

To: [Ryan Agbayani](#)
Subject: Re: AUHS/AURA Specific Plan
Date: Tuesday, June 14, 2022 12:29:43 PM

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Hi Ryan,

My specific comments would be the following:

My concern is for parking and traffic for residents on Gaviota Avenue across from the University and proposed High School.

-Has the impact been considered in conjunction with the Walnut Commercial project? This would include an increase in morning traffic to drop off students coinciding with workers commuting to their workplace.

-Will there be access to the school parking lot from Gaviota Ave?

-Is there a plan in place if residents along Gaviota Ave are negatively impacted? (i.e. residence only parking along street, rerouting traffic down Walnut?)

Thanks

Jeremy Jones



Jeremy Jones. Owner & Designer.

On Jun 14, 2022, at 12:03 PM, Ryan Agbayani
<RAgbayani@cityofsignalhill.org> wrote:

Good afternoon Jeremy,

Attached is the PowerPoint Presentation that the American University of Health Sciences (AUHS) presented at the Neighborhood Meeting held on 5/19/22. There were no members of the public in attendance that evening. As stated in the public notice you received, a Planning Commission public workshop for AUHS is scheduled for **7:00 PM on Tuesday, June 21, 2022**. You and any interested parties are strongly encouraged to attend this virtual public meeting to provide comments and feedback (if any). Please let me know if you have any specific comments so I can save them to the file and also include them in the staff report. Lastly, I have included the Neighbor's Guide to Development, which is a flow chart explaining the various Planning Stages. The

Attachment J

Planning Commission agenda (including the staff report for the AUHS project) will officially be published on the City's website by end of business this Thursday 6/16/22. We strongly encourage you to read over the staff report once published.

Thank you,

-Ryan Agbayani
Associate Planner – Community Development Department

-----Original Message-----

From: Jeremy Jones
Sent: Tuesday, June 14, 2022 11:46 AM
To: Ryan Agbayani <RAgbayani@cityofsignalhill.org>
Subject: AUHS/AURA Specific Plan

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Hi Ryan,

I can't find the file referenced in the letter I received to review the associated documents for the proposed project.

Can you point me in the right direction?

Thanks,

Jeremy Jones

<AUHS PPT 5_16.pdf><Neighbor's Guide to Development.pdf>

To: [Ryan Agbayani](#)
Subject: RE: AUHS Master Plan - Impact on environment - Comments/Concerns about the "Intent to Adopt a Negative Declaration"
Date: Monday, August 08, 2022 6:46:21 PM

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Good day Sir, and thanks for your time to discuss my concerns and opinions associated with the AUHS Plan.

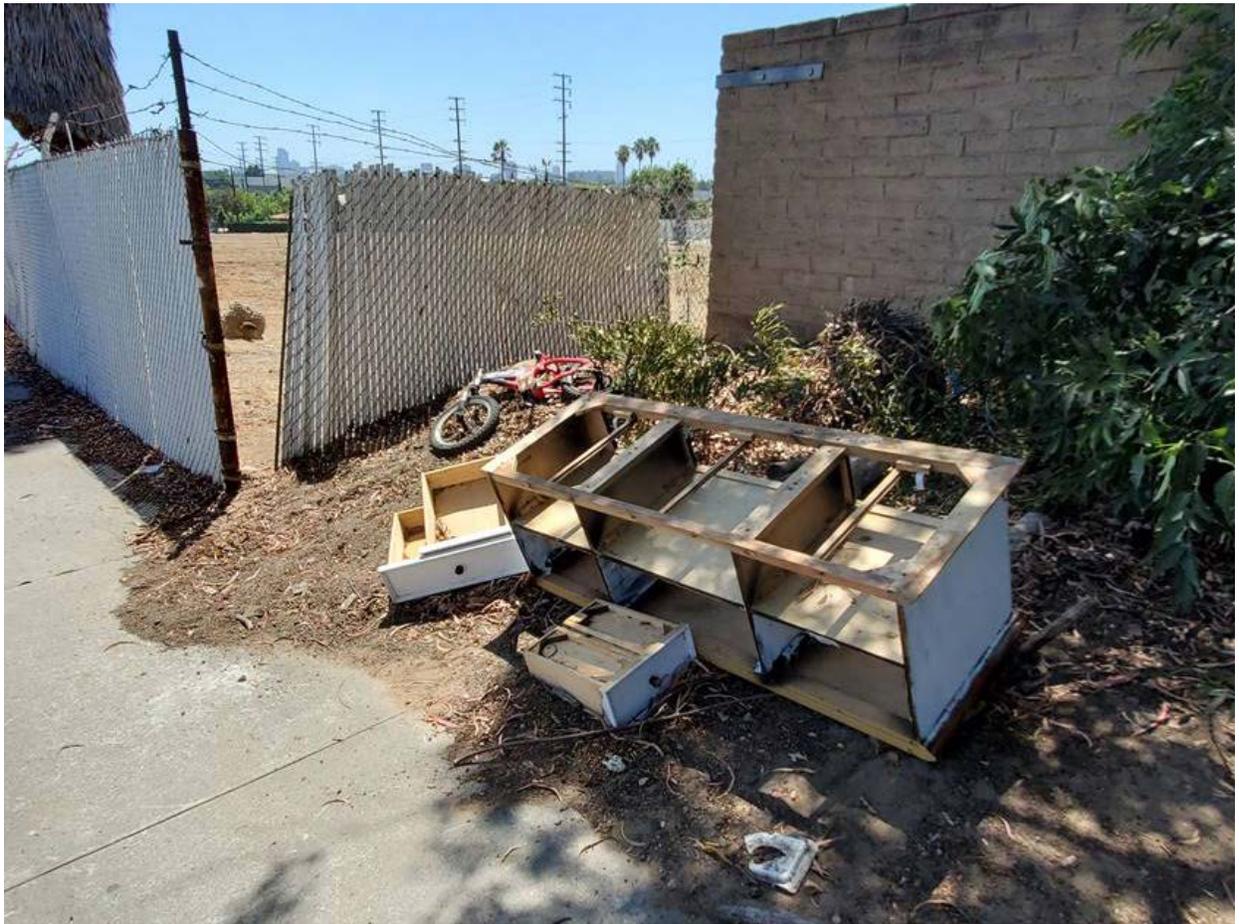
I have lived at 2254 Gaviota Ave since June 1990, and have seen a lot of changes in Signal Hill during that time. I appreciate that the City has a rigorous process for including public comments before authorizing these changes to be implemented.

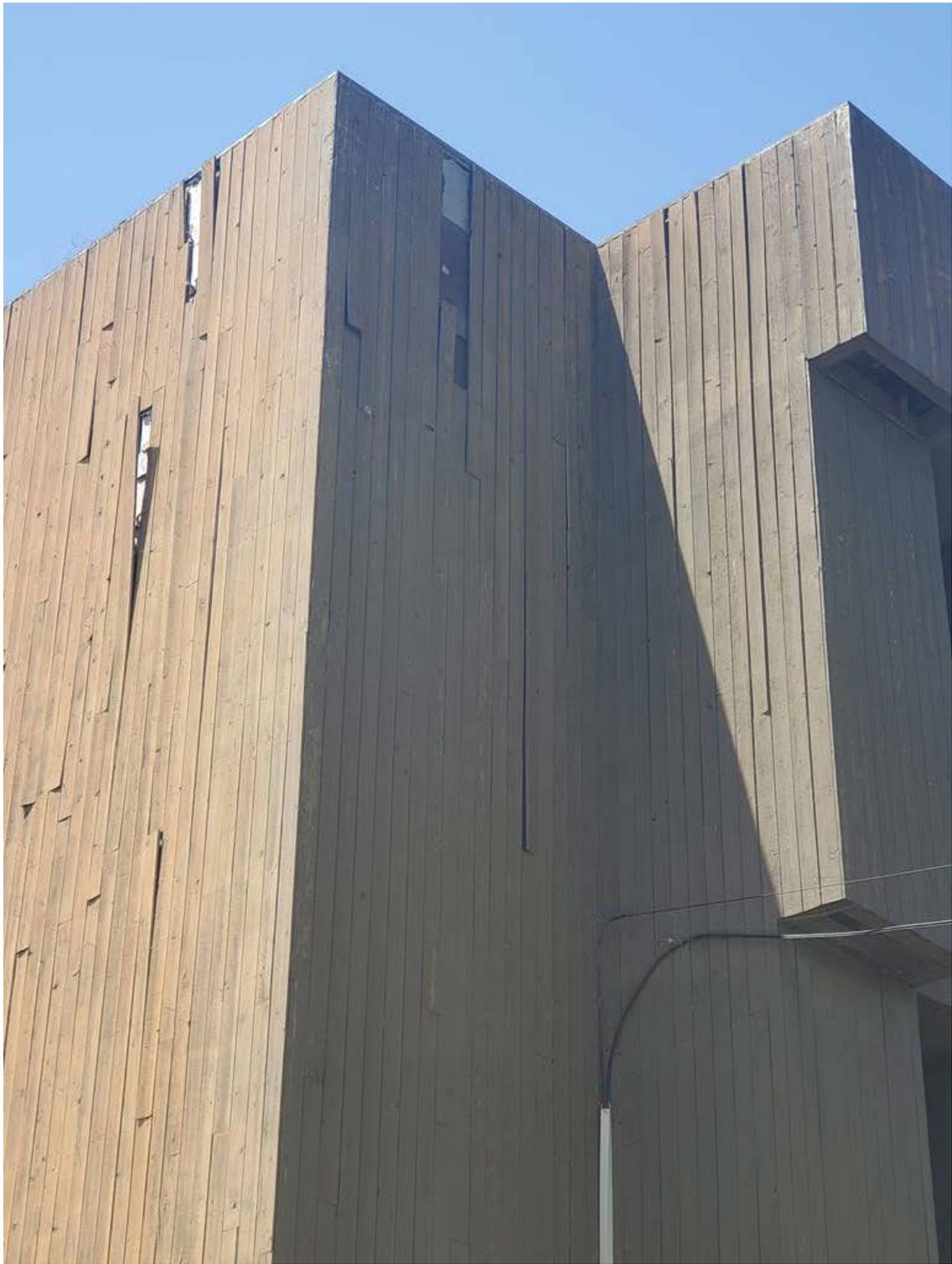
As we discussed, here is a brief summary of my questions/concerns about the AUHS plan:

1. Traffic and Parking – I've reviewed the revised traffic study, but am concerned specifically about the intersection of Hill St. and Gaviota Ave.. Crossing Hill St. (either on foot, or in a passenger car) is extremely dangerous due to speeding drivers and poor visibility due to changes in elevation. The added traffic from the AUHS project will only exacerbate the problem. My wife and my neighbors cross this intersection everyday to visit the park/library and/or walk the dogs. I don't have the words to express my concern about this intersection. I feel that speed bumps every 300 feet from Cherry to Walnut is not out of line considering the proximity of schools, parks, library, and high-density housing. The employees of City Hall get a cross walk...and it should be lit with flashers and a camera for their safety.
2. Neighborhood Beautification – There are several issues that I would like to see addressed by AUHS:
 - a. Trash in the South-East corner of the property. It's a repetitive and on-going issue. See pic below.
 - b. Large beautiful Ficus trees were removed along the east property line. Please consider a landscape that would enhance the appearance of the entire property and benefit the environment and neighborhood.
 - c. Junk cars and cut up logs in the AUHS parking lot (east side behind the sliding gate). It has been an eye sore for way too long. See pic below.
 - d. The curb appeal of the entire complex is not very attractive.
3. Outpatient Clinic and Pharmacy – The plan is not very clear about these programs, and I don't believe the traffic study captured the potential impact. Also concerned about attracting unwelcomed guests. Would appreciate further questions/clarification.
4. Exterior Maintenance – rotten wood siding in need of significant repair. General trashy appearance. Elevated walkways and balconies should be inspected/repared. Graffiti in several areas. See pic below.
5. Water conservation – fountain / pool is decorative only, but in full operation. Non-functional turf is very green, but our lawns are dying from the twice a week watering restriction. Large area of standing water (leak?) observed on East side grass area. See pic below.
6. The asphalt on Walnut Ave – is in really poor shape. I will submit a request on the new Go Signal Now app and see how that works.

A few pics taken today:









Thanks for your consideration!

Peace,

Greg Wildenthaler
[REDACTED]
[REDACTED]

From: Ryan Agbayani <RAgbayani@cityofsignalhill.org>

Sent: Monday, August 1, 2022 7:51 AM

To: Greg W [REDACTED]

Subject: RE: AUHS Master Plan - Impact on environment - Comments/Concerns about the Negative Declaration

Hello Greg,

Thank you for your email. When is a good time to contact you?

Thank you,

-Ryan Agbayani

Associate Planner - Community Development Department

(562) 989-7341

From: Greg W [REDACTED]

Sent: Friday, July 29, 2022 5:50 PM

To: Ryan Agbayani <RAgbayani@cityofsignalhill.org>

Subject: AUHS Master Plan - Impact on environment - Comments/Concerns about the Negative Declaration

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especially from unknown senders.

Hi Ryan,

I've lived at 2254 Gaviota for >30 years.

I have some comments/concerns that I would like to discuss with you.

I am available most days. Please let me know when you can spare 30 minutes to chat.

Peace,

Greg Wildenthaler

[REDACTED]
[REDACTED]