



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
June 21, 2022

*** * * 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. Commissioners 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.

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 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, June 21, 2022, 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 RICHÁRD
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) **REORGANIZATION**

a. REORGANIZATION

(6) **PUBLIC WORKSHOP**

a. PUBLIC WORKSHOP - ZONING ORDINANCE AMENDMENT TO ESTABLISH THE AMERICAN UNIVERSITY OF HEALTH SCIENCES AND THE AMERICAN UNIVERSITY RESEARCH ACADEMY SPECIFIC PLAN TO EXPAND UNIVERSITY EDUCATIONAL PROGRAMS OFFERED 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 June 10, 2022; was mailed to property owners and residents within a 300-foot radius of the subject property on or before June 10, 2022; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 on or before June 10, 2022.

The applicant, Morgan Pickard, on behalf of the property owner, the American University of Health Sciences (AUHS), is requesting a public workshop 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 School of Medicine (Fall 2024)

Recommendations:

- 1) Open the public workshop and receive testimony;
- 2) Provide direction as deemed appropriate for:
 - The proposed Specific Plan; and
 - Customized parking and circulation studies.

(7) PUBLIC HEARING

a. PUBLIC HEARING - 6TH CYCLE HOUSING ELEMENT ZONING ORDINANCES AND GENERAL PLAN AMENDMENTS

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on June 10, 2022; was mailed to property owners within a 300-foot radius of the subject properties on or before June 10, 2022; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 on or before June 10, 2022.

The City is preparing its 6th Cycle Housing Element Update (HEU) for the 2021 - 2029 planning period. Every eight years, prior to the beginning of the new housing Cycle, the Southern California Association of Governments determines the City's share of the Regional Housing Needs Assessment (RHNA) allocation, which is the number of housing units the City must accommodate over the next eight-year Cycle. To accommodate the new RHNA allocation of 517 units, the City must rezone chosen housing sites inventory and prepare an HEU to reflect the RHNA allocation and State law. To initiate the accommodation of the 6th Cycle RHNA allocation and approval of the 6th Cycle HEU, the Planning Commission must take the following seven actions.

Recommendations:

1. Adopt a resolution recommending City Council certification of Environmental Impact Report (SCH 2021050296), entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THAT CITY COUNCIL: (1) ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, (2) CERTIFY THE 2021-2029 SIGNAL HILL HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (SCH No. 2021050296), AND (3) ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM RELATIVE TO THE CITY'S 6TH CYCLE HOUSING ELEMENT UPDATE, GENERAL PLAN AMENDMENT 22-02 AND ZONING ORDINANCE AMENDMENTS 22-01, 22-02, 22-03, AND 22-04

2. Adopt a resolution recommending City Council adoption of General Plan Amendment 22-01, the 6th Cycle HEU, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GPA 22-01 TO ADOPT THE 6TH CYCLE HOUSING ELEMENT UPDATE, CONTINGENT ON CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

3. Adopt a resolution recommending City Council adoption of General Plan Amendment 22-02, amending the General Plan Land Use Element to revise the Land Use Distribution Table, Table 8, and to revise Section VI adding text for land use designations 1.4 - Very High Density Residential and for 3.1 - Town Center, and amending the 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 22-02, AMENDING THE GENERAL PLAN LAND USE ELEMENT AND THE GENERALIZED LAND USE MAP BY RECLASSIFYING (1) AN APPROXIMATE 8.6-ACRE SITE BETWEEN ORANGE AVENUE AND GUNDRY AVENUE AND E. 27TH STREET AND E. 28TH STREET (APNS: 7212-008-049, -051, AND 7212 010-010, -019, -020) FROM "4.2 GENERAL INDUSTRIAL" AND "3.4 COMMERCIAL INDUSTRIAL" TO "1.4 VERY HIGH DENSITY RESIDENTIAL", (2) AN APPROXIMATE 2-ACRE SITE AT THE NORTHWEST CORNER OF E. WILLOW STREET AND WALNUT AVENUE (APN: 7212-010-038) FROM "3.4 COMMERCIAL

INDUSTRIAL” TO “1.4 VERY HIGH DENSITY RESIDENTIAL”, AND (3) THE WESTERLY PORTION OF AN APPROXIMATE 7.8-ACRE SITE, BETWEEN ROSE AVENUE AND CHERRY AVENUE AND E. BURNETT STREET AND CRESCENT HEIGHTS STREET (APNS: 7214-005-010, -011, -900, -901, -902, -903, -904 AND 7214-006-014, -015, -019, -020, -021) FROM “1.1 LOW DENSITY” TO “3.1 TOWN CENTER”; DELETING “KEY LAND USE CHANGES 1 AND 2” FROM THE GENERALIZED LAND USE MAP; ADDING “1.4 VERY HIGH DENSITY RESIDENTIAL”; AMENDING SECTION VI TO REVISE TABLE 8, AND AMENDING “3.1 TOWN CENTER”; CONTINGENT ON CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

4. Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 22-01, amending Title 20 of the Signal Hill Municipal Code, adding Chapter 20.26, “Heritage Square Central Business District Specific Plan (SP-23)”, 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 22-01, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.26 ENTITLED “SP-23 HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN ”, AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 7.8-ACRE SITE BETWEEN CHERRY AVENUE AND ROSE AVENUE AND CRESCENT HEIGHTS STREET AND E. BURNETT STREET FROM “COMMERCIAL TOWN CENTER (CTC)” AND “CRESCENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN (SP-11)” TO “HERITAGE SQUARE CENTRAL BUSINESS DISTRICT SPECIFIC PLAN (SP-23)” (APNS: 7214-005-010, -011, -900, -901, -902, -903, -904, AND 7214-006-014, -015, -019, -020, -021) CONTINGENT ON CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

5. Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 22-02, amending Title 20 of the Signal Hill Municipal Code, adding Chapter 20.46, “Town Center Northwest Specific Plan (SP-24)”, 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

22-02, AMENDING TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE TO ADD CHAPTER 20.46 ENTITLED "SP-24 TOWN CENTER NORTHWEST SPECIFIC PLAN", AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATE 8.4-ACRE SITE (APN: 7212-011-034) AT THE NORTHEAST CORNER OF E. WILLOW STREET AND WALNUT AVENUE FROM "COMMERCIAL CORRIDOR SPECIFIC PLAN (SP-6)" TO "TOWN CENTER NORTHWEST SPECIFIC PLAN (SP-24)", CONTINGENT ON CITY COUNCIL CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

6. Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 22-03, amending Title 20 of the Signal Hill Municipal Code, amending Chapter 20.41 Special Purpose Housing Specific Plan, (SP-7) adding new Areas VII and VIII, 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 22-03, AMENDING CHAPTER 20.41, ENTITLED "SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN", OF TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE, BY ADDING AREAS SEVEN AND EIGHT, AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION FOR (1) AN APPROXIMATE 2-ACRE SITE AT THE NORTHWEST CORNER OF E. WILLOW STREET AND WALNUT AVENUE FROM "COMMERCIAL INDUSTRIAL (CI)" TO "SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)" AND (2) AN APPROXIMATE 8.6-ACRE SITE BETWEEN ORANGE AVENUE AND GUNDRY AVENUE AND E. 27TH STREET AND E. 28TH STREET FROM "GENERAL INDUSTRIAL (GI)" AND COMMERCIAL "INDUSTRIAL (CI)" TO "SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)" (APNS: 7212-008-049, -051; AND 7212-010-010, -019, -020, -038) CONTINGENT ON CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

7. Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 22-04, amending the Official Plan Lines Map to remove an approximate 9.2-acre site from the traffic study area designation (APNs: 7212-008-049, & -051, and 7212-010-010, -019, -020), entitled:

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

APPROVAL OF ZONING ORDINANCE AMENDMENT 22-04, MODIFYING THE OFFICIAL PLAN LINES MAP TO REMOVE THE TRAFFIC STUDY AREA DESIGNATION FOR A 9.2-ACRE SITE (APNS: 7212-008-049 & -051 and 7212-010-010, -019, & -020) AND MAKE OTHER TECHNICAL REVISIONS TO REFLECT PAST AND PROPOSED DEVELOPMENT

(8) 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 May 17, 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.

(9) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD
COMMISSIONER SAVOULIAN
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR BELL

(10) ADJOURNMENT

Adjourn tonight’s meeting to the next regular meeting to be held Tuesday, July 19, 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.