



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
PLANNING COMMISSION MEETING
April 24, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

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 participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- 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 commdev@cityofsignalhill.org not later than 5:00 p.m. on Thursday, April 24, 2025. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE**(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA****(5) DIRECTOR'S REPORTS**

- a. CONSIDERATION OF A RESOLUTION MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 IN CONNECTION WITH THE ACQUISITION OF CERTAIN REAL PROPERTIES LOCATED AT 1965/75 EAST 21ST STREET (APN NO. 7215-013-012) AND 2107 CHERRY AVENUE (APN NO. 7215-012-002)

Summary:

The City of Signal Hill is seeking to acquire certain real properties located at 1965/75 East 21st Street and 2107 Cherry Avenue located in the City. Government Code section 65402 requires the Planning Commission to render a determination as to whether the transaction is consistent with and conforms to the General Plan. Adopting the attached Resolution will make these findings and satisfy this requirement.

Strategic Plan Goal(s):

Goal 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces

Recommendation:

Adopt the following resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE PURCHASE OF CERTAIN REAL PROPERTIES LOCATED AT 1965/75 EAST 21ST STREET (APN NO. 7215-013-012) AND 2107 CHERRY AVENUE (APN NO. 7215-012-002)

(6) COMMISSION NEW BUSINESS

COMMISSIONER PARKER
COMMISSIONER LOPEZ
COMMISSIONER BELL
VICE CHAIR MILLER
CHAIR SAVOULIAN

(7) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, May 20, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

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.



CITY OF SIGNAL HILL

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STAFF REPORT

4/24/2025

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: ALFA LOPEZ
ASSISSTANT TO THE CITY MANAGER/ECONOMIC DEVELOPMENT MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 IN CONNECTION WITH THE ACQUISITION OF CERTAIN REAL PROPERTIES LOCATED AT 1965/75 EAST 21ST STREET (APN NO. 7215-013-012) AND 2107 CHERRY AVENUE (APN NO. 7215-012-002)

Summary:

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Strategic Plan Goal(s):

Goal 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces

Recommendation:

Adopt the following resolution entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE PURCHASE OF CERTAIN REAL PROPERTIES LOCATED AT 1965/75 EAST 21ST STREET (APN NO. 7215-013-012) AND 2107 CHERRY AVENUE (APN NO. 7215-012-002)

Background:

The City is seeking to acquire certain real properties located at 1965/75 East 21st Street and 2107 Cherry Avenue located in the City ("Properties"). In line with the City's long-term plan of acquiring housing units on the block of East 21st Street adjacent to Signal Hill Park, the City has been negotiating with the owner of the Properties to purchase the Properties.

The City proposes to acquire the properties for the expansion of Signal Hill Park. Staff anticipates using the front building as office space for employees that have been temporarily displaced as a result of the continuing remodel of City Hall. A proposed long-term plan is to potentially develop the Properties into a facility for a blend of senior and youth services.

Before the close of escrow, Government Code section 65402 requires the Planning Commission to render a determination as to whether the City's proposed acquisition and disposition of the Property is consistent with and conforms to the General Plan.

Analysis:

In accordance with Government Code section 65402, the proposed acquisition of the Properties is consistent with and conforms to the City's General Plan as follows:

1. Policies 1 and 4 of the 2024 Civic Center Master Plan:

Policy 1: "Showcase the Civic Center's role as the City's central destination for community gathering and meeting; a place that establishes local identity and pride for all who live and work in Signal Hill."

Policy 4: "Replace the existing and obsolete Signal Hill Park Community Center with a larger facility that accommodates programs for children, teens, and seniors, as well as multipurpose and flexible spaces for community activities and gathering."

2. Policy 1D of the 2021 Prioritization and Implementation Plan:

"Continue acquiring properties on East 21st Street as they become available for future expansion of Signal Hill Park."

3. Policy 1.12 of the Land Use Element:

"Increase the amount and improve the network of public and private open space areas for active or passive recreation."

Adopting the attached resolution will satisfy the City's obligations under Government Code section 65402.

CEQA Categorical Exemption

The Planning Commission's determinations that the acquisition of the Property is consistent with and conforms to the General Plan are exempt from the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that these determinations may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).) The Planning

4/24/2025

Commission's actions do not authorize any new development or other action that has the potential to significantly impact the environment.

Approved:

Colleen T. Doan

Attachment:

Resolution No. XXX-04-24

RESOLUTION NO. XXX-04-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE PURCHASE OF CERTAIN REAL PROPERTIES LOCATED AT 1965/75 EAST 21ST STREET (APN NO. 7215-013-012) AND 2107 CHERRY AVENUE (APN NO. 7215-012-002)

WHEREAS, the City of Signal Hill (“City”) is seeking to acquire real properties located at 1965/75 East 21st Street, and 2107 Cherry Avenue located in the City (“Properties”). The Properties are more particularly described in Exhibit “A,” attached hereto and incorporated herein; and

WHEREAS, Government Code section 65402 requires the Planning Commission to render a determination as to whether the City’s proposed acquisition of said Properties is consistent with and in conformance with the General Plan; and

WHEREAS, the City adopted a General Plan in 1986 and adopted an update to its Land Use Element in 2001; and

WHEREAS, in 2021 the City adopted a Parks and Recreation Master Plan, and in 2022 adopted the Prioritization and Implementation Plan, which seek to prioritize and provide details to establish a clear roadmap for the City’s future; and

WHEREAS, in 2024 the City adopted a Civic Center Master Plan, which establishes a phased framework of design concepts for the evolution of the City’s central gathering space, Signal Hill Park and surrounding area; and

WHEREAS, the City proposes to acquire the Properties for the expansion of Signal Hill Park; and

WHEREAS, adopting this Resolution will satisfy the City’s obligations under Government Code section 65402; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1: The determinations that the City's acquisition of the Properties is consistent with and conforms to the General Plan are exempt from the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that these activities may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).). The City's actions do not authorize any new development or other action that has the potential to significantly impact the environment.

Section 2: Given the foregoing, the Planning Commission hereby finds that the City's acquisition of the Properties is consistent with and conforms to the City's General Plan as follows:

1. Policies 1 and 4 of the 2024 Civic Center Master Plan:

Policy 1: "Showcase the Civic Center's role as the City's central destination for community gathering and meeting; a place that establishes local identity and pride for all who live and work in Signal Hill."

Policy 4: "Replace the existing and obsolete Signal Hill Park Community Center with a larger facility that accommodates programs for children, teens, and seniors, as well as multipurpose and flexible spaces for community activities and gathering."

2. Policy 1D of the 2021 Prioritization and Implementation Plan:

"Continue acquiring properties on East 21st Street as they become available for future expansion of Signal Hill Park."

3. Policy 1.12 of the Land Use Element:

"Increase the amount and improve the network of public and private open space areas for active or passive recreation."

Section 3: Pursuant to Government Code section 65402(a), this Resolution constitutes the Planning Commission's report to the City Council showing that the proposed acquisition and disposition of the Property is consistent with and conforms to the General Plan.

Section 4: If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 5: This Resolution takes effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED at a special meeting of the Planning Commission of the City of Signal Hill, California, on this 24th day of April 2025.

SAEIDA MILLER
VICE CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Commission Secretary do hereby certify that Resolution No. XXX-04-24 was adopted by the Planning Commission of the City of Signal Hill, California, at a special meeting held on the 24th day of April 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY