



BUSINESS DEPARTMENT – Facilities Development & Planning  
Office of the Executive Director  
2425 Webster Avenue, Long Beach, CA 90810  
(562) 997-7550 Fax (562) 595-8644

August 18, 2022

**VIA EMAIL**

Ryan Agbayani, Associate Planner  
City of Signal Hill – Community Development Department  
2175 Cherry Avenue  
Signal Hill, CA 90755  
[ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org)

RE: Notice of Intent to Adopt a Negative Declaration

Dear Mr. Agbayani:

The Long Beach Unified School District (“District”) is in receipt of the Community Development’s Notice, regarding the Notice of Intent to adopt a Negative Declaration (“ND”) for American University of Health Sciences at 1600 E. Hill Street (“Site”). The District submits this letter to notify the City of Signal Hill (“City”) of its concerns in relation to the increase in students and staff that will be on-site at the campus and the impact it may have on parking in proximity to our schools, Signal Hill Elementary, Alvarado Elementary, and Nelson Academy.

The District acknowledges that the Initial Study and ND indicates the campus currently includes 237 parking spaces for students, faculty, and staff. Also, the site anticipates that enrollment will increase to 470 total students, of which 231 would be on campus and 239 would be off-campus. In addition, the number of on-campus faculty and staff would increase from 27 to 63, a net increase of 36 faculty and staff on the site. The additional students/staff anticipated leaves a delta of 30 parking stalls, which is trying to be remedied by allowing 20 students attending the High School to be supplied with a permit and the remainder of the students are expected to be dropped off, or use other means of transportation. The District also acknowledges that the ND notes the students will be prohibited from parking on adjacent streets.

Provided the increased enrollment/staffing is not above the estimates noted and permit and parking limitations implemented as described, the impact to nearby LBUSD schools should be minimal.

The District appreciates the opportunity to review and comment on this Initial Study and Negative Declaration. If you have any questions or concerns, please feel free to contact me at 562-997-7550 or [DMiranda1@lbschools.net](mailto:DMiranda1@lbschools.net).

Sincerely,

A handwritten signature in black ink, appearing to read 'DMiranda', is written over a white background.

David Miranda  
Executive Director

Attachment C

**From:** [Melanie Nazarbekian](#)  
**To:** [Ryan Agbayani](#)  
**Subject:** 1600 E. Hill Street  
**Date:** Wednesday, August 17, 2022 4:47:03 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[20220805100050100.pdf](#)

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mr. Agbayani,

My colleague that was working on responding to the attached NOI for an ND at 1600 E. Hill Street was out on Covid leave.

We would appreciate it if you would allow our response to be submitted by this Friday, August 19.

Many Thanks,  
Melanie



**Melanie Nazarbekian**

Assistant Project Manager - Program  
Long Beach USD – Facilities Development & Planning

Email: [mnazarbekian@lbschools.net](mailto:mnazarbekian@lbschools.net)

Phone: 562-997-7550 |

**\*\*\* Invoices must be sent to [facilitiesaccounting@lbschools.net](mailto:facilitiesaccounting@lbschools.net) \*\*\***



RECEIVED  
AUG - 1 2022  
BUSINESS OFFICE

## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

### **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that an Initial Study and Negative Declaration have been prepared for the proposed American University of Health Sciences (AUHS) Master Plan Update at 1600 E. Hill Street. The City of Signal Hill is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

**PROJECT LOCATION: 1600 E. Hill Street, Signal Hill, CA 90755.** The project site includes Assessor Parcel Number (APN) 7215-009-005.

#### **PROJECT DESCRIPTION:**

The Project consists of a Master Plan Update (MPU) for the American University of Health Sciences (AUHS). AUHS proposes to offer new programs to supplement its current curriculum within its Schools of Nursing, Pharmaceutical Sciences, and Medicine as well as the American University Research Academy (AURA) Private High School, and the Outpatient Pediatrics Clinic and Pharmacy. The pharmacy will continue to provide community services to the City of Signal Hill. The MPU will result in the following AUHS increases: total enrollment from 180 to 470 (+290) students; on-campus enrollment from 70 to 231 (+161) students; and on-campus faculty and staff from 27 to 63 (+36) persons.

All the additional programs of study will occur within the existing buildings on the site. No physical alterations or expansions to the site or surrounding area are proposed. No demolition, ground-disturbing, or construction activities are proposed, and no additional building square footage or parking is proposed as part of the MPU. Vehicular access to the site will continue to be provided by the four (4) existing driveways on Walnut Avenue. Program changes are anticipated to all be in place by late 2024.

Pursuant to Section 15072 of the California Environmental Quality Act, this site is not on any lists enumerated under Section 65962.5 of the Government Code.

Pursuant to the authority and criteria contained in the California Environmental Quality Act, the Lead Agency has analyzed the project and determined that the project will not have a significant adverse impact on the environment with the incorporation of the recommended mitigation measures. Based on this finding the Lead Agency has prepared this **NEGATIVE DECLARATION**.

**PUBLIC COMMENT PERIOD: Beginning on Thursday, July 28, 2022**, a minimum period of no less than twenty (20) days will be provided to enable public review of the project specifications, the Initial Study and Negative Declaration prior to final adoption of the Negative Declaration by the City of Signal Hill. **The review period shall end on Tuesday, August 16, 2022, at 5:00 p.m.**

The Signal Hill Planning Commission will conduct a public hearing to consider the **NEGATIVE DECLARATION** and project described above. All interested parties can testify or submit written comments to the planner below or at the public hearing.

**HEARING DATE AND TIME:** Tuesday August 16, 2022, at 7:00 p.m.

**HEARING LOCATION:** Hybrid Meeting. **In Person:** City Hall Council Chamber, 2175 Cherry Avenue, Signal Hill, CA, 90755 **Online:** Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted. Additional meeting information is available at the City's website, <https://cityofsignalhill.legistar.com/Calendar.aspx>.

**ALL INTERESTED PERSONS** are invited to review the Negative Declaration and to submit opinions or evidence for or against the Negative Declaration. The Negative Declaration will be available for public review at the City Hall Community Development Department Counter (2175 Cherry Avenue, Signal Hill, CA 90755 (562) 989-7341. The document is also available on the Current Projects page of the City of Signal Hill website (<https://www.cityofsignalhill.org/612/Current-Projects>). Please submit comments in writing to the following address:

Attn: Ryan Agbayani, Associate Planner  
City of Signal Hill – Community Development Department  
2175 Cherry Avenue  
Signal Hill, CA 90755  
Phone: 562-989-7341  
Email: [ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org)

