

RESOLUTION NO. XXX-08-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 26-01, FOR THE CONSTRUCTION OF A NEW 1,025 SQUARE-FOOT DRIVE-THRU COFFEE SHOP LOCATED AT 850 EAST 33RD STREET WITHIN THE GATEWAY NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT, AND ADOPTING AN ADDENDUM TO SCH# 2021030665 APPROVED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15162 AND 15164

WHEREAS, on August 5, 2025, Gurinder Kehr of Dutch Bros, LLC, submitted an application requesting approval of Site Plan and Design Review (SPDR) 26-01 to construct a new 1,025 square-foot drive-thru coffee shop at 850 East 33rd Street; and

WHEREAS, on May 11, 2021, the City Council approved a Zoning Ordinance Amendment to create the Gateway North Specific Plan (SP-12) to renovate the 135,811 square-foot existing Target store; constructing a new 177,345 square-foot self-storage facility; adding approximately 18,500 square feet of new commercial building pads; and constructing a new 5,000 square-foot drive-thru restaurant (“Project”) at a 13.63-acre site consisting of two parcels at 950 E. 33rd Street (APN 7148-005-028) and 3177 California Avenue (APN 7148-005-030) in the City of Signal Hill; and

WHEREAS, the approved SP-12 conceptual site plan contemplated a 5,000 square-foot drive-thru restaurant within Area 3; and

WHEREAS, the proposed project reduce the size of the previously approved 5,000 square-foot drive-thru restaurant with a 1,025 square-foot Dutch Bros drive-thru coffee shop and would modify elements of the approved conceptual site plan, including the building footprint, building orientation, drive-through circulation, parking configuration, trash enclosure location, and landscaping; and

WHEREAS, the proposed project has been reviewed for substantial

conformity with the Gateway Center North Specific Plan (SP-12) and the applicable requirements of Chapter 20.32 of the Signal Hill Municipal Code (SHMC); and

WHEREAS, the proposed project substantially conforms with the commercial and drive-thru use contemplated for Area Three and, with the approved Gateway Center North full buildout conceptual site plan and applicable conceptual design elements; and

WHEREAS, the City prepared an Addendum to the previously adopted Mitigated Negative Declaration (MND), State Clearinghouse No. 2021030665, to evaluate the proposed modifications to the project; and

WHEREAS, the Addendum determined that the proposed modifications would not result in a new significant environmental effect or substantially increase the severity of previously identified significant effects, and that the project remains within the scope of the previously adopted MND; and

WHEREAS, the proposed project remains subject to the previously adopted mitigation measures and Mitigation Monitoring and Reporting Program; and

WHEREAS, on August 7, 2026, notices were mailed to property owners and residents within a 300' radius, were posted and published in accordance with SHMC Section 1.08.010; and

WHEREAS, on August 18, 2026, the Planning Commission held a public hearing on the subject Site Plan and Design Review and all interested parties were given an opportunity to be heard regarding the proposed project; and

WHEREAS, the Planning Commission has reviewed the staff report, project plans, Addendum, and all other materials submitted in connection with the proposed project and has considered all testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1. The proposed project, subject to the attached Conditions of Approval, is in conformance with the Signal Hill Municipal Code, applicable development standards, and the Gateway Center North Specific Plan (SP-12). The proposed project substantially conforms with the commercial and drive-through use contemplated for Area Three and the approved Gateway Center North full buildout conceptual site plan and conceptual design elements. The proposed modifications to the conceptual site plan, including changes to the building footprint, building orientation, drive-through circulation, parking configuration, trash enclosure location, and landscaping, do not require an amendment to SP-12.

Section 2. The project site is adequate in size and shape to accommodate the proposed Dutch Bros drive-through coffee shop, associated drive-through circulation, parking, pedestrian access, landscaping, and other site improvements. The proposed site plan incorporates accessible parking spaces, pedestrian walkways, accessible routes, and an ADA-compliant driveway.

Section 3. The existing streets and access network serving the Gateway Center North commercial center are adequate to accommodate the quantity and type of traffic anticipated to be generated by the proposed use. The 2026 Traffic Operations Memorandum estimates approximately 754 daily vehicle trips, which is approximately 519 fewer daily trips than the 1,273 daily trips estimated for the 5,000 square-foot drive-through restaurant evaluated in the 2021 MND. The analysis also determined that the addition of project traffic would not change the existing operating conditions at the study intersections.

Section 4. The proposed site plan is suitable for the proposed use and incorporates site design features that support safe and efficient vehicular and pedestrian circulation. The project provides approximately 450 feet of drive-through queuing capacity, a two-lane drive-through that merge into a single service lane, a bypass lane, pedestrian walkways, and revised on-site circulation. Temporary traffic management measures will also be implemented during periods of increased drive-through demand to maintain circulation within the site and surrounding shopping center.

Section 5. The proposed use, subject to the attached Conditions of Approval, will not adversely affect adjacent properties or the permitted uses thereof. The project incorporates landscaping, site lighting, pedestrian improvements, parking and circulation improvements, and operational measures intended to maintain safe and orderly site operations. The project will also implement temporary traffic management measures during periods of increased demand to minimize potential impacts to the surrounding shopping center circulation.

Section 6. The conditions attached hereto are deemed necessary to protect the public health, safety, and general welfare of the community.

Section 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall in the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 8. Execution of Resolution. The Chair of the Signal Hill Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption thereof.

Section 9. California Environmental Quality Act. The Planning Commission hereby adopts the Addendum to the previously adopted Mitigated Negative Declaration, State Clearinghouse No. 2021030665, prepared for Site Plan and Design Review 26-01. The Addendum evaluates the proposed modifications to the previously approved project and concludes that the proposed modifications would not result in a new significant environmental effect or substantially increase the severity of previously identified significant effects. The project remains within the scope of the previously adopted Mitigated Negative Declaration, and the previously adopted mitigation measures and Mitigation Monitoring and Reporting Program shall continue to apply. The Community Development Department is hereby directed to file a Notice of Determination with the Los Angeles County Clerk within five (5) working days of project approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, hereby approves Site Plan and Design Review 26-01 and adopts the Addendum to the previously adopted Mitigated Negative Declaration, State Clearinghouse No. 2021030665, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 18th day of August 2026.

[TBD]
CHAIR

ATTEST:

GREG KAPOVICH
COMMISSION SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, Greg Kapovich, Commission Secretary do hereby certify that Resolution No. xxx-08-18 was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 18th day of August 2026, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

GREG KAPOVICH
COMMISSION SECRETARY

SITE PLAN AND DESIGN REVIEW 26-01
RECOMMENDED CONDITIONS OF APPROVAL

PROJECT: GATEWAY CENTER NORTH (SP-12), DUTCH BROS

LOCATION: 850 EAST 33RD STREET

PROPERTY OWNER: WESTPORT SIGNAL HILL LLC

APPLICANT/AGENT: GURINDER KEHR, DUTCH BROS, LLC

1. The property owner/applicant shall agree to defend, indemnify, and hold harmless, the City of Signal Hill, its agents, officers, and employees from any claim, action, or proceeding against the City of Signal Hill or its agents, officers, or employees to attach, set aside, void, or annul, an approval of the City of Signal Hill, its legislative body, advisory agencies, or administrative officers concerning subject approval. The City of Signal Hill will promptly notify the applicant of any such claim, action, or proceeding against the City of Signal Hill, and the applicant, or owner, will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney. If the City of Signal Hill fails to promptly notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City of Signal Hill. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
2. The project shall be developed and operated in substantial conformance with the approved Site Plan and Design Review plans, project description, Sign Program, Traffic Management Plan, and other materials approved as part of SPDR 26-01. Any substantial modification to the approved plans or project operations shall require prior review and approval by the Community Development Department.
3. The coffee shop business shall have and maintain a valid City business license at all times. Business licenses are administered by the City's Finance Department.
4. The property owner/applicant shall prepare and submit a Parking and Circulation Management Report to the Community Development Department every three (3) months during the first year of operation. The report shall evaluate parking availability, drive-through queueing, circulation conditions, and the continued availability of reciprocal parking for all Gateway Center North businesses. Following the first year of operation, the Community Development Department may require additional reports or reviews as needed to address changes in business demand, queueing, parking availability, or circulation conditions.

5. The operator shall implement the approved Traffic Management Plan and active queue management measures during periods of increased drive-through demand. Active queue management shall be initiated when the drive-through queue reaches approximately 75 percent of its available capacity, or approximately 13 vehicles, and shall include measures identified in the approved Traffic Management Plan, including staff-assisted ordering and payment, delivery of completed orders to queued vehicles when feasible, and management of vehicle spacing within the queue.
6. If the primary drive-through queue reaches its available capacity, the operator may implement the supplemental wrap-around queue configuration identified in the approved Traffic Operations Memorandum to provide additional queuing capacity and minimize conflicts with adjacent circulation. The supplemental configuration provides approximately 11 additional vehicle spaces.
7. Temporary traffic management devices, including directional signage, cones, and other traffic-control devices, shall be located and used in accordance with the approved Traffic Management Plan. Such devices shall not obstruct pedestrian, vehicular, or emergency access and shall be removed from the site at the end of each business day unless otherwise approved by the City.
8. The northwesterly drive aisle shall operate as a one-way drive aisle in accordance with the approved site plan and applicable SP-12 requirements. The required "DO NOT ENTER" pavement markings and signage shall be maintained in good condition and shall remain visible at all times.
9. The structure and any walls (interior or exterior) shall be maintained free of graffiti and in a clean and aesthetically pleasing condition. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee shall be removed or painted over within seven (7) days, unless any law in effect at that time imposes a shorter time period for eradication. Please refer to SHMC Section 9.56.140.
10. All permanent tenant and project signage shall conform to the approved Dutch Bros Sign Program and applicable provisions of SHMC Chapter 20.58. Any modification to the approved Sign Program shall require the appropriate Community Development Department review and approval.
11. Temporary signage shall comply with applicable requirements of SHMC Chapter 20.58 and shall be subject to any required City permits or approvals.
12. The trash enclosure within the project shall use decorative materials such as but not limited to stucco exterior with decorative cap, split-face block with decorative

cap or other similar materials, subject to Director of Community Development review and approval.

13. The trash and recycling enclosure shall be maintained in accordance with the approved plans and shall be of sufficient size to accommodate all solid waste generated by the use, including a third bin for organic waste. The operator shall maintain the enclosure in a clean and sanitary condition and shall provide additional capacity if routinely required due to overflow.
14. The applicant shall comply with all applicable mitigation measures and requirements of the previously adopted Mitigation Monitoring and Reporting Program associated with State Clearinghouse No. 2021030665.
15. The property owner/applicant shall meet all code requirements of the City of Signal Hill, the Los Angeles County Fire Department, Los Angeles County Sanitation District, Los Angeles County Health Department and all other applicable agencies.
16. The property owner/applicant shall submit for City review and approval, and obtain all necessary permits for any tenant improvements, including structural, plumbing, mechanical, and electrical repairs.
17. Should the City receive documented nuisance/noise complaints, the operator shall work with staff to mitigate the complaints by all reasonable measures, including but not limited to, reducing the hours of operation, modifying the services offered, or (if deemed necessary by the Director of Community Development) paying the cost to have an acoustical study prepared to determine whether a violation of the City's Noise Ordinance exists, and by implementing all mitigation measures recommended by the study within 30 days if the study shows there are violations.
18. The maximum occupancy, as determined by provisions of the International Building Code or other applicable codes, shall be posted in public view within the premises and it shall be the responsibility of the operator to ensure that the limit is not exceeded.
19. No special events, promotional activities, or temporary operations shall be conducted on the property without first obtaining a Temporary Use Permit (TUP) in accordance with the Signal Hill Municipal Code. Any such activities shall comply with the approved TUP and shall not obstruct required parking spaces, drive aisles, pedestrian access, emergency access, or the approved drive-through circulation.
20. If, in the judgement of the Signal Hill Police Department Chief of Police or the Director of Community Development, criminal or nuisance behaviors become a problem at the project site to the detriment of neighboring business, residents, or

land uses, the Chief of Police or the Director of Community Development may require the property owner to provide additional on-site security services or other measures as necessary to remedy the problem.

21. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors, and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Community Development prior to issuance of a building permit.
22. Any proposed outdoor seating, tables, chairs, or other outdoor furniture associated with the business shall be subject to prior review and approval by the Community Development Department. Outdoor furniture shall not be placed in a manner that obstructs required pedestrian access, accessible routes, parking spaces, drive aisles, emergency access, or other required site circulation.
23. The operator shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. If loitering problems develop, the Director of Community Development may require additional preventative measures such as but not limited to, additional security cameras, new lighting, or private security guard services.
24. Safety lighting on the building and in the outdoor parking lot shall be properly maintained and in working condition. All lighting shall be maintained in a manner that does not create nuisances for surrounding neighbors. The operator shall make a good faith effort to remedy the nuisances in a timely and reasonable manner. Operator shall further provide adequate lighting above the entrance to the premises sufficient in intensity to make visible the identity and actions of all persons entering and leaving the premises.
25. The property owner/applicant shall adequately stripe the parking stalls and directional signage in the parking lot area consistent with the approved plans associated with the SPDR. Any faint parking stalls or directional signage shall be re-coated in a timely manner. The parking lot shall not be re-striped in a manner that would reduce the number of parking spaces at the facility.
26. The operator must maintain the pedestrian sidewalk on the north side of the building in good condition free of overgrown landscaping, uneven paving, trash, debris, and any other obstructions. The sidewalk shall comply with the Americans with Disabilities Act (ADA).

27. The applicant shall utilize EDCO Disposal for all refuse and recycling collection services. EDCO Disposal is the City's exclusive franchisee for these services. The Applicant shall meet on site with EDCO to discuss the location of trash enclosures and trash collection. The locations, size, and methods of screening of all proposed trash enclosures shall be included on the plans and shall be of sufficient size to accommodate a third bin for organic waste.
28. The property owner/applicant shall be furnished with this list of conditions and shall sign an acknowledgment of the fact that should they default on the above conditions, the default shall constitute a violation of the permit and shall be cause for its revocation.

**CITY OF SIGNAL HILL
DEPARTMENT OF PUBLIC WORKS
CONDITIONS OF APPROVAL**

Public Works requirements for issuance of a Building Permit (2026 Building valuation) and for a Land Subdivision. In addition, a Subdivision must fulfill all requirements of the California Subdivision Map Act, and the City of Signal Hill Subdivision Ordinance.

Project: **Dutch Bros Coffee Drive Thru Restaurant**
Address: **850 E 33rd Street,**
Developer: **Dutch Bros Coffee**
Date: **August 18, 2026**

REQUIREMENTS OF DEVELOPER/APPLICANT

Prior to issuance of any permits (grading, excavation, etc.) all improvement plans (street, sewer, water, alley, grading, etc.), all dedication/vacation drawings, must be approved to the satisfaction of the City Engineer.

- (a) Provide documentation that all existing utility and pipeline easements across the property, affecting the development of the property, have been relinquished or abandoned.

1. GRADING PLAN

The applicant shall submit a Grading Plan prepared by a registered Civil Engineer, on City Title Block, subject to the review and approval of the City Engineer.

2. STREET IMPROVEMENTS

The applicant shall submit a Street Improvement Plan prepared by a registered Civil Engineer, on City Title Block, subject to the review and approval of the City Engineer. Applicant shall construct the following Public Works Street Improvements (per approved plans & City Standards):

- (a) Remove and Replace Driveway Approach with ADA compliant pedestrian pathway.
- (b) Remove and replace existing sidewalk and curb and gutter with full height curb and install sidewalk per City standard along property frontage and connecting to the adjacent sidewalks.

- (c) Remove and replace broken and off grade sidewalk in accordance with City Standards, and as directed by the City Engineer or his/her designee.
- (d) Remove and replace broken and off grade curb and gutter in accordance with City standards, and as directed by the City Engineer or his/her designee.
- (e) Restore street pavement with a 2" grind and overlay where utility trench cuts or other roadway excavation has taken place. Extent of trench limits shall be determined during plan check but must cover a minimum of a lane width where road surface is disturbed and extend 25 feet beyond the edge of each trench.

3. OVERHEAD UTILITIES

- (a) Underground all new overhead facilities (electrical, telephone, cable T.V.).

4. SEWER CONNECTION/EXTENSION OF DISTRICT'S COLLECTOR SEWER

The City of Signal Hill will perform a preliminary review of the applicant's method of connection to the sewer. Based on the City's review, a review form will be issued by the City. The applicant is to bring the signed review form to the County Sanitation District of Los Angeles County (District), 1955 Workman Mill Road, Whittier, CA 90601 for any sewer connection information and/or design standards for preparation of a sewer extension or connection permit. The applicant is required to obtain the relevant sewer permits and approvals from the District prior to building permit approval.

If an extension of a collector sewer is required, the applicant shall design and construct the sewer to District's standards. The applicant is responsible for design and construction costs, reimbursement of District's design review cost and District's construction inspection costs. Applicants are required to have an executed agreement with District outlining these financial responsibilities prior to District reviewing the design plans. After construction is completed and approved by District, applicants shall file Notice of Completion and prepare a Bill of Sale in accordance with the agreement.

5. WATER SERVICES

New separate domestic water service(s), irrigation service(s), fire services, meter(s) and backflow protection device(s) are required per Public Works Standards and shall be sized to meet the minimum requirements set by the

California Plumbing Code (CPC). The new domestic water service(s) shall be a minimum of 1-inch in size. Meters shall be located in the City right of way within parkway adjacent to the sidewalk or as approved by the City Engineer.

If the existing domestic water service(s) and meter(s) are not to be utilized, they shall be properly abandoned by the developer per Public Works Standard Plan No. 409.

The Developer shall utilize a properly licensed (Engineering A License) contractor to complete water service connections; work shall be subject to the inspection and approval of the Signal Hill Water Division. New or replacement service connections and water improvements completed in the public right-of-way shall be made in accordance with City of Signal Hill Water Standards.

6. ESTIMATED IMPACT FEES

Applicant shall make a payment to the City of Signal Hill for Impact Fees as required by Signal Hill Municipal Code Title 21 prior to Certificate of Occupancy, request for utilities, or final inspection. Please refer to Building Department Conditions of Approval for latest estimated impact fees.

7. AGREEMENT TO INSTALL PUBLIC WORKS IMPROVEMENTS

Applicant shall execute an "Agreement to Install Public Works improvements" for construction of street improvements and post a Surety Bond or cash deposit in the amount approved by the City Engineer.

- (a) An amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for faithful performance as determined by the City.
- (b) An amount equal to at least fifty percent (50%) of the estimated cost of improvements as security for the payment of all persons performing labor and furnishing materials as determined by the City.
- (c) An amount equal to at least ten percent (10%) of the estimated cost of improvements to guarantee and warrant the work and improvements for a period of one year as determined by the City.

8. PLAN CHECK DEPOSIT

Applicant shall clear any outstanding balance on existing deposits and submit additional plan check deposit in the amount of \$15,000 upon first submittal for

Construction Plans prepared by the developer's Registered Engineer. This deposit shall cover all staff time and consultant expenses (consultant invoices are assessed a 20% administrative fee per the City fee schedule) incurred on the project including, but not limited to, plan checking, preparation of staff reports, development meetings, field review, submittal review, and site visits.

9. EXCAVATION PERMIT & INSPECTION FEE

Prior to the commencement of any work in the Public right-of-way, applicant shall submit an engineered Traffic Control Plan for review by the City Traffic Engineer, obtain a City business license, submit insurance documents in accordance City's minimum required insurance coverages, and pay all applicable permit fees as required to obtain an Encroachment Permit for the work in the right-of-way. All development construction plans shall be approved, including any plans submitted to other City departments, prior to permit issuance.

10. STORM WATER POLLUTION PREVENTION

This project appears to result in soil disturbance of less than 1 acre. An erosion control plan shall be prepared by a qualified stormwater professional or licensed civil engineer subject to review and approval by the City Engineer. Prior to the issuance of a grading permit, the applicant shall submit a completed Owners Certification form (OC-1). This form is available in the Public Works Department. Should the project be revised in such a way that would result in the need for a Construction general permit (CGP), applicant's Qualified Stormwater Developer (QSD) shall prepare and submit a Stormwater Water Pollution Prevention Plan (SWPPP) and obtain CGP permit coverage from the state waterboard.

11. STORM WATER POLLUTION PREVENTION/LOW IMPACT DEVELOPMENT

- (a) Applicant shall submit to the City for review and approval a Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual. Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration except in hillside areas where alternative LIDs must be proposed maximizing vegetation and use of biofiltration with underdrains to limit infiltration. The applicant must determine if infiltration is feasible through the preparation of a geotechnical study. The LID Plan, LID reports, and Geotechnical Study are typically included as part of the grading submittal.
- (b) The site contains a Leaking Underground Storage tank (LUST) as identified in California's Geotracker website; the geotechnical study must evaluate the feasibility of infiltration given the proximity of the tank.

- (c) Applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
- (d) Applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
- (e) Applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.

End of Conditions.