

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
May 17, 2016
7:00 P.M.**

CALL TO ORDER

Chair Fallon called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Jane Fallon
 Vice-Chair Devon Austin
 Commissioner Tom Benson
 Commissioner Rose Richárd
 Commissioner Shannon Murphy

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Associate Planner Selena Alanis
- 4) Assistant City Attorney Gina Chung
- 5) Senior Engineering Technician Anthony Caraveo

In addition, there were 32 people in attendance.

PLEDGE OF ALLEGIANCE

Chair Fallon led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

Mayor Woods provided a copy of the Los Angeles County Emergency Survival Guide to each Commissioner and spoke about the Map Your Neighborhood program for emergency preparedness. She also extended an invitation to the Budget Workshop, which will be held on May 31, 2016 at 6:00 p.m. at the Council Chamber.

PUBLIC WORKSHOP

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

Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

The workshop included an example project under review for a brewery and tap room in an industrial zone which was submitted along with the application for the ZOA.

Commissioner Murphy asked for clarification regarding numbers of parking spaces. Staff verified the numbers of parking spaces and noted that the parking situation for the proposed brewery at 1136 E. Willow Street will mostly likely be at non-traditional work hours (weekends, late afternoons and evenings) in an industrial zone.

Commissioner Benson asked if employees and delivery trucks are accounted for in calculating parking spaces. Staff responded that the tenant space has one roll-up loading door and the brewery would only need about two to three employees even at the busiest hours.

Vice-Chair Austin asked about outdoor seating. Staff advised the applicant is not proposing outdoor seating at this time, but there is space for some outdoor seating and other establishments may propose outdoor seating in the future.

Vice-Chair Austin asked if the ZOA would include wineries. Staff clarified that the ZOA in consideration is for the manufacturing and selling of alcoholic beverage, which will include distilleries, wineries and breweries, along with tasting rooms.

Commissioner Murphy asked about the hours of operation for food trucks. Staff responded the ZOA would not designate hours but the Conditional Use Permit (CUP) Conditions of Approval would. According to the applicant's business plan, food truck lunch hours will be limited to weekends only. Staff also advised that no problems with parking and noise complaints have been reported based on research of other cities' planning and police departments.

Commissioner Richard voiced concerns about the second location of the food truck. Staff responded that there will be no more than one food truck at any given time and agreed that they had concerns about the second location as well.

Chair Fallon opened the public workshop.

The following members of the public spoke regarding the project:

- 1) Daniel Sundstrom, applicant for the micro-brewery at 1136 E. Willow Street, thanked the Commission for considering the ZOA and was available to answer questions regarding their proposed operations.

Commissioner Murphy asked about Mr. Sundstrom's experience in operating a brewery. Mr. Sundstrom responded that he has never operated at an industrial/commercial level and commented that most breweries start at home.

Commissioner Murphy asked about the hours of operation and the Health Department standards for a brewery. Mr. Sundstrom replied the hours will

be later afternoon to evening on weekdays and lunch time to evening on weekends. He also noted that Health Department standards for breweries are not the same as for bars and restaurants as no food is prepared or served.

Commissioner Murphy inquired about the time it takes to open a micro-brewery. Mr. Sundstrom stated it takes about a year to go through the permitting process which includes Federal, State, County and City licenses.

Commissioner Richárd asked how many types of beers will be manufactured. Mr. Sundstrom stated he is planning to start with six types.

Commissioner Benson asked about employees and the parking situation. Mr. Sundstrom stated he will have three employees and parking shouldn't be an issue since the other two tenant spaces are being used for storage and future uses will have daytime hours.

Vice-Chair Austin asked if the brewing process takes place at night. Mr. Sundstrom replied that brewing/manufacturing will happen in the morning during hours when the tasting room is not open.

- 2) Jesse Sundstrom, business partner of the micro-brewery, thanked the Commission and spoke in support of the project.
- 3) Alfons Peter Johann, Signal Hill resident, spoke in support of the project and talked about the brewing process based on his own experience.
- 4) Mark McGuire, owner of the 1136-1140 E. Willow Street commercial building, spoke in support of Mr. Sundstrom's project and about his intention to keep the other two tenant spaces as storage uses for a long period of time.

The Commission complimented the recent improvements of the building and surrounding landscape areas.

- 5) Richard Taylor, Mr. Sundstrom's son-in-law, spoke in support of the project.

There being no further public testimony, Chair Fallon closed the public workshop.

Commissioner Murphy spoke in favor of the ZOA to allow micro-breweries as a permitted use. However, she is unsure about the proposal to include use of food trucks.

Commissioner Richárd spoke in favor of the ZOA and supported the idea of more micro-breweries and wineries in the future.

Vice-Chair Austin was supportive of a family-owned and small business and commented these kinds of businesses will increase social activities in Signal Hill.

She also commented on previous food truck events being unsuccessful in the City, but the CUP conditions might help with that.

Commissioner Benson applauded staff's presentation of the project and the building owner's support. He would like to see a condition added to the CUP to minimize parking issues in the future.

Commissioner Benson commented on the need for parking formulas, outdoor seating, adding structured procedures for food trucks and definition of hours of operation for the ZOA. He also wanted to compare the proposed micro-brewery to existing businesses with tasting rooms within the City.

Chair Fallon spoke in support of the ZOA and said it will encourage small businesses to come to the City.

The Commission directed staff to prepare the ZOA and CUP for the brewery for a public hearing.

PUBLIC HEARING

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

Commissioner Richárd recused herself and took a seat as a member of the audience due to a potential conflict as she resides within 500 feet of the proposed project site. City Staff Anthony Caraveo also recused himself for the same reason.

Community Development Director Scott Charney read the form of notice and gave an introduction, and Associate Planner Selena Alanis gave the staff report. Staff noted that Condition of Approval No. 16 "roof styles" is amended to read as "roof tiles (shape or color)".

Commissioner Benson asked how visitors will access the site and guest parking spaces. Staff responded that a Condition of Approval has been added for a detailed fence and wall plan to ensure adequate access is provided.

Vice-Chair Austin asked for clarification on the number of stories of the buildings. Staff clarified that there are six three-story buildings on the west and south side, and four two-story buildings on the north side.

Chair Fallon opened the public hearing.

The following members of the public spoke regarding the project:

- 1) Brad Hillgren, High Rhodes Property Group project applicant, thanked the staff's effort and the community's input for the project.

- 2) Dameon Booker, resident of 1903 Temple Avenue #325, commented on loss of property value, sunlight and airflow. Mr. Booker continued to push for the 25-foot building height requirement.
- 3) Patrick Faecke, resident of 1957 Temple Avenue #201, commented on the view impact. Mr. Faecke asked the applicant to drop the height of the southern units by one more foot and consider changing the west end buildings to 2 stories.
- 4) David Fukumoto, resident of 1903 Temple Avenue #125, commented on the loss of property value and questioned the validity of the applicant's shadow study. Mr. Fukumoto expressed his disappointment in the lack of changes since the last workshop and asked the applicant to lower the west end buildings.
- 5) Steven Flores, resident of 1957 Temple Avenue #102, commented on the loss of airflow, sunlight and view of the ocean. Mr. Flores requested flat roofs.
- 6) Alin Chitanu, resident of 1957 Temple Avenue #104, requested flat roofs. Mr. Chitanu commented on the loss of property value and questioned who will compensate for his loss.
- 7) Jan Reed, resident of 1957 Temple Avenue #101, commented on loss of property value and asked about the difference between the two plan types in terms of roof peaks and story height. She also questioned why the three-story buildings could have reduced ceiling heights but the two-story buildings did not have reduced ceiling heights.
- 8) Miruna Babatie, resident of 1957 Temple Avenue #202, shared her disappointment in the lack of changes since the last workshop and the lack of communication from the applicant regarding the residents' concerns.
- 9) Bozena Jaworski, RPP Architects for Mr. Reddy, spoke about a potential project (2750 E. 20th Street) just north of the Courtyard development and wished to work with the Courtyard applicant in developing sewer easements.
- 10) Mr. Hillgren responded to several of the residents' questions and concerns regarding the building height, shadow study, roof design and setbacks.
- 11) Mark Ferdi, High Rhodes Property Group project applicant, explained how the story poles depict the height of the buildings and talked about the hardships in lowering the building heights any further.

There being no further public testimony, Chair Fallon closed the public hearing.

Commissioner Benson complimented staff's presentation of the project and reminded the audience that the Planning Commission's role is to represent the

community and add value to the community. He noted that the Courtyard is a quality development.

Commissioner Murphy commented that infill projects are the most difficult to deal with and told the audience not to feel apologetic in voicing their opinions. She spoke in favor of the project, however, she was hoping to see more detailed color and materials board from the applicant.

Commissioner Benson commented on the process of moving the project forward.

Commissioner Murphy voiced her understanding of the nearby residents' difficulties and concerns.

Chair Fallon noted that views are very important for Signal Hill and the Commission is doing its best to minimize the impact new development has for nearby residents.

It was moved by Commissioner Murphy and seconded by Commissioner Benson to waive further reading and adopt the resolutions:

Assistant City Attorney read the title of Resolution No. 785-05-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 05/06/16(1), RELATIVE TO ZONING ORDINANCE AMENDMENT 16-03, SITE PLAN AND DESIGN REVIEW 16-02, TENTATIVE TRACT MAP 74232 FOR THE COURTYARD RESIDENTIAL DEVELOPMENT

Assistant City Attorney read the title of Resolution No. 786-05-16 (subject to Assistant City Attorney's minor format modifications):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF ZONING ORDINANCE AMENDMENT 16-03, A REQUEST TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE DESIGNATION OF AN APPROXIMATE .6-ACRE SITE AT 1933 TEMPLE AVENUE FROM "RH, RESIDENTIAL HIGH DENSITY" TO "SP-21, COURTYARD RESIDENTIAL SPECIFIC PLAN" AND ADDING CHAPTER 20.28, "SP-21, COURTYARD RESIDENTIAL SPECIFIC PLAN" TO THE SIGNAL HILL MUNICIPAL CODE TO ESTABLISH DEVELOPMENT STANDARDS

Assistant City Attorney read the title of Resolution No. 787-05-16 (as amended):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 16-02, A REQUEST TO CONSTRUCT 10 TOWNHOME-STYLE CONDOMINIUMS IN THE COURTYARD RESIDENTIAL SPECIFIC PLAN ON A .6-ACRE SITE LOCATED AT 1933 TEMPLE AVENUE

Assistant City Attorney read the title of Resolution No. 788-05-16:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 74232, A REQUEST TO SUBDIVIDE AN APPROXIMATE .6-ACRE SITE LOCATED 1933 TEMPLE AVENUE FOR 10 CONDOMINIUMS, YARDS, COMMON AREA AND A PRIVATE DRIVEWAY

The following vote resulted:

AYES: CHAIR FALLON; VICE-CHAIR AUSTIN; COMMISSIONERS BENSON AND MURPHY

NOES: NONE

ABSENT: NONE

ABSTAIN: COMMISSIONER RICHÁRD

Motion carried 4/0.

Commissioner Richárd and City Staff Anthony Caraveo returned to the dais.

CONSENT CALENDAR

Commissioner Benson requested that Item No. 7a be pulled for discussion.

Commission Received and Filed Consent Calendar Items No. 7b, 7c, 7d and 7e.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item No. 7b to 7e.

The motion carried 5/0.

Commission Received and Filed Consent Calendar Item No. 7a.

Commissioner Benson asked for clarification on the method and definitions of the housing units of the population estimates. Staff responded the Department of Finance uses a Housing Unit Survey (HUS) submitted annually to come up with the population estimates and staff will share the HUS along with the definitions with the Commission.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item No. 7a.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Benson announced that the Signal Hill Rotary has a Backpack Program and is in the process of fundraising for school supplies for students who attend Signal Hill schools.

Commissioner Benson noted that there are dead trees on the island between 21st Street and Temple Avenue. Staff responded follow-up will be done.

Commissioner Richárd announced that Applebee's is hosting a Rock for Vets event on Memorial Day, May 30, 2016, tickets are available online.

Commissioner Murphy stated she will be absent at the next Planning Commission meeting. Commissioner Murphy requested the agenda packet as one PDF file in the future.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice-Chair Austin to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, June 21, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Fallon adjourned the meeting at 9:24 p.m.

Devon Austin
Chair

Attest:

Scott Charney
Commission Secretary