

RESOLUTION NO. XXX-10-15

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)

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 City of Signal Hill, California, has prepared an Initial Study/Mitigated Negative Declaration for Zoning Ordinance Amendment 24-01, Tentative Tract Map 74232, and Site Plan and Design Review 24-01, to designate the area as The Courtyard Specific Plan (SP-21); and

WHEREAS, pursuant to Guidelines for the Implementation of the California Environmental Quality Act, an Initial Study relative to the proposed project reveals that no substantial evidence exists that the demolition of three existing garage/storage structures and the construction of eight single-family dwellings and ancillary facilities at the site will have a significant effect on the environment; and

WHEREAS, Mitigated Negative Declaration (SCH 2024100062) was prepared and finds that the project would have a less than significant environmental impact with the implementation of mitigation measures. Mitigation measures have been included to address Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Tribal Cultural Resources, and Geology and Soils; and

WHEREAS, on October 4, 2024, a Notice of Intent to adopt the Initial Study and proposed Initial Study/Mitigated Negative Declaration (SCH 2024100062) was submitted to the State Clearing House, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on October 4, 2024, the documents related to Initial Study/Mitigated Negative Declaration (SCH 2024100062) were made available for public review and comments; and

WHEREAS, on October 4, 2024, a notice of Planning Commission public hearing regarding the associated Site Plan and Design Review, Tentative Map, and Zoning Ordinance Amendment was published in the Signal Tribune newspaper, mailed to property owners and residents within 500 feet, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on October 15, 2024, the Planning Commission held a public hearing and all persons were given an opportunity to comment on the project and associated documents; 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, hereby finds as follows:

1. The Initial Study/Mitigated Negative Declaration prepared for The Courtyard Specific Plan development identified no potentially significant effects on the environment with the implementation of mitigation measures related to hydrocarbons, volatile organic compounds, and mercury as discussed in the Phase I and Phase II Environmental Assessment, Human-Health Risk Assessment, and sub-surface testing report.

2. The associated Zoning Ordinance Amendment is consistent with the Signal Hill General Plan and the Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council adoption of Initial Study/Mitigated Negative Declaration (SCH 2024100062) attached hereto as Exhibit A.

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