 2022; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on or before July 8, 2022.

The applicant, Vince Quitugua with Three Chiefs Brewing, as authorized agent on behalf of the property owner ESSEQUÉ LLC, is requesting a public hearing to consider a conditional use permit to operate an alcoholic beverage manufacturing establishment (microbrewery) with a tasting room at 2698 St.

Louis Avenue in the Commercial Industrial (CI) zoning district.

Recommendation:

Adopt a resolution recommending City Council approval of Conditional Use Permit 22-01, to allow operation of an alcoholic beverage manufacturing establishment with tasting room, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 22-01 A REQUEST TO OPERATE AN ALCOHOLIC BEVERAGE MANUFACTURING ESTABLISHMENT (MICROBREWERY) WITH TASTING ROOM AT 2698 ST. LOUIS AVENUE IN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

**(6) 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 June 21, 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.

**(7) COMMISSION NEW BUSINESS**

COMMISSIONER BELL

COMMISSIONER RICHÁRD

COMMISSIONER WILSON

VICE CHAIR SAVOULIAN

CHAIR PARKER

**(8) ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, August 16, 2022, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). 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.