



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
May 17, 2016

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

Meetings commence at 7:00 p.m. 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 and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and Library on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at www.cityofsignalhill.org.

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 may take agenda items out of order and 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.

(1) CALL TO ORDER

(2) ROLL CALL

CHAIR FALLON
VICE-CHAIR AUSTIN
COMMISSIONER BENSON
COMMISSIONER MURPHY
COMMISSIONER RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. Consideration of a Zoning Ordinance Amendment to Conditionally Permit Alcohol Beverage Manufacturing and Sales with Tasting Rooms in Industrial Zones

Summary: The purpose of this workshop is to consider allowing alcoholic beverage manufacturing and sales (including micro/craft breweries, distilleries and wineries), with tasting rooms as a conditionally permitted use in the industrial zoning districts and to further consider the associated parking, development and operational standards for the use.

Recommendation: Provide direction as deemed appropriate.

(6) PUBLIC HEARING

a. The Courtyard Residential Development of 10 Condominiums and a New Specific Plan

Summary: The applicant, High Rhodes Property Group for property owner United Anglers of Southern California, is requesting a public hearing to review plans for 10 townhome condominium units on an approximate .6-acre property at 1933-1939 Temple Avenue. Since the last Planning Commission workshop, no substantial changes have been made to the plans. The proposal includes:

- Zoning Ordinance Amendment 16-03 to rezone the site and create a new Specific Plan
- Site Plan and Design Review 16-02 for the site plan and architectural designs
- Vesting Tentative Tract Map No. 74232 creating 10 condominiums
- An environmental determination Mitigated Negative Declaration 05/06/16(1)

Recommendations: 1. Waive further reading and adopt a resolution recommending City Council adoption of Mitigated Negative Declaration 05/06/16(1); 2. Waive further reading and adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 16-03; 3. Waive further reading and adopt a resolution approving Site Plan and Design Review 16-02; and 4. Waive further reading and adopt a resolution approving Tentative Tract Map No. 74232.

(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. 2016 Population and Housing Estimates

Summary: The Demographic Research Unit of the State Department of Finance has released preliminary January 1, 2016 and revised January 1, 2011-2015 population and housing estimates for California and its cities and counties.

City of Signal Hill has a total population of 11,673 and 4.9 percent vacancy rate in the 2016 population and housing estimates report.

Recommendation: Receive and file.

b. Minutes of the Following Meeting

Regular Meeting of April 19, 2016.

Recommendation: Approve.

c. City Council Follow-up

Summary: Attached for review is a brief summary on the City Council's action from the April 26, 2016 and May 10, 2016 meetings.

Recommendation: Receive and file.

d. Development Status Report

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

Recommendation: Receive and file.

e. In the News

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

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER MURPHY
COMMISSIONER BENSON
VICE-CHAIR AUSTIN
CHAIR FALLON

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, June 21, 2016 at 7:00 p.m. in the Council Chambers located at City Hall.

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.