



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING  
SIGNAL HILL PLANNING COMMISSION  
June 21, 2022

FINAL

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: NONE

(3) **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) **REORGANIZATION**

a. REORGANIZATION

Commission Secretary called for nominations for Chair. Commissioner Richárd nominated Vice Chair Parker. No other nominations were received. Commission Secretary called for a roll call vote.

The following vote resulted:

AYES: Commissioner Bell, Commissioner Parker, Commissioner Richárd,

Commissioner Savoulian, Commissioner Wilson

NOES: None

ABSENT: None

ABSTAIN: None

Chair Parker called for nominations for Vice Chair. Commissioner Bell nominated Commissioner Savoulian. Commissioner Savoulian nominated Commissioner Wilson. Commissioner Wilson declined the nomination. No other nominations were received. Chair Parker called for a roll call vote.

The following vote resulted:

AYES: Commissioner Bell, Commissioner Richárd, Commissioner Savoulian, Commissioner Wilson, Chair Parker

NOES: None

ABSENT: None

ABSTAIN: None

**(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

Director Doan read the form of notice and Associate Planner Agbayani gave the staff report.

Chair Parker called for questions from the Commission.

Commissioner Richárd asked about parking enforcement. Staff confirmed that AUHS staff would monitor parking.

Commissioner Savoulian asked if there would be any expansion to the existing buildings. Staff confirmed that there is no proposed expansion of existing buildings.

Commissioner Parker asked a question about whether the upcoming industrial park had been taken into account. Staff confirmed that it had been.

Chair Parker opened the public workshop.

Dr. Marilyn Uvero, American University of Health Sciences, introduced herself to the Commission.

There being no further public comments, Chair Parker closed the public workshop and called for comments from the Commission.

Commissioner Wilson commented on community engagement and the lack of attendance at the neighborhood meeting.

Commissioner Richárd commented that AUHS outreach may have satisfied neighbors.

Commissioner Bell commented on the good efforts of staff and AUHS to get the

item ready for a public hearing.

The Commission directed staff to let the item proceed to a public hearing.

**(7) PUBLIC HEARING**

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

Director Doan read the form of notice and gave the staff report.

Chair Parker called for questions from the Planning Commission.

Commissioner Richard asked about population projections. Staff noted that SCAG does have projections.

Commissioner Wilson asked about mitigating construction noise. Ned Baldwin, Meridian Consultants, confirmed that construction noise is included in the CEQA documentation.

Commissioner Savoulian asked about whether the EIR covers all four housing sites. Director Doan confirmed that it does.

Chair Parker opened the public hearing.

Doug Lewis, Signal Hill resident, commented regarding residential parking on Rose Avenue.

Kevin Laney, Signal Hill Petroleum, commented on existing oil well operations.

Ray Lawson, South West Regional Council of Carpenters, commented on prevailing wage and the carpenter apprenticeship program.

Jose Quintero, South West Regional Council of Carpenters, commented on use of local labor.

Rafael Pimentel, South West Regional Council of Carpenters, commented on use of local labor.

Caroline Kiss-Lee, Signal Hill resident, asked a question on whether the former Majestic Driving Range is included in the housing sites. Director Doan confirmed that it is not.

Additional written comments received between June 17 and June 21 are attached.

There being no further comments, Chair Parker closed the public hearing.

Commissioner Bell commented on local hiring, financing of low-income housing and choosing developers.

Commissioner Savoulian commented about getting the projects built and ways the City will encourage housing construction. Staff noted that the City could pursue grants to assist in site preparation for development.

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

RESOLUTION NO. 856-06-21, 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

RESOLUTION NO. 857-06-21, 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

RESOLUTION NO. 858-06-21, 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 RESIDENTIAL" 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

RESOLUTION NO. 859-06-21, 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

RESOLUTION NO. 860-06-21, 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

RESOLUTION NO. 861-06-21, 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 ENVIRONMENTAL IMPACT REPORT FOR THE PROJECT

RESOLUTION NO. 862-06-21, 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

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(8) CONSENT CALENDAR**

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

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

**(9) COMMISSION NEW BUSINESS**

Commissioner Savoulia asked a question about whether the Planning Commission will meet in person in July. Staff confirmed that July will be the first meeting using the hybrid meeting format.

Commissioner Parker asked a question about building permit fees. Staff confirmed that the new fee resolution was passed by the City Council.

**(10) ADJOURNMENT**

It was moved by COMMISSIONER WILSON and seconded by COMMISSIONER RICHÁRD, to Adjourn to the next regular meeting on July 19, 2022.

CHAIR PARKER adjourned the meeting at 9:02 p.m.

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VICTOR PARKER  
CHAIR

Attest:

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COLLEEN T. DOAN  
COMMISSION SECRETARY