

RESOLUTION NO. 2022-08-XXXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL
USE PERMIT 22-01 A REQUEST TO OPERATE AN
ALCOHOLIC BEVERAGE MANUFACTURING
ESTABLISHMENT (MICROBREWERY) WITH TASTING
ROOM AT 2698 ST. LOUIS AVENUE IN THE
COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT**

WHEREAS, on May 17, 2021, the applicant, Vince Quitugua with Three Chiefs Brewing, as authorized agent for ESSEQUE LLC, submitted an application requesting approval of a Conditional Use Permit (CUP) to operate an alcoholic beverage manufacturing establishment (microbrewery) with tasting room at an existing commercial building at 2698 St. Louis Avenue; and

WHEREAS, the legal description of the subject site is HILLSIDE ADDITION EX OF ALLEY LOTS 4 AND 47 AND EX OF ST AND ALLEY, and consists of one developed parcel (APN: 7212-015-059) at the southeast corner of E. 27th Street and St. Louis Avenue; and

WHEREAS, pursuant to Signal Hill Municipal Code (SHMC) Section 20.20.020, entitled "Use classifications," the subject application to allow operation of an alcoholic beverage manufacturing establishment with tasting room is properly a matter for Planning Commission review and recommendation to the City Council for approval of a new CUP; and

WHEREAS, in June 2021, the applicant initiated their Developer Outreach efforts to surrounding businesses within 300-ft of the subject site via telephone and flyer distribution. According to the applicant, there were no immediate concerns or issues reported; and

WHEREAS, on April 28, 2022, City staff facilitated a duly noticed Neighborhood Meeting via the Zoom teleconference platform to review the proposed

project and outline the City's process. There were no members of the public in attendance and no comments were received; and

WHEREAS, on May 17, 2022, the Planning Commission held a duly noticed public workshop to review the proposed project. There were no comments from the public. The Planning Commission directed staff to draft conditions of approval and prepare the project for a public hearing; and

WHEREAS, on July 19, 2022, the Planning Commission held a duly noticed public hearing to review the proposed project. There were no comments from the public. The Planning Commission adopted Resolution 863-07-19 recommending City Council approval of CUP 22-01; and

WHEREAS, on July 29, 2022, notice of a City Council public hearing regarding the subject project was mailed to all property owners within 300 ft of the subject property, was published in The Signal Tribune newspaper, and was posted in accordance with SHMC Section 1.08.010; and

WHEREAS, on August 9, 2022, a public hearing on the subject CUP was held and all interested parties were given an opportunity to be heard regarding the proposed project; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 Class 3 (c) for Conversion of Small Structures, of the Guidelines for Implementation of CEQA, in that the proposed project consists of the conversion of an existing commercial building from one use to another where only minor modifications will be made, and the subject site is located in an urbanized area where all necessary public services and facilities are available, and the surrounding area is not entirely environmentally sensitive; and

WHEREAS, the Community Development Department shall inspect the

subject premises and report to the City Council on an annual basis regarding the applicant's compliance with these conditions. The City may add additional conditions, if necessary, or if any violations of these conditions have occurred, the CUP can be scheduled for revocation pursuant to SHMC 20.64.120 or other appropriate action.

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

Section 1. The proposed project, subject to the attached conditions, is in conformance with the zoning ordinance, other ordinances, and regulations of the City, and the following General Plan Goals and Policies:

LAND USE ELEMENT GOAL 1 – Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Land Use Policy 1.7 – Broaden the City's tax base by attracting commercial and industrial development to the City which will provide economic and employment benefits to the community while ensuring compatibility with other general plan goals and policies.

Finding regarding Policy 1.7 – The proposed use is beneficial to the City's sales tax base and manufacturing sector in that it allows a manufacturing use which also has a commercial and sales tax generating element in an industrial zone which was previously vacant and, when occupied, did not generate sales tax.

LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.10 – Encourage the revitalization and redevelopment of older commercial and industrial areas.

Finding regarding Policy 3.10 – The proposed use allows the operation of a sales-oriented commercial use with a social component in a commercial industrial zoning district during hours when the industrial facilities are not typically open (i.e., weekends and evenings) and therefore revitalizes the area, but does not interfere with the function of the other permitted industrial uses in the area.

Section 2. The microbrewery and tasting room will be located on a developed commercial industrial property which is adequate in size and shape to accommodate the operation and maintenance of the manufacturing and tasting room activities has sufficient parking, landscaping, loading areas, and otherwise conforms with the development standards of the SHMC.

Section 3. The streets surrounding the site for the proposed use and related to the Streets and Highways Element of the General Plan are adequate in width and pavement type to carry the quantity and type of traffic generated.

Section 4. The topography of the site is suitable for the proposed site plan, and the site plan, subject to the attached conditions, is suitable for the use intended.

Section 5. The proposed development provides for an appropriate exterior structure design and appearance, consistent with and complimentary to present and proposed buildings and structures in the vicinity of the subject site, while still providing for a variety of designs, forms, and treatments.

Section 6. The proposed use will have no adverse effect on abutting properties or the permitted use thereof. The applicant shall conduct a neighborhood meeting, on the subject site, six months after the initial date of operation. The Community Development Director shall provide the Planning Commission with a progress report following the neighborhood meeting for consideration. If numerous nuisance reports from the community are documented, the item shall be scheduled for review by the City Council who may modify the conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 7. The conditions attached hereto are deemed necessary to protect the public health, safety, and general welfare of the community.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for 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 9. Execution of Resolution. The Mayor of the City of Signal Hill shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council approves CUP 22-01 subject to the conditions attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED, at a regular meeting of the City Council of the City of Signal Hill, California, on this 9th day of August, 2022.

KEIR JONES
MAYOR

ATTEST:

CARMEN R. BROOKS
CITY CLERK

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

I, CARMEN R. BROOKS, City Clerk, do hereby certify that Resolution No. 2022-08-XXXX was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 9th day of August 2022, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CARMEN R. BROOKS
CITY CLERK