



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
August 16, 2022

\* \* \* Pursuant to Government Code Section 54953 (as amended by AB 361) and City Council Resolution No. 2020-03-6557, this meeting will be conducted using a hybrid meeting format in which members of the Planning Commission, members of the public, and City staff may physically attend the meeting or virtually participate by audio and/or video. To protect members of the Commission, members of the public, and City staff, face masks are encouraged but not required. The City will evaluate the current circumstances before each meeting to decide if it is safe to change COVID-19 safety protocols. \* \* \*

Meetings begin at 7:00 pm. 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. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

**To listen to the meeting live at 7:00 p.m.:**

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

**To view and participate at 7:00 p.m.:**

- In-person: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Visit [www.zoom.us](https://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will

not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.

- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at [cdoan@cityofsignalhill.org](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, August 16, and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

**(1) CALL TO ORDER – 7:00 P.M.**

**(2) ROLL CALL**

CHAIR PARKER  
VICE CHAIR SAVOULIAN  
COMMISSIONER BELL  
COMMISSIONER RICHARD  
COMMISSIONER WILSON

**(3) PLEDGE OF ALLEGIANCE**

**(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

**(5) PUBLIC HEARING**

a. PUBLIC HEARING - ZONING ORDINANCE AMENDMENT TO ESTABLISH THE AMERICAN UNIVERSITY OF HEALTH SCIENCES AND AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN TO EXPAND UNIVERSITY EDUCATION PROGRAMS AND ESTABLISH A PRIVATE HIGH SCHOOL AT 1600 E. HILL STREET

**Summary:**

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on August 5, 2022; was mailed to property owners and residents within a 300-foot radius of the subject property on or before August 5, 2022; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 on or before August 5, 2022.

The applicant, Morgan Pickard, on behalf of the property owner, the American University of Health Sciences (AUHS), is requesting a public hearing to consider a Zoning Ordinance Amendment to establish a new specific plan for expanded

educational programs at AUHS and a new American University Research Academy (AURA) private high school at 1600 E. Hill Street. The overall expansion includes:

- Establish the Private High School (Fall 2022)
- Establish the Outpatient Pediatric Clinic (Summer 2023)
- Establish the Pharmacy Clinic (Summer 2023)
- Establish the AUHS School of Medicine (Fall 2024)

Recommendations:

1. Adopt a resolution recommending City Council adoption of a Negative Declaration for the American University of Health Sciences/American University Research Academy (AUHS/AURA) specific plan, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 07/25/22(1) FOR THE AMERICAN UNIVERSITY OF HEALTH SCIENCES/AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN

2. Adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 22-05, amending Title 20 of the Signal Hill Municipal Code and amending the Official Zoning Map, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 22-05, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.25 ENTITLED "SP-25, AMERICAN UNIVERSITY OF HEALTH SCIENCES AND AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN", AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 3.75-ACRE SITE AT 1600 E. HILL STREET FROM "COMMERCIAL OFFICE (CO)" TO "AUHS/AURA SPECIFIC PLAN (SP-25)", (APN 7215-009-005), CONTINGENT ON THE CITY COUNCIL ADOPTION OF THE NEGATIVE DECLARATION ENVIRONMENTAL DETERMINATION

**(6) 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. PREVIOUS MINUTES

Summary:

Regular meeting of July 19, 2022.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

A brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

Attached for your 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.

**(7) COMMISSION NEW BUSINESS**

COMMISSIONER WILSON  
COMMISSIONER RICHÁRD  
COMMISSIONER BELL  
VICE CHAIR SAVOULIAN  
CHAIR PARKER

**(8) ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, September 20, 2022, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). Instructions to participate in the meeting will be provided on the meeting agenda.

**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.

**AFFIDAVIT OF POSTING**

I, Colleen T. Doan, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.