

RESOLUTION NO. 2024-11-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, ADOPTING INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH 2024100062) AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM, RELATIVE TO ZONING ORDINANCE AMENDMENT 24-01, TENTATIVE TRACT MAP 74232, AND SITE PLAN AND DESIGN REVIEW 24-01, FOR THE COURTYARD SPECIFIC PLAN (SP-21)

WHEREAS, on September 22, 2022, the applicant, Guy Alexander as agent for Signal Ventures, LLC, formally filed an application to demolish three existing garage/storage structures at 1933 through 1939 Temple Avenue, and construct eight detached single-family dwellings with related site improvements on an approximate 0.59-acre site; and

WHEREAS, the proposed Project at 1933 through 1939 Temple Avenue requires several discretionary approvals from the City including approval of 1) Zoning Ordinance Amendment 24-01, amending the City's official zoning map from Residential High Density (RH) to The Courtyard Specific Plan (SP-21) and adding Chapter 20.28, The Courtyard Specific Plan (SP-21) to the Signal Hill Municipal Code establishing development standards for the site. 2) Site Plan and Design Review 24-01 to demolish three existing garage/storage structures and construct eight detached single-family dwellings with related site improvements, and 3) Tentative Tract Map 74232 to subdivide the site into a total of nine lots-eight numbered lots for dwellings and one lettered lot for common area and a private driveway; and

WHEREAS, pursuant to the California Environmental Quality Action (Pub. Res. Code §21000 et seq.) (CEQA), California Public Resources Code section 21067, and State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.) section 15051, the City is the lead agency for the proposed Project; and

WHEREAS, the City of Signal Hill, California, has prepared an Initial Study/

Mitigated Negative Declaration (IS/MND) SCH #2024100062 for Zoning Ordinance Amendment 24-01, Tentative Tract Map 74232, and Site Plan and Design Review 24-01, to designate the area as The Courtyard Specific Plan (SP-21); and

WHEREAS, IS/MND SCH #2024100062 was prepared and finds that the project would have a less than significant environmental impact with the implementation of mitigation measures. Mitigation measures have been included to address Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Tribal Cultural Resources, and Geology and Soils; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and CEQA Guidelines Section 15074(d), the City has prepared a Mitigation Monitoring and Reporting Program (MMRP) for the Project, which sets forth and implements the mitigation measures set forth in the IS/MND #2024100062; and

WHEREAS, on October 4, 2024, a Notice of Intent to adopt the proposed IS/MND SCH #2024100062 was submitted to the State Clearing House, the Los Angeles County Clerk and Recorder, agencies and interested parties in accordance with CEQA Guidelines Section 15072, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, pursuant to State CEQA Guidelines section 15073, the IS/MND SCH #2024100062 was circulated for a 30-day public review period, which began on October 4, 2024, and ended on November 3, 2024; and

WHEREAS, on October 15, 2024, a duly noticed public hearing was held before the Planning Commission and all interested parties were given an opportunity to comment on the project and associated documents; and

WHEREAS, the Planning Commission recommended City Council adoption of IS/MND SCH #2024100062 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, the City received two comment letters on the IS/MND SCH #2024100062 during the 30-day public review period; and

WHEREAS, the City responded to each of the two comment letters in a Final MND that addressed the matters raised in the comment letters (the IS/MND #2024100062 and the Final MND together are hereinafter referred to collectively as the “MND”); and **WHEREAS**, on November 1, 2024, notice of the City Council public hearing regarding the proposed project was mailed to all property owners and residents within 500 feet of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on November 12, 2024, the City Council conducted a public hearing to consider the MND and the Project; and

WHEREAS, at the City Council public hearing, members of the public were afforded an opportunity to comment on the MND and the Project; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including but not limited to the MND, public comments, and all oral and written evidence presented to it during all meetings and hearings, attached hereto as Exhibit A; and

WHEREAS, the MND reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearing conducted by the Planning Commission and the City Council and no additional information submitted to the Planning Commission and the City Council have produced substantial new information requiring recirculation of the MND or additional environmental review of the Project under State CEQA Guidelines section 15073.5; and

WHEREAS, pursuant to State CEQA Guidelines section 15074(b), the City has considered the MND, and all comments received during the public review period; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the proposed Project; and

WHEREAS, the materials and related documents have been made publicly available prior to the date of the public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Signal Hill, California, hereby finds as follows:

Section 1. Recitals. The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

Section 2. Compliance with the California Environmental Quality Act. The City Council has reviewed and considered the information contained in the MND , MMRP, comments received, and all other documents within the administrative record for the Project. The City Council finds that the MND and MMRP, attached hereto as Exhibits A, have been completed in compliance with CEQA and the State CEQA Guidelines.

Section 3. Findings on Environmental Impacts. In the City’s role as the lead agency under CEQA, and based on the whole record before it, the City Council finds that the MND contains a complete and accurate reporting of the environmental impacts associated with the Project. The City Council further finds that all environmental impacts of the Project are either less than significant or can be mitigated to a less than significant level pursuant to the mitigation measures outlined in the MND and in the MMRP. The City Council further finds that there is no substantial evidence in the record supporting a fair argument that the Project may result in any significant environmental impact. The City Council further finds that the MND has not been substantially revised after public notice of its availability and thus recirculation is not required. (State CEQA Guidelines, § 15073.5.) Finally, the City Council finds that the MND reflects the independent judgment and analysis of the City.

Section 4. Adoption of Mitigated Negative Declaration. The City Council hereby adopts the IMND prepared for the Project.

Section 5. Adoption of Mitigation Monitoring and Reporting Program. The City Council hereby approves and adopts the MMRP prepared for the Project.

Section 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 7. Notice of Determination. The City Council directs staff to file a Notice of Determination with the County of Los Angeles and the State Clearinghouse within five (5) working days of approval of the Project.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Signal Hill, California, on this 12th day of November, 2024.

LORI Y. WOODS
MAYOR

ATTEST:

DARITZA GONZALEZ
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, DARITZA GONZALEZ, City Clerk of the City of Signal Hill, California, do hereby certify that Resolution No.2024-11-XXXX was adopted by the City Clerk of the City of Signal Hill, California, at a regular meeting held on the 12th day of November, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DARITZA GONZALEZ
CITY CLERK