



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
October 19, 2021

**\*\*\*THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES.\*\*\***

**Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via video/teleconference only, and will not be physically open to the public. Commission Members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom.**

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).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

**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.:**

- Visit [www.zoom.us](http://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, October 19, 2021 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

COMMISSIONER RICHARD  
 COMMISSIONER SAVOULIAN  
 COMMISSIONER WILSON  
 VICE CHAIR PARKER  
 CHAIR BELL

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

a. PUBLIC HEARING – SIGNAL HILL BUSINESS PARK

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on October 8, 2021; notice was 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 October 8, 2021; notice was mailed to property owners within a 300’ radius of the sites on October 8, 2021.

### Summary:

Xebec Realty, as the authorized agent for Signal Hill XC, LLC, is proposing the development of nine one-story concrete tilt-up buildings, ranging in height from 30 feet 6 inches to 34 feet and comprising 151,075 square feet of total building area (Project). Included in the project are site improvements, such as surface-level parking for 262 vehicles, 77,527 square feet of landscaping, and miscellaneous underground water, sewer, storm drainage, electricity, and communication lines. In addition, vehicular access via driveways along Gundry Avenue, Walnut Avenue, and Alamitos Avenue; and vacation of a portion of E. 21<sup>st</sup> Street between Walnut Avenue and Gundry Avenue for the creation of a two-way/two-lane private drive aisle for parking is being proposed. The project scope also includes a soil vapor extraction system to capture and remove soil vapor gas resulting from contamination by activities of a former oil refinery that operated between the late 1920s to mid-1990s. A sub-slab vapor intrusion barrier will be required to be installed within the building foundations. The buildings are for occupancy by businesses engaged in a variety of light industrial activities permitted in the City's Light Industrial Zone. The applicant is requesting 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 E. 21<sup>st</sup> 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.

### Recommendations:

1. Waive further reading and adopt a resolution recommending City Council adoption of a second Recirculated Mitigated Negative Declaration (SCH 2020029097), entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL

OF THE CITY OF SIGNAL HILL ADOPT A SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN INDUSTRIAL PARK AND APPROVING THE PROJECT

2. Waive further reading and adopt a resolution recommending City Council adoption of General Plan Amendment 21-01, amending the General Plan Land Use Element Generalized Land Use Map, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 21-01, TO AMEND THE GENERAL PLAN LAND USE ELEMENT AND THE GENERALIZED LAND USE MAP TO RECLASSIFY AN APPROXIMATE 2.56-ACRE PORTION OF A 8.69-ACRE SITE AT 2040 WALNUT AVENUE FROM "3.3 COMMERCIAL OFFICE" TO "4.1 LIGHT INDUSTRIAL", CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (APNs: 7215-009-003 & -006)

3. Waive further reading and adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 21-02, 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 21-02, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 2.56-ACRE PORTION OF A 8.69-ACRE SITE AT 2040 WALNUT AVENUE FROM COMMERCIAL OFFICE (CO) TO LIGHT INDUSTRIAL (LI), CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (APNs: 7215-009-003 & -006)

4. Waive further reading and adopt a resolution approving Tentative Tract Map 80302, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING 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 E. 21<sup>ST</sup> STREET, CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

5. Waive further reading and 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 E. 21<sup>ST</sup> STREET LOCATED BETWEEN WALNUT AVENUE AND GUNDRY AVENUE (STREET VACATION NO. 2021-01) IS IN CONFORMANCE WITH THE CITY OF SIGNAL HILL'S 2009 GENERAL PLAN, AND RECOMMENDING CITY COUNCIL APPROVAL CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

6. Waive further reading and adopt a resolution approving Site Plan and Design Review 21-07 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 21-07, A REQUEST TO APPROVE CONSTRUCTION OF A NEW LIGHT INDUSTRIAL PARK WITH A SIGN PROGRAM, CONSISTING OF NINE INDUSTRIAL BUILDINGS TOTALING 151,075 SQUARE-FOOT OF TOTAL BUILDING AREA ON AN APPROXIMATELY 8.69-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WALNUT AT E. 21<sup>ST</sup> STREET IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT, CONTINGENT UPON THE CITY COUNCIL ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

(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. Minutes of the Following Meeting

Summary: Regular Meeting of September 21, 2021.

Recommendation: Approve.

- b. City Council Follow-Up

Summary: Below for your review is 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: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

(8) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, November 16, 2021 at 7:00 p.m. via video- and teleconference. 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.