

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