



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING
SIGNAL HILL PLANNING COMMISSION
August 16, 2022

FINAL

(1) CALL TO ORDER – 7:00 P.M.

Chair Parker called the meeting to order at 7:00pm.

(2) ROLL CALL

PRESENT: COMMISSIONER VICTOR PARKER
VICE CHAIR SONIA SAVOULIAN
COMMISSIONER PERICA BELL
COMMISSIONER ROSE RICHÁRD
COMMISSIONER CHRIS WILSON

ABSENT: NONE

(3) PLEDGE OF ALLEGIANCE

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

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

There was no public business from the floor.

(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

Director Doan read the form of notice. Associate Planner Agbayani and Laura

Stetson, Contract Planner, gave the staff report.

Chair Parker called for questions from the Commission. Commissioner Bell asked a question about permitted parking. Commissioner Wilson asked a question about Signal Hill Elementary school. Vice Chair Savoulian asked questions about the driveways on Walnut Avenue and the trigger for mitigations for pedestrians or vehicles. Chair Parker asked a question on whether Signal Hill Business Park was included in traffic analysis. Staff responded to all questions.

Chair Parker opened the public hearing. The applicant, Morgan Pickard, introduced himself. Dr. Carol Ryan, from AUHS, introduced herself.

Greg Wildenthaler, Signal Hill resident, spoke about speeding issues on E Hill Street, graffiti on the AUHS campus, landscaping maintenance, cars parked long-term in the faculty parking lot, clinic and pharmacy operations, building maintenance, and water conservation. Dr. Ryan responded to the questions.

There being no further public comment, Chair Parker closed the meeting.

Chair Parker called for comments from the Planning Commission. Commissioner Richárd commented positively on the clinic and pharmacy operations. Vice Chair Savoulian commented on the specific plan rationale. Commissioner Wilson commented on the oversight of drop-off and parking enforcement. Commission Bell commented on the difficulty of monitoring off-site parking. Chair Parker commented on the validity of the public comments, the need for maintenance at AUHS, and the support for the pharmacy and clinic.

It was moved by COMMISSIONER BELL and seconded by COMMISSIONER WILSON to adopt the following resolutions:

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

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

The following vote resulted:

AYES: COMMISSIONER PARKER
VICE CHAIR SAVOULIAN
COMMISSIONER BELL
COMMISSIONER RICHÁRD
COMMISSIONER WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(6) CONSENT CALENDAR

- a. PREVIOUS MINUTES
- b. CITY COUNCIL FOLLOW UP
- c. DEVELOPMENT STATUS REPORT
- d. IN THE NEWS

It was moved by COMMISSIONER WILSON and seconded by COMMISSIONER RICHÁRD, to approve the Consent Calendar.

(7) COMMISSION NEW BUSINESS

Vice Chair Savoulian commented that it was nice to see Commissioners and staff in person.

Commissioner Wilson complimented the National Night Out and Summer Concerts events.

Commissioner Richárd complimented the Public Works staff on the recent street improvements.

(8) ADJOURNMENT

It was moved by VICE CHAIR SAVOULIAN and seconded by COMMISSIONER BELL, to Adjourn to the next regular meeting of the Planning Commission to be held on 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.

CHAIR PARKER adjourned the meeting at 8:14 p.m.

VICTOR PARKER
CHAIR

Attest:

COLLEEN T. DOAN
COMMISSION SECRETARY