



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
October 15, 2024

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 Tuesday, October 15. 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 PARKER
VACANT

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

- a. PUBLIC HEARING TO CONSIDER A PROPOSAL TO DEMOLISH THREE EXISTING STORAGE STRUCTURES AT 1933 THROUGH 1939 TEMPLE AVENUE AND CONSTRUCT EIGHT DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on October 4, 2024; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on October 4, 2024.

The applicant, Guy Alexander as agent for Signal Ventures, LLC, is requesting to demolish three existing garage/storage structures at a site known as 1933 through 1939 Temple Avenue and construct eight detached single-family dwellings on eight small single-family lots on an approximate 0.59-acre site located on the west side of Temple Avenue between East 19th and East 20th Streets. The proposal includes:

- Initial Study/Mitigated Negative Declaration SCH #2024100062
- Zoning Ordinance Amendment 24-01, to rezone the site and create the Courtyard Specific Plan (SP-21)
- Tentative Tract Map 74232, to create nine lots (eight numbered lots for dwellings and one lettered lot for common area and private driveway)
- Site Plan and Design Review 24-01, for the site plan and architectural designs, and project identification wall sign

Strategic Plan Goal(s):

Goal No. 3 Increase the local housing supply to support current and potential Residents.

Continue efforts to support housing development projects through rezoning.

Recommendation:

- 1) Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING 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, FOR
THE COURTYARD SPECIFIC PLAN (SP-21)

2) Adopt the following resolution, entitled:

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 AND ESTABLISHING DEVELOPMENT STANDARDS FOR THE SITE

3) Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 74232, A REQUEST TO SUBDIVIDE AN APPROXIMATE 0.59-ACRE SITE LOCATED AT 1933 THROUGH 1939 TEMPLE AVENUE FOR A TOTAL OF NINE LOTS - EIGHT NUMBERED LOTS FOR DWELLINGS AND ONE LETTERED LOT FOR COMMON AREA AND A PRIVATE DRIVEWAY

4) Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 24-01, A REQUEST 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

(6) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. PREVIOUS MINUTES

Summary:

Regular meeting of September 17, 2024.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

A brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

Articles compiled by staff that may be of interest to the Commission.

Recommendation:

Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER PARKER
COMMISSIONER BELL
VICE CHAIR MILLER
CHAIR SAVOULIAN

(8) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, November 19, 2024, 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.