



## 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  
June 21, 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 3<sup>rd</sup> 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](http://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) PRESENTATION

The Planning Commission will present the Beautification Award to Proscape Landscape at 1446 E. Hill Street for its innovative and unique landscaping of the property front yard.

(6) REORGANIZATION

Annually at this time, the Commission selects members to serve one-year terms as Chair and Vice-Chair. The current Chair is Jane Fallon, and the Vice-Chair is Devon Austin. Community Development Director Scott Charney will call for nominations for the Chair, and once seated the Chair will call for nominations for Vice-Chair to serve the 2016/17 term of office.

(7) PUBLIC HEARINGS

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

Summary: On May 10, 2016, the City Council reviewed Zoning Ordinance Amendment 16-02 intended to provide expanded opportunities for uses associated with the City's Auto Center. The Council referred the item back to the Planning Commission with direction to shorten the time frame for installation of permanent improvements for vehicle storage yards, with an option for a short extension. Staff has prepared an amendment in response to Council's direction as follows:

- Term I – Initial Improvements for up to three years. Amended language to require that plans for permanent improvement be submitted within one year of the initiation of the use (installation not required until the Term II).
- Short Term Extension: Added provision to provide for a one year extension of Term I improvements subject to justification and approval by the Director of Community Development.

- Term II – Permanent Improvements: Amended language to require that all permanent improvements be installed prior to commencement of Term II.
- Planning Commission Review: Added language requiring Planning Commission review of plans for permanent improvements associated with terms greater than three years.

Recommendations: 1. Rescind Resolution 783-04-16 recommending City Council approval of Negative Declaration 04/08/16(2); 2. Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 04/08/16(2); 3. Rescind Resolution 784-04-16 recommending City Council approval of Zoning Ordinance Amendment 16-02; and 4. Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 16-02.

- 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

Summary: The applicant, Daniel Sundstrom, is proposing to operate a micro-brewery with tasting room at 1136 E. Willow Street located in the CI, Commercial Industrial, zoning district. The proposal requires Planning Commission consideration of two items:

- A Zoning Ordinance Amendment to allow alcoholic beverage manufacturing including micro/craft breweries, distilleries and wineries with or without tasting rooms as a conditionally permitted use in all of the industrial zoning districts; and
- A request for a Conditional Use Permit to operate a micro-brewery and tasting room at 1136 E. Willow Street.

Recommendations: 1. Waive further reading and adopt a resolution recommending City Council approval of Negative Declaration 06/10/16(1); 2. Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 16-04; and 3. Waive further reading and adopt a resolution recommending City Council approval of Conditional Use Permit 16-02.

## (8) COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

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

Summary: For the past two years, Commissioner Tom Benson has served as a Planning Commission representative on the Sustainable City Committee (SCC). Commissioner Jane Fallon has served as an alternate. Both have devoted many hours attending SCC monthly meetings, community events and SCC field trips. Pursuant to SCC rules, the two-year terms for both members

expire on June 30, 2016. Accordingly, the Commission is asked to consider nominations and select a representative and alternate. The current representative and alternate are eligible for reappointment.

Recommendation: Select a representative and an alternate to attend SCC meetings.

b. General Plan Safety Element Update Road Map

Summary: The Safety Element is part of the City's General Plan, and focuses on safety hazards and identifies policies and programs to mitigate hazards to the public. The Safety Element is outdated. A draft update has been completed, but has not been adopted. Staff will provide a roadmap for adoption of the General Plan Safety Element.

Recommendation: Receive and file.

(9) 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

Regular Meeting of May 17, 2016.

Recommendation: Approve.

b. City Council Follow-up

Summary: Attached for review is a brief summary on the City Council's action from the May 24, 2016 and June 14, 2016 meetings.

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for 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.

(10) COMMISSION NEW BUSINESS

COMMISSIONER AUSTIN  
COMMISSIONER BENSON  
COMMISSIONER FALLON  
COMMISSIONER MURPHY  
COMMISSIONER RICHÁRD

(11) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, July 19, 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.