



STAFF REPORT

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1/25/2022

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**AGENDA ITEM**

**TO:**

**HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM:**

**SCOTT CHARNEY  
DEPUTY CITY MANAGER**

**THOMAS BEKELE  
PUBLIC WORKS CONTRACTS MANAGER**

**SUBJECT:**

**RESCHEDULING STREET VACATION PUBLIC HEARING - SIGNAL HILL BUSINESS PARK**

Summary:

Xebec Realty, as the authorized agent for Signal Hill XC, LLC, has received approval to develop a light industrial business park which includes a street vacation of the portion of E. 21<sup>st</sup> Street between Walnut Avenue and Gundry Avenue for the creation of a private drive aisle. At its meeting of November 9, 2021, the City Council adopted a Resolution of Intent to Vacate. As the applicant has not yet submitted all required securities, adoption of a new Resolution of Intent to Vacate is required as well as rescheduling of the public hearing to February 22, 2022.

Recommendation:

Adopt a Resolution of Intent to Vacate, entitled:

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. 21<sup>ST</sup> 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

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Strategic Plan Objectives:

- Goal No. 3: Promote a strong local economic base.  
Objective 3.1.2: Attract new sales tax-producing businesses to the City.  
Goal No. 4: Maintain and improve the public infrastructure.

Background:

On November 17, 2017, the applicant, Xebec Realty, submitted an application on behalf of the property ownership, Signal Hill XC, LLC, for Site Plan & Design Review (SPDR), Zoning Ordinance Amendment, General Plan Amendment, Tentative Tract Map (Industrial Condominium), and a Street Vacation, to permit a new industrial park on a site that includes 21 parcels on the east and west sides of Walnut Avenue, south of E. Hill Street and north of Jenni Rivera Park, E. 20<sup>th</sup> Street, and Alamitos Avenue with portions in the Light Industrial (LI) and Commercial Office (CO) zones.

On October 19, 2021, the Planning Commission held a duly noticed public hearing and approved the following, contingent on City Council approval of items within City Council's authority:

- SPDR 21-07 for the construction of a new nine building industrial park;
- Tentative Tract Map 80302 to merge and re-subdivide 21 parcels into 9 lots for industrial condominium purposes; and
- A finding that the vacation of a 15,684 square-foot section of E. 21<sup>st</sup> Street located between Walnut Avenue and Gundry Avenue is in conformance with the City's General Plan.

The Planning Commission also recommended City Council adoption and approval of the following:

- Resolution of Intent to Vacate E. 21<sup>st</sup> Street between Walnut Avenue and Gundry Avenue.

On November 9, 2021, the City Council held a duly noticed public hearing and per Planning Commission's recommendation, approved the following:

- Resolution of Intent to Vacate E. 21<sup>st</sup> Street between Walnut Avenue and Gundry Avenue setting a public hearing on January 25, 2022 (Attachment A).

Analysis:

The applicant is requesting that the City vacate E. 21<sup>st</sup> Street between Walnut Avenue and Gundry Avenue (Street Vacation No. 2021-01) to allow it to be used as onsite circulation and parking for the development (Figure 1). Also included in the project is the dedication of right-of-way along Gundry Avenue and construction of a cul-de-sac at the terminus of Gundry Avenue and E. 21<sup>st</sup> Street.

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EXHIBIT  
PROPOSED ABANDONMENT OF PORTION OF 21ST STREET

SHEET 1 OF 1 SHEET

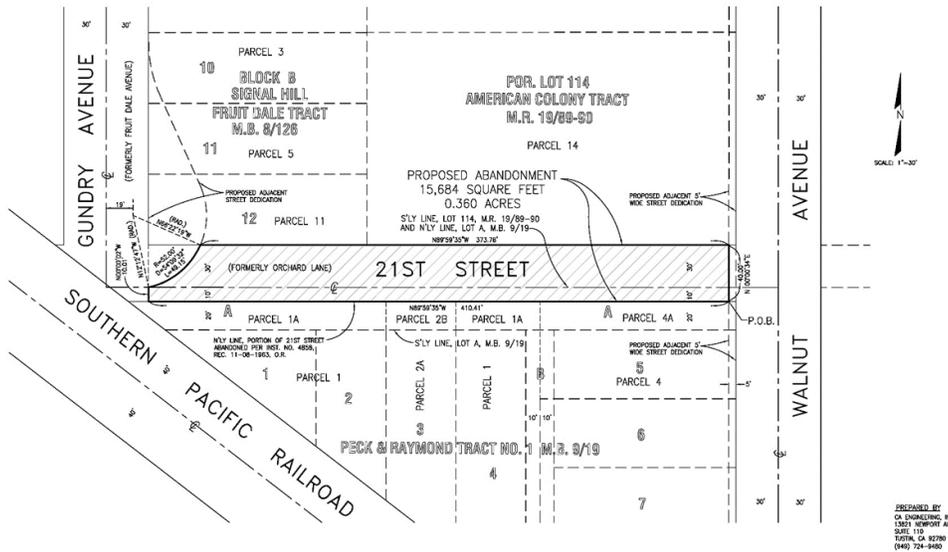


Figure 1. Proposed Street Vacation Map



Based on the analysis performed by the applicant’s traffic consultant, the Ganddini Group, dated September 30, 2021, the street vacation between Gundry Avenue and Walnut Avenue will not impede existing traffic circulation. The City’s Public Works Department has reviewed the traffic report and has confirmed that the area included in the proposed vacation is not necessary for any present or future public use, and that the vacation serves the public interest as it allows for new development and eliminates long-term maintenance costs and potential liabilities associated with the area.

The Public Streets, Highways, and Services Easement Vacation Law, within Section 8320 requires Council to grant the requested vacation by a two-step process:

1. Adopt a resolution of the Intent to Vacate setting the date for a public hearing; and
2. Hold a public hearing approving the street vacation.

Signal Hill Municipal Code Section 18.40.010 also requires submission of securities, including a faithful performance bond and a labor and material bond, prior to a Final Map approval. Because the Final Map is the legal instrument to process the property boundary changes (street vacation and dedications) and the City has not yet received these securities, staff recommends rescheduling the public hearing to February 22, 2022, instead of the previously set date of January 25, 2022, to allow the applicant sufficient time to execute a standard Public Works Improvement Agreement and to submit securities guaranteeing the faithful performance of the street improvements.

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1/25/2022

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Reviewed:

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Sharon Del Rosario

Approved:

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Hannah Shin-Heydorn

Attachments