



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
September 19, 2023

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.

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 Participation: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Remote Participation: Visit 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 not later than 5:00 p.m. on

Tuesday, September 19, 2023 and your comment will be read into the record.

- Please note that remote participation is offered as a public service and the City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above. Submission of written comments or in-person participation will ensure that your comments are received.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER BELL
COMMISSIONER MILLER
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

PUBLIC HEARING - SIGNAL HILL BUSINESS PARK

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on September 8, 2023; mailed to property owners within a 300' radius of the subject site on September 8, 2023; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on September 8, 2023.

Due to the expiration of the previously approved Site Plan and Design Review 21-07, Xebec Realty, as the authorized agent for Signal Hill XC, LLC (Applicant), is requesting a second approval for a new Site Plan and Design Review 23-01 and an extension of the associated Tentative Tract Map 80302 for the following project previously approved by Planning Commission and City Council. There are no changes proposed from the previously approved SPDR. The project is described as a light industrial park consisting of nine one-story concrete tilt-up buildings totaling 151,075 square feet of building area, on two sites located on the east and west side of Walnut Avenue at the intersection of East 21st Street. The project includes surface-level parking for 260 vehicles, 77,527 square feet of landscaping, and miscellaneous underground water, sewer, storm drainage, electricity, and communication lines. In addition, vehicular access is provided on Gundry Avenue, Walnut Avenue, and Alamitos Avenue, vacation of a portion of East 21st Street between Walnut Avenue and Gundry Avenue for the creation of a two-way/two-lane private drive aisle for parking. The project scope also

includes installation of a soil vapor extraction system to capture and remove soil vapor gas resulting from contamination by activities of a former oil refinery that operated from the late 1920s to the mid-1990s. The buildings include installation of a sub-slab vapor intrusion barrier system. In 2021, the applicant received approval for the following five discretionary actions to permit the proposed Project:

- *Second Recirculated Mitigated Negative Declaration (RMND)* - To certify the second RMND and Mitigation Monitoring and Reporting Program written in accordance with the California Environmental Quality Act (CEQA) for the project.
- *General Plan Amendment* - To amend the City's General Plan Land Use Element and Generalized Land Use Map to redesignate the eastern parcel of the project site from Commercial Office to Light Industrial.
- *Zoning Ordinance Amendment* - To amend the City's Zoning Map to classify the eastern parcel from Commercial Office to Light Industrial.
- *Tentative Tract Map 80302* - To merge and re-subdivide existing parcels to create condominium ownership rights for each of the nine buildings, plus commonly owned parcels for shared site improvements to be maintained by an association of the future property owners. This map will also vacate the existing East 21st Street right-of-way and dedicate five feet of additional public right-of-way along both Walnut Avenue frontages.
- *Site Plan and Design Review* - To approve the proposed project design, site improvements, and signage.

Recommendation:

1. Adopt a resolution approving Tentative Tract Map 80302, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, EXTENDING APPROVAL OF TENTATIVE TRACT MAP 80302, A REQUEST TO MERGE AND RE-SUBDIVIDE 21 PARCELS INTO 9 LOTS FOR INDUSTRIAL CONDOMINIUM PURPOSES FOR AN APPROXIMATE 8.69-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WALNUT AVENUE AT EAST 21ST STREET

2. Adopt a resolution finding the proposed street vacation in conformance with the General Plan, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THAT THE VACATION OF A 14,349 SQUARE-FOOT SECTION OF EAST 21ST STREET LOCATED BETWEEN WALNUT AVENUE AND GUNDY AVENUE (STREET VACATION NO. 2021-01) IS IN CONFORMANCE WITH THE CITY OF SIGNAL HILL'S 2009 GENERAL PLAN, AND RECOMMENDING CITY COUNCIL APPROVAL

3. Adopt a resolution approving Site Plan and Design Review 23-01 for the development of a new light industrial park project, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 23-01, A REQUEST TO CONSTRUCT A LIGHT INDUSTRIAL PARK WITH A SIGN PROGRAM, CONSISTING OF NINE INDUSTRIAL BUILDINGS TOTALING 151,075 SQUARE FEET OF TOTAL BUILDING AREA ON AN APPROXIMATELY 8.69-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WALNUT AVENUE AT EAST 21ST STREET IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT

(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.

PREVIOUS MINUTES

Summary:

Regular meeting of August 15, 2023.

Recommendation:

Approve.

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.

DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation:

Receive and file.

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 PARKER
COMMISSIONER MILLER
COMMISSIONER BELL
VICE CHAIR SAVOULIAN
CHAIR WILSON

(8) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, October 17, 2023, 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.