

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
November 17, 2020  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Commissioner Armando Lopez  
                 Commissioner Victor Parker  
                 Commissioner Chris Wilson  
                 Vice Chair Perica Bell  
                 Chair Rose Richárd

Staff present:

- 1)      Community Development Director Colleen T. Doan
- 2)      Associate Planner Ryan Agbayani
- 3)      Economic Development Manager Elise McCaleb
- 4)      Associate Engineer Jesus Saldaña
- 5)      Assistant City Attorney HongDao Nguyen

In addition, there were 6 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC WORKSHOP**

- a.      Preliminary Review of a Two-Building Industrial Development at 1450 E 27<sup>th</sup> Street and 2655 Walnut Avenue

Community Development Director Doan read the form of notice and Economic Development Manager McCaleb gave the staff report.

Chair Richárd opened the public hearing.

Commissioner Wilson asked a clarifying question about ADA-accessible parking spaces and street improvements.

Vice Chair Bell commended the design of the project and felt that the proposed development will be good use of the vacant land.

Chair Richárd appreciated the proposed rooftop solar, and invited the applicant to come forward.

Sean Hitchcock, property owner and applicant, introduced himself and briefly talked about the design of the project.

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

It was moved by Commissioner Parker and seconded by Vice Chair Bell to bring the project to a future public hearing.

Chair Richárd called for a roll call vote. The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR BELL; COMMISSIONERS LOPEZ, PARKER, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

### **PUBLIC HEARING**

- a. Zoning Ordinance Amendment 20-01 and an Amendment to Conditional Use Permit 16-02

Community Development Director Doan read the form of notice and gave the staff report.

Chair Richárd opened the public hearing.

Vice Chair Bell asked a clarifying question regarding LA County Department of Public Health (Public Health) regulations for kitchens.

Dan Sundstrom, applicant and business owner of Ten Mile Brewing, introduced himself, outlined the current predicament that the business is facing, and yielded his time to questions.

Commissioner Parker encouraged the community to support this local business and all local business in the community.

Commissioner Wilson asked about the anticipated timeline of getting the kitchen installed.

Dan Sundstrom responded that they anticipate that the construction would be completed one month after a building permit is issued.

Vice Chair Bell commended the business for being resilient during the COVID-19 pandemic.

Commissioner Wilson suggested that the Planning Commission and/or City Council provide a letter of support to expedite Public Health's review of the commercial kitchen.

Staff confirmed that they would look into it.

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

It was moved by Commissioner Lopez and seconded by Commissioner Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 836-11-17:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 20-01 TO CONDITIONALLY PERMIT FULL SERVICE KITCHENS, FOOD PREPARATION, AND FOOD SERVICE IN ALCOHOLIC BEVERAGE MANUFACTURING FACILITIES WITH TASTING ROOMS IN THE COMMERCIAL INDUSTRIAL (CI), LIGHT INDUSTRIAL (LI), AND GENERAL INDUSTRIAL (GI) ZONING DISTRICTS

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR BELL; COMMISSIONERS LOPEZ, PARKER, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

It was moved by Commissioner Wilson and seconded by Vice Chair Bell to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 837-11-17:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 16-02 TO ALLOW INSTALLATION OF A FULL SERVICE KITCHEN, FOOD PREPARATION AND FOOD SERVICE AT THE EXISTING BREWERY AT 1136 E. WILLOW STREET IN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR BELL; COMMISSIONERS LOPEZ, PARKER, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

### **CONSENT CALENDAR**

It was moved by Commissioner Wilson and seconded by Commissioner Parker to receive and file Consent Calendar.

The motion carried 5/0.

### **COMMISSION NEW BUSINESS**

Commissioner Wilson encouraged the public to attend the socially-distanced Mayor's Clean-Up Event and Signal Hill Rotary Club "Caravan for Essential Workers" event on Saturday, November 21, 2020.

Chair Richárd wished everyone a Happy Thanksgiving.

### **ADJOURNMENT**

It was moved by Commissioner Parker and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 15, 2020, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 7:59 p.m.

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Chair Rose Richárd

Attest:

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Colleen T. Doan  
Commission Secretary