

RESOLUTION NO. 2022-01-6661

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, DECLARING ITS INTENT TO VACATE A 15,684 SQUARE-FOOT SECTION OF E. 21ST STREET LOCATED BETWEEN WALNUT AVENUE AND GUNDRY AVENUE (STREET VACATION NO. 2021-01), PURSUANT TO CALIFORNIA STREETS AND HIGHWAYS CODE SECTION 8300 ET SEQ., EXCEPTING AND RESERVING RIGHTS FOR PUBLIC UTILITIES, AND DIRECTING THE CLERK TO RESCHEDULE A DATE, TIME AND PLACE FOR PUBLIC HEARING AND TO PUBLISH AND POST REQUIRED NOTICES

WHEREAS, the applicant, Steven Christie of Xebec Realty, the authorized agent of Signal Hill XC, LLC, filed an application to develop a new light industrial park, requesting Environmental Review and the following entitlements: a Site Plan Design Review (SPDR 21-07), a General Plan Amendment (GPA 21-01), a Zoning Ordinance Amendment (ZOA 21-02), a Tentative Tract Map (TTM 80302), and a Street Vacation (SV 2021-01) ("Project"); and

WHEREAS, as part of the larger Project, the applicant filed an application to vacate a 15,684 square foot section of 21st Street located between Walnut Avenue and Gundry Avenue (Street Vacation No. 2021-01), as legally described in Exhibit A and depicted in Exhibit B attached hereto ("Property"); and

WHEREAS, the requested street vacation is necessary for the development of the Project, as it is proposed to be used for ingress and egress into the park, for parking to serve lots 4 and 5 in the proposed tentative map, and for utility easements and fire lanes; and

WHEREAS, provisions of Chapter 3, Part 3, Division 9 of the California Streets and Highways Code grants the City Council authority to vacate any street or part of any street that it finds is unnecessary for present or prospective public use, in accordance with Streets and Highways Code Section 8324; and

WHEREAS, the City of Signal Hill Public Works Department has reviewed the traffic report by Ganddini Group, dated September 27, 2021, on file at the Department, and has confirmed that the Property is not necessary for any present or prospective public use; and

WHEREAS, the City prepared an Initial Study/Second Recirculated Mitigated Negative Declaration (MND) that analyzed the proposed Project's environmental impacts in compliance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Second Recirculated MND was made available to the public for review and comment for 30 days between June 29, 2021, and July 28, 2021. During the public review period, the City received comment letters on the Project. For those comment letters that raised CEQA-related issues, the City has responded to and incorporated those responses in the Final Initial Study/Second Recirculated MND. The Final Initial Study/Second Recirculated MND indicates that the proposed Project would not result in significant impacts with the implementation of mitigation measures; and

WHEREAS, as required by California Streets and Highways Code Section 8313(b) and California Government Code Section 65402, the Planning Commission at a duly noticed public hearing on October 19, 2021, adopted Resolution No. 851-10-19 finding the proposed vacation is consistent with and in conformity with the City of Signal Hill's General Plan.

WHEREAS, as required by California Streets and Highways Code Section 8313(b) and California Government Code Section 65402, the City Council at a duly noticed public hearing on November 9, 2021, adopted Resolution No. 2021-11-6646 declaring its intent to vacate a section of 21st Street between Walnut Avenue and Gundry Avenue.

WHEREAS, the City has not yet received certain securities, such as a performance bond and a labor and material bond, guaranteeing the performance of

required street improvements described in the Conditions of Approval approved by the Planning Commission prior to initiating proceedings for the final Tract Map approval and street vacation as required under Signal Municipal Code Section 18.40.010. As such, the Street Vacation Public Hearing initially set for January 25, 2022 under Resolution No. 2021-11-6646, is proposed to be rescheduled to the regularly scheduled City Council Meeting on February 22, 2022.

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

Section 1. Recitals. The facts set forth in the recitals in this Resolution are true and correct and incorporated by reference. The recitals constitute findings in this matter and, together with the staff report and other information contained in the record, are an adequate and appropriate evidentiary basis for actions taken in this Resolution.

Section 2. CEQA. The proposed street vacation is included in the description of the Project in the Second Recirculated MND and Mitigation Monitoring and Reporting Program. This Resolution hereby incorporates by reference, as if fully set forth herein, City Council Resolution No. 2021-11-6644 adopting the Second Recirculated MND and the Mitigation Monitoring and Reporting Program pursuant to CEQA, and approving the Project.

Section 3. Location. The location of the area of the street to be vacated is described in Exhibit A and depicted in Exhibit B attached to this Resolution and incorporated herein.

Section 4. Intent to Vacate. The City Council hereby declares its intent to vacate the Property, while reserving and excepting the rights of the City, if any, to maintain, operate, remove, replace, or renew public utility facilities, pursuant to Streets and Highway Code section 8320.

Section 5. Public Hearing. The City Clerk is hereby directed to set a public hearing on the proposed street vacation at 7:00 p.m., or as soon thereafter as the matter can be heard, on the 22nd day of February 2022.

Section 6. The City Clerk is hereby further directed to post, at least two weeks before the hearing, public notices of the proposed vacation pursuant to California Streets and Highway Code sections 8323, and to publish notices of the public hearing for a least two successive weeks prior to the date set for the public hearing, as required by

California Streets and Highway Code section 8322.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on this 25th day of January 2022.

KEIR JONES
MAYOR

ATTEST:

CARMEN R. BROOKS
CITY CLERK

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

I, CARMEN R. BROOKS, City Clerk of the City of Signal Hill, California, do hereby certify that Resolution No. 2022-01-6661 was adopted at a regular meeting of City Council held on the 25th day of January 2022 by the following vote:

AYES: MAYOR KEIR JONES, VICE MAYOR TINA L. HANSEN,
 COUNCIL MEMBERS ROBERT D. COPELAND, EDWARD
 H.J. WILSON, LORI Y. WOODS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CARMEN R. BROOKS
CITY CLERK

LEGAL DESCRIPTION
ABANDONMENT OF A PORTION OF E. 21st STREET

THAT PORTION OF THE NORTHERLY 10 FEET OF LOT A OF PECK & RAYMOND TRACT NO. 1, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE SOUTHERLY 30 FEET OF LOT 114 OF THE AMERICAN COLONY TRACT, AS PER MAP RECORDED IN BOOK 19, PAGES 89 AND 90 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF E. 21st STREET (FORMERLY ORCHARD LANE), AS SHOWN ON A MAP OF THE SIGNAL HILL FRUIT DALE TRACT RECORDED IN BOOK 8, PAGE 126 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID NORTHERLY 10 FEET OF LOT A OF PECK & RAYMOND TRACT NO. 1 WITH A LINE PARALLEL WITH AND 5 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY FROM THE WESTERLY LINE OF WALNUT AVENUE, 60 FEET WIDE, AS SHOWN OF SAID MAPS OF PECK & RAYMOND TRACT NO. 1 AND THE AMERICAN COLONY TRACT, THENCE ALONG SAID SOUTHERLY LINE NORTH 89°59'35" WEST, 410.41 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF GUNDRY AVENUE, (FORMERLY FRUIT DALE AVENUE), 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE SIGNAL HILL FRUIT DALE TRACT;

THENCE ALONG SAID SOUTHERLY PROLONGATION NORTH 0°00'02" WEST, 10.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT HAVING A BEARING OF SOUTH 12°12'47" EAST, THE RADIUS POINT OF SAID CURVE BEING IN A LINE PARALLEL WITH AND 19 FEET, AS MEASURED AT RIGHT ANGLES, EASTERLY FROM THE CENTERLINE OF SAID GUNDRY AVENUE;

THENCE NORTHEASTERLY 49.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°09'32" TO THE NORTHERLY LINE OF SAID E. 21st STREET, SAID NORTHERLY LINE BEING ALSO THE NORTHERLY LINE OF SAID SOUTHERLY 30 FEET OF LOT 114 OF THE AMERICAN COLONY TRACT;

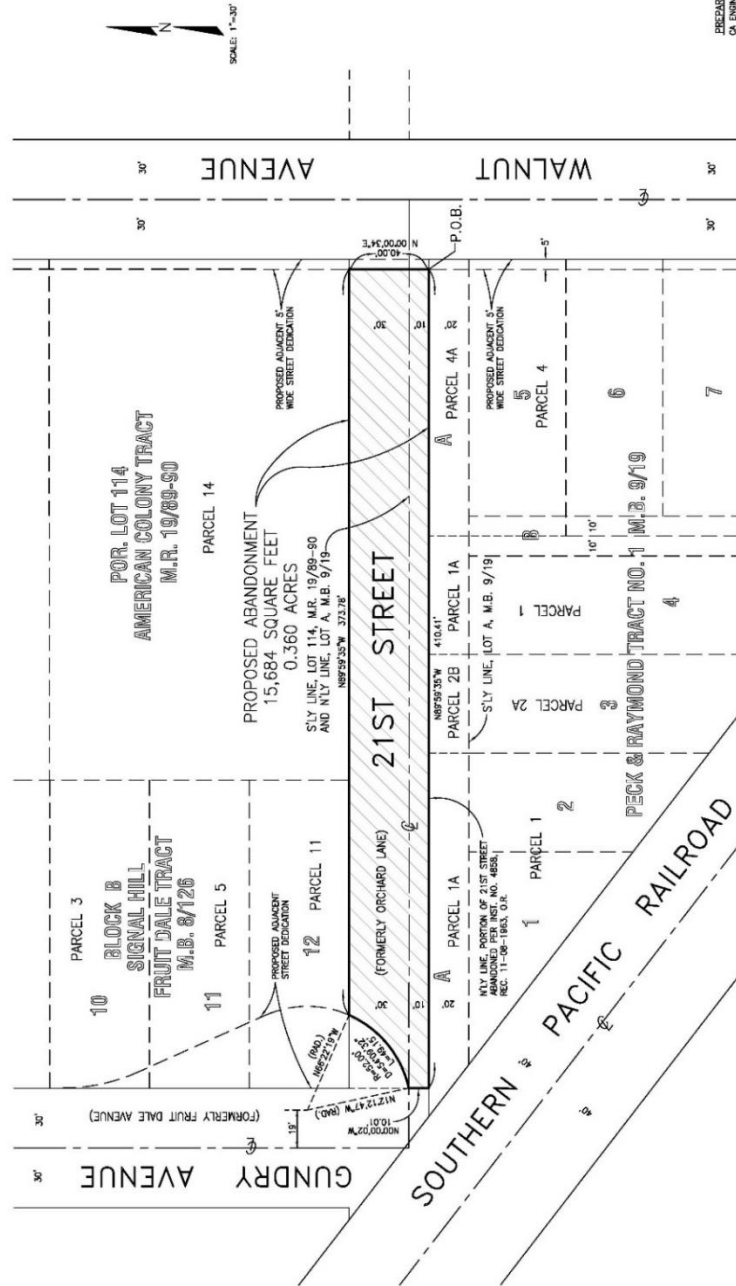
THENCE ALONG SAID NORTHERLY LINES NON-TANGENT FROM SAID CURVE SOUTH 89°59'35" EAST, 373.78 FEET TO SAID LINE PARALLEL WITH AND 5 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY FROM THE WESTERLY LINE OF WALNUT AVENUE ;

THENCE ALONG SAID PARALLEL LINE SOUTH 0°00'34" WEST, 40.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 15,684 SQUARE FEET OR 0.360 ACRES, MORE OR LESS

Exhibit A

PROPOSED ABANDONMENT OF PORTION OF 21ST STREET



PREPARED BY
CA ENGINEERING, INC.
13821 NEWPORT AVE.
SUITE 110
TUSTIN, CA 92780
(949) 724-9480