

RESOLUTION NO. XXX-10-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 24-01, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 0.59-ACRE SITE AT 1933 THROUGH 1939 TEMPLE AVENUE 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

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 site is legally described as Lots 11, 12, and 13 of the Price and Peterson Tract, in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 12, Page 85 of Maps, in the office of the County Recorder of said county. All that portion of Farm Lot 22 of the Alamitos Tract, in the City of Signal Hill, County of Los Angeles, State of California, as shown on map recorded in Book 36, Page 37, et seq., of miscellaneous records, in the office of the County Recorder of said County, lying east of a line parallel with and 265.88 feet west of the center line of Temple Avenue and lying north of a line parallel with and 219.56 feet north of the center line of 19th Street, as established on January 20, 1948, and lying southwest of the southwest line of Price and Peterson Tract, as shown on Map recorded in Book 12, Page 85 of maps, records of said County; and

WHEREAS, pursuant to Signal Hill Municipal Code, Chapter 20.86, entitled “Amendments,” the subject is properly a matter for Planning Commission review and recommendation for City Council adoption; and

WHEREAS, the rezoning of the site from Residential High Density (RH) to The Courtyard Specific Plan (SP-21) is consistent with the 1.3, High Density Residential designation on the Generalized Land Use Map; and

WHEREAS, the Specific Plan would allow for a minimum lot size of 2,038.67 square feet per unit for lot 7 (2,100 square feet minimum in the RH zone), a 13'-7" setback from Temple Avenue for Unit 1 (20' minimum in the RH zone), a maximum 22 inch projection into the rear yard setback for Units 4 and 5 (30 inch projection in the RH zone), an 18 inch open trellis projection into the Temple Avenue setback for Unit 1 (open trellis not permitted in front yard setback in the RH zone), a maximum 30 percent hardscape material within Temple Avenue setback for Lot 8 (25 percent maximum in the RH zone), a minimum two-car garage plus one assigned surface parking space per dwelling unit (four parking spaces for a four-bedroom unit in the RH zone), a minimum 9' x 20' surface parking space (10' x 20' minimum in the RH zone), and allow a maximum fence and wall height of 5'-6" in the front yard and 6'-6" in the side and rear yard setbacks (four foot and six foot maximum in the RH zone, respectively) consistent with the site plan for Site Plan and Design Review 24-01; and

WHEREAS, on March 21, 2024, a duly noticed neighborhood meeting was held in the City Council Chamber of City Hall. Two individuals from the neighboring northern property were in attendance. During the meeting, staff provided an overview of the planning process, the applicant presented preliminary plans, and the community members offered feedback. The primary concerns raised from Units 101 and 102 Temple View condominiums included 1) The close distance of the proposed Dwelling Unit. 1 second-story roofs from the neighboring northern property's patios, and 2) The height of the proposed Dwelling Unit 1 second story and roof blocking the view of Temple Avenue from both property's patios; and

WHEREAS, It was determined that the view impacts for Units 101 and 102 of the Temple View condominiums are neither primary nor secondary and therefore are unprotected views of non-eligible street and sky vistas. Since these views are neither the only views nor of a unique landmark, the report concluded that there is no significant impact; and

WHEREAS, the applicant voluntarily modified the project design particularly for Dwelling Unit 1 located on the northeast portion of the project site in an effort to further reduce project impacts by preserving the non-eligible street and sky views for Units 101 and 102 of the Temple View condominiums; and

WHEREAS, after conducting outreach to those with concerns, no further issues were raised; and

WHEREAS, on October 4, 2024, notice of a Planning Commission 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, the Planning Commission has recommended City Council adoption of Initial Study/Mitigated Negative Declaration (SCH #2024100062) relative to Zoning Ordinance Amendment 24-01, Tentative Tract Map 74232, and Site Plan and Design Review 24-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on October 15, 2024, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the request; and

WHEREAS, the City has incorporated all comments received and responses thereto.

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

1. That Zoning Ordinance Amendment 24-01 is consistent with applicable State law.

2. That the Planning Commission has reviewed Zoning Ordinance Amendment 24-01 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goals and Policies of the Signal Hill General Plan:

LAND USE ELEMENT GOAL 1 – Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Land Use Policy 1.2 – Provide opportunities for a variety of residential densities and housing styles.

Finding regarding Land Use Policy 1.2 – The proposed residential development provides eight above moderate (income level) single-family residential dwellings. Development of the project will assist the City in meeting its Regional Housing Needs Assessment (RHNA) goal for 2021-2029.

Land Use Policy 1.3 – Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

Finding regarding Land Use Policy 1.3 – The proposed project is an infill parcel with three existing storage structures onsite. The project is located on the west side of Temple Avenue between East 19th and East 20th Streets and is surrounded by condominium complexes on the north, west, and south and single-family on the east. The project site is less than one mile to commercial uses and public transportation systems on Pacific Coast Highway.

LAND USE ELEMENT GOAL 2 – Ensure that new development is consistent with the City’s circulation system, availability of public facilities, existing development constraints and the City’s unique characteristic and natural

resources.

Land Use Policy 2.6 – Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

Finding regarding Land Use Policy 2.6 – The site plan and building placement are subject to Commission-level Site Plan and Design Review. Two plugged and abandoned oil wells are present on the project site. Both wells were located, excavated, and tested for methane leaking, then surveyed and a vent cone installed. The project has been designed to ensure both abandoned wells are accessible in an emergency capacity and that no habitable structures will be placed on top of or within close proximity to them. Well #79 is located near proposed open parking spaces, providing a 10-foot unobstructed radius from the nearest structure and more than 10 feet of clearance from the nearest property lines, allowing for unobstructed access to the wellhead if needed. Similarly, Well #3 is located near proposed open parking spaces, providing a 10-foot radius that is partially unobstructed by a four-foot-tall removable metal picket fence. The fence is designed and installed to be easily removed, ensuring full access to the adjacent wellhead, when necessary, with more than 10 feet of clearance from the nearest property lines.

LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.7 – Maintain and enhance the quality of residential neighborhoods.

Finding regarding Land Use Policy 3.7 – The proposed project is an infill site that will replace three existing, dilapidated buildings previously used for storage. The dwelling units feature a modern, simplified Spanish style architecture including concrete tiled roofs, fine textured stucco finish, decorative Bermuda style awnings, metal window flower shelves, accent iron cross bars, forged steel baluster railings, and Arto Tile Arabesque accent tiles. The development incorporates architectural diversity by providing three exterior elevation designs and two different color schemes. There are four variations of entry porches, four entry door designs, three garage door styles, and several

overhang roof style and rooftop configurations, all featuring photovoltaic solar structures.

Land Use Policy 3.18 – Minimize the impacts of stormwater runoff to the maximum extent practicable on the biology, water quality and integrity of natural drainage systems and water bodies.

Finding regarding Land Use Policy 3.18 – The Project Site currently accepts storm water runoff from the adjacent Smart Homes property to the northwest (7216-020-012), which drains into the municipal storm drain system. As part of this project, the Smart Homes applicant reached out to the Courtyard applicant to secure an agreement for shared sewer and stormwater facilities. The stormwater and sewer from the Smart Homes property will be collected via separate stormwater and sewer lines in compliance with the County of Los Angeles Department of Public Works and discharged toward Temple Avenue within a six-foot-wide public service easement. This easement between the two parties has been approved by the City Engineer and was recently recorded for the purpose of installing, maintaining, repairing, renewing, and replacing an underground sanitary sewer line, sump pump, and stormwater drain line. Additionally, the proposed project includes a stormwater drainage and erosion control system designed to manage stormwater runoff from both sites. The system features a series of inlet drains, catch basins, a trench drain, and permeable pavement that directs water into an underground modular polypropylene “CUDO” storage system. The project will comply with the City’s Low Impact Development (LID) standards which requires that the site must be treated with LID Best Management Practices (BMPs) prior to discharge.

Land Use Policy 3.19 – Maximize to the extent possible the percentage of permeable surfaces to allow more percolation of stormwater runoff into the ground.

Finding regarding Land Use Policy 3.19 – The project includes landscaped backyards and common areas. The private driveway, surface parking, and rear yard patios have been designed to use decorative permeable pavers to allow for percolation of stormwater on-site.

CIRCULATION ELEMENT GOAL 1 – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Circulation Policy 1.f. – Ensure that new development provides adequate

parking for anticipated uses; however, reductions in parking requirements should be considered where alternative modes for transportation or shared parking exist.

Finding regarding Circulation Policy 1.f. – Onsite parking for the project complies with the multi-family parking standard even though the residential product type being proposed is single-family. The project provides two parking spaces within an enclosed garage and one designated surface parking space for each dwelling unit. Additionally, two guest parking spaces are located at the west end of the project site, positioned on each end of the hammerhead.

HOUSING ELEMENT GOAL 1 – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Housing Element 2021-2029 Program Category #1 Goal – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Finding regarding Housing Element 2021-2029 Program Category #1 Goal – Development of eight new single-family detached dwelling units sold at market rate will assist the City in meeting its 188 above moderate-income Regional Housing Needs Assessment. The project’s development will be reported with the City’s annual progress report which is sent to the State Department of Housing and Community Development when the building permits are issued.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 24-01, amending the Official Zoning Map of the City of Signal Hill as shown on Exhibit A attached hereto and as follows:

Section 1. That Title 20 ZONING of the Signal Hill Municipal Code be amended to add Chapter 20.28, “SP-21 The Courtyard Specific Plan” to read as follows:

Chapter 20.28

SP-21 THE COURTYARD SPECIFIC PLAN

Sections:

20.28.010 Purpose

- 20.28.020 Adoption of SP-21, The Courtyard Specific Plan
- 20.28.030 Use Classifications
- 20.28.040 Dwelling Unit Density
- 20.28.050 Development Standards
- 20.28.060 Building Height
- 20.28.070 Required Setbacks
- 20.28.080 Yard Requirements
- 20.28.090 Landscape Materials and Turf Replacement
- 20.28.100 Patio Covers
- 20.28.110 Patio Covers-Open Trellis
- 20.28.120 Permitted Projections into Required Yards
- 20.28.130 Floor Area Ratio
- 20.28.140 Fences, Walls and Hedges
- 20.28.150 Off-Street Parking
- 20.28.160 Trash and Recycling Storage Area
- 20.28.170 Signs
- 20.28.180 Mechanical Equipment
- 20.28.190 Utilities, Public Facilities and Services

20.28.010 Purpose.

A. Application of the Specific Plan Concept. A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses, in very broad terms, the City's planning of its future environment, generally on a long-term basis. Adopted by the City as a legislative act, the General Plan may be amended, as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan by focusing on a particular parcel or parcels. The Specific Plan sets standards, against which developments can be judged, and imposes controls on the use of the subject parcels. The Specific Plan replaces the existing zoning designation and is more detailed than a General Plan.

The intent and purpose of this chapter is to establish a Specific Plan to guide the physical development of a particular geographic area within the City. The subject site is constrained due to the size, site configuration (deep and narrow), location of two abandoned oil wells, and potential view impacts to adjacent residential and commercial developments. The site is an infill parcel primarily surrounded by existing high density residential developments to the immediate north, south, and west, and single-family development to the east across Temple Avenue. In an effort to mitigate these constraints and to accommodate the City's diverse housing needs, the concepts, regulations and conditions set forth in the SP-21, The Courtyard Specific Plan, are added to provide for the development of the site with single-family detached dwellings.

The specific plan has been prepared in accordance with the requirements of the California Government Code Sections 64540 through 65507, and addresses all of the issues and topics specified in that code.

B. Location and Boundary. The Specific Plan includes an area of approximately 0.59-acres generally located on the west side of Temple Avenue between 20th and 19th Streets. The boundaries of the area are more specifically set forth in Tentative Tract Map 74232.

C. Goals and Objectives. Goals for the development within the SP-21, The Courtyard Specific Plan, include the following:

1. Reduce the density allowed on the site from 12 dwelling units to 8 dwelling units; and
2. Encourage the development of privately owned detached single-family dwellings; and
3. Provide architectural diversity and avoid uniformity of appearance while achieving a streetscape with pedestrian scale and ambiance consistent with Signal Hill's small town character.

20.28.020 Adoption of SP-21, The Courtyard Specific Plan. The provisions of this chapter shall apply to all property shown as SP-21, The Courtyard Specific Plan on the official zoning map.

20.27.030 Use Classifications.

A. Principal Uses. Unlisted uses shall be prohibited. The following uses shall be permitted within SP-21, The Courtyard Specific Plan.

1. Detached single-family dwellings available for sale.

B. Accessory Uses. The following Accessory Uses shall be permitted, in conjunction with the development of the single-family dwellings at the site.

1. Home occupations, not to exceed one such use per dwelling;
2. Open space and recreation facilities including swimming pools and spas.
3. Private garages.
4. One surface parking space for each unit in designated parking stalls.
5. Guest parking in designated parking stalls.
6. Transitional housing, supportive housing and licensed group homes serving six persons or fewer are an allowed land use "by right" per California Government Code Section 65583.

20.28.040 Dwelling Unit Density. A maximum of eight detached single-family dwellings shall be permitted on the site as indicated on the approved plans.

20.28.050 Development Standards.

A. All property within SP-21, The Courtyard Specific Plan shall be developed and maintained in accordance with all provisions of the Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between

the Specific Plan and any other ordinance or regulation of the City, the Specific Plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after review and approval by resolution of the Planning Commission, and in compliance with Chapter 20.52, "Site Plan and Design Review," of the Signal Hill Municipal Code, and this chapter. The determination of "substantive change" hereunder shall be made at the sole discretion of the Director of Community Development.

C. Site Plan. Site development shall substantially conform to the Site Plan as approved by the Planning Commission.

D. Building Design. The design theme and facade treatment shall be consistent with the modern, simplified Spanish style architectural themes as generally shown on the approved plans. Design elements, including, but not limited to, concrete tiled roofs, fine textured stucco finish, decorative Bermuda style awnings, forged steel balusters, accent iron cross bars, and Arto Tile Arabesque accent tiles, and insulated steel garage doors, and vinyl windows. Materials and colors shall be consistent with those shown on the sample board on file in the Community Development Department. The floor plans shall substantially conform to the floor plans as shown on the approved plans.

20.28.060 Building Height.

A. The maximum height of each structure shall not exceed the following:

1. Lot 1: Twenty-two feet, nine inches (22'-9") maximum
2. Lots 2 through 8: Twenty-three feet (23') maximum.

B. Measurement and determination of building heights shall be as in Section 20.04.102, "Building Height," of the Signal Hill Municipal Code, except that "natural ground elevation" referenced therein, shall be the elevation(s) of each building pad as established on the approved conceptual grading plan.

C. The maximum permissible number of stories shall be:

1. Lot 1: Partial single-story
2. Lots 2 through 8: Two stories.

20.28.070 Required Setbacks. The following setback lines shall be provided from the property line measured to the closest habitable area of the units:

A. "Front" Setback (on Temple Avenue):

1. Lot 1: Thirteen feet, seven inches (13'-7") minimum
2. Lot 8: Twenty-six feet, nine inches (26'-9") minimum

B. Side (north property line) Setback:

1. Lots 1 through 3: Eight feet, six inches (8'-6") minimum

2. Lot 4: Five feet, two inches (5'-2") minimum
- C. Side (south property line) Setback:
 1. Lot 5: Five feet, two inches (5'-2") minimum
 2. Lots 6 through 8: Seven feet (7') minimum
- D. Rear (west property line) Setback:
 1. Lots 4 and 5: Ten feet (10') minimum
 2. Lots 3 and 6: Eleven feet (11') minimum. Balcony six feet (6') minimum.
- E. Distance between buildings– Six feet, four inches (6'-4") minimum.

20.28.080 Yard Requirements.

A. Required yards shall be those portions of the lot between the property line and the required setback line.

B. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, patios, steps, provided these are at the finished grade of the first story.

C. Swimming pools and spas shall not be permitted in any required front, or Temple Avenue setback and shall not be located less than three feet (3') from side or rear lot lines.

20.28.090 Landscape Materials and Turf Replacement

A. Maximum Percent Hardscape Area. The maximum area of hardscape material (permeable or non-permeable) within the front setback area (includes walkways, patios and courtyards, but excludes driveways) shall be limited to:

1. Lot 1: 25%
2. Lot 8: 30%

20.28.100 Patio Covers

A. Setbacks. Patio covers shall be setback five feet (5') from side or rear property lines. Patio covers shall not be constructed in front yards.

B. Projections. Patio covers eaves may project thirty inches (30") into a side or rear yard.

C. Prohibited uses. Patio covers shall not be used as carports, garages, or storage, utility or habitable rooms.

D. Construction. Patio covers may have solid roofs and be enclosed as provided by the Uniform Building Code.

20.28.110 Patio Covers-Open Trellis

A. Setbacks. Patio covers - open trellis shall be setback three feet (3') from a side or rear property line.

B. Projections. Patio covers - open trellis eaves may project twelve inches (12") into a side or rear yard setback. Patio covers - open trellis including eaves may project eighteen inches (18") into the front yard setback.

C. Prohibited Enclosures. Patio covers - open trellis sides or covers shall not be temporarily or permanently enclosed.

D. Construction. Patio covers - open trellis shall be unenclosed post and beam construction that may include latticework provided that the sides and cover remains a minimum forty percent open to the sky.

20.28.120 Permitted Projections Into Required Yards.

A. Side-Yard Projections. Architectural projections, such as eaves, belt courses, and sills may be permitted to project not more than eighteen inches (18") into required side yards. Privacy awnings may be permitted to project twenty-two inches (22") into required side yards.

B. Front and Rear Yard Projections. Architectural projections may be permitted to project not more than eighteen inches (18") into required front and rear yards. Privacy awnings may be permitted to project twenty-two inches (22") into required rear yards.

C. The director of community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

20.28.130 Floor Area Ratio

A. The maximum overall floor area ratio for the project site shall not exceed 0.65% and substantially conform to sheet T01 of the Site Plan as approved by the Planning Commission.

B. Maximum permitted floor area ratio shall be calculated as follows:

gross floor area minus (-) garage square feet equals (=) net lot area.

For purposes of this subsection, "gross floor area" means and includes the area of the first story and any additional stories for all structures, including garages, greenhouses and accessory buildings on a lot.

20.28.140 Fences, Walls and Hedges.

A. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet, six inches (6'-6") in height shall be permitted at all rear and side property lines, and within required rear or side yards.

B. No fence, wall, gate, or hedge over five feet, six inches (5'-6") in height shall be permitted in any required front setback. Any wall over four feet shall be a minimum 30% open/transparent. The fence and walls shall substantially conform with the fence and wall plans as shown on the approved plans.

C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, sculptures, etc., may be permitted to project above the maximum height on any fence, hedge or wall, subject to approval of the Community Development Director, provided that such embellishment does not significantly increase the overall average height or apparent mass of the wall.

D. Retaining Walls protecting cut below natural grade. Where a retaining wall protects a cut below natural grade, such retaining wall may be topped by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.

E. Retaining Walls containing fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge.

F. An increase in fence and wall height by not more than ten percent (10%) may be allowed subject to the review and approval of the Director of Community Development.

20.28.150 Off-Street Parking.

A. Each dwelling unit has four (4) bedrooms (or rooms that could be used as a bedroom as determined by the director of community development) and therefore, shall include a two-car enclosed garage, minimum 400 square-feet with 72 cubic feet each of storage area, and one assigned surface parking space for each dwelling unit.

B. Ten (10) uncovered surface off-street parking spaces including eight unit assigned spaces and two guest spaces shall be provided in the common area parking areas at all times.

C. Surface parking stall size shall not be less than nine feet (9') by twenty feet (20').

D. A total of two guest parking spaces shall be available for use at all times.

20.28.160 Trash and Recycling Storage Area.

A. Trash and storage recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the City's recycling program. Storage of trash bins shall be placed away from view and screened with landscaping, a low wall, or privacy gate.

20.28.170 Signs. A 14.7-square-foot project identification sign, approximately 2'-8" in height, featuring the project name in individual bronze cast metal pin-mounted letters is permitted. All other signs, except for signs identified in Chapter 20.58.120 of the Signal Hill Municipal Code as being permissible in any zoning district without a sign permit are prohibited.

20.28.180 Mechanical Equipment. Exterior air-conditioning equipment shall be placed away from view or screened with landscaping, a low wall, or privacy gate.

20.28.190 Utilities, Public Facilities and Services

A. On-Site Facilities. All on-site water supply, wastewater collection and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County flood control district standards. Sewage facilities must also be consistent with the Los Angeles County sanitation requirements.

B. Undergrounding. All new utility lines serving the site, including natural gas, electrical, water, wastewater and communication lines shall be placed underground by the developer.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 15th day of October, 2024.

SONIA SAVOULIAN
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. XXX-10-15 was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 15th day of October, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY