



# CITY OF SIGNAL HILL

## STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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1/18/2022

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### **AGENDA ITEM**

**TO:**

**HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM:**

**RYAN AGBAYANI  
ASSOCIATE PLANNER**

**SUBJECT:**

**2021 ANNUAL REVIEW OF PROPERTIES WITH A CONDITIONAL USE PERMIT**

#### **Summary:**

Staff will present the findings of the 2021 Conditional Use Permit (CUP) Annual Review Report. A field inspection of each CUP site is conducted on an annual basis, or as needed. The CUP Annual Review Report is a tool to confirm compliance with CUP conditions of approval, and to note any reportable observations regarding general site maintenance. Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any CUP for noncompliance with the conditions set forth in the approved permit. Staff inspected the sites for all the 54 active CUPs and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

#### **Recommendation:**

Receive and file.

#### **Background:**

In 2021, two new CUPs were approved by the City Council:

- CUP 21-01 for retail sales of alcohol for off-site consumption at the Target store located at 950 E. 33<sup>rd</sup> Street; and
- CUP 21-02 for a new self-storage facility located at 3177 California Avenue.

In 2021, one CUP was removed from the inventory due to termination of the use:

- CUP 97-02 for a lighted golf driving range facility at 2550 Orange Avenue.

Analysis:

The report includes a total of 54 active CUPs as summarized below:

- 1 CUP for the Tesoro Logistics Operations LLC oil field tank farm;
- 6 restaurants with drive-thru service;
- 12 businesses that sell alcohol;
- 1 CUP for the seven Signal Hill Petroleum (SHP) drill sites;
- 7 auto body repair and paint shops associated with the Auto Center Dealerships;
- 12 wireless communication facilities; and
- 15 other CUPs, such as trash collection facilities, self-storage, laundromat, etc.

Staff inspections were conducted in accordance with two categories of compliance criteria:

- Conditions of approval; and
- Property maintenance requirements (including but not limited to landscaping, exterior paint, trash, etc).

No significant violations of the conditions of approval or property maintenance requirements were observed as noted in the inspection report matrix (Attachment A).

The following updates are pertaining to CUPs that may be of interest to the Commission.

Conceptual Industrial Project at the Former Majestic Golf Land Site - 2550 Orange Avenue (CUP 97-02)

- In 2021, SHP sold the property to CenterPoint Properties.
- Throughout the year, demolition, well discovery, and rough grading activities occurred to prepare the site for future development.
- CenterPoint submitted conceptual plans for a large industrial building with associated on-site parking and storage.
- The golf driving range CUP (CUP 97-02) was removed from the inventory effective 12/31/21.

Town Center West Food 4 Less - 1600 E. Willow Street (CUP 99-02)

- Staff continued to field multiple nuisance reports regarding:
  - Stray carts;
  - Observable trash in the parking lot and exterior landscaping areas; and
  - An empty tree well in the parking lot.
- Staff has worked closely with both Food 4 Less management and the property management company (SilverStone PM) to increase the maintenance efforts of the property. Both parties have been responsive, and some improvements have been documented; however, continuous and regular oversight is still required.

SHP Drill Sites (CUP 97-03)

- All seven drill sites were inspected on 12/21/21. Landscaping, fencing, equipment, and stormwater protection measures were found to be in generally good condition with a few minor maintenance items which have been accomplished.
- In 2021, the City Council extended the CUP for a 2-year term until July 30, 2023, to allow the continued collaborative efforts for economic development and housing, and to complete the environmental document for a long-term extension of the CUP.
- Progress in economic development and housing during 2021 includes:
  - Approval of all entitlements for the Target remodel, new self-storage facility and new retail pads at Gateway Center North (GCN);
  - Plan check for the Target remodel was completed and permits for construction were issued;
  - Plan check for the new self-storage facility at GCN was also initiated;
  - An application and Traffic Study Area Report were submitted for future development of a distribution center warehouse on the former Majestic Driving Range site;
  - A draft of the 6<sup>th</sup> Cycle Housing Element Update (HEU), which included the four selected housing sites to meet the 517-unit Regional Housing Needs Assessment allocation was submitted to the State and comments on the draft document have been received;
  - Responses to the State comments on the 6<sup>th</sup> Cycle HEU are currently being prepared; and
  - The Draft Environmental Impact Report (EIR) for the 6<sup>th</sup> Cycle HEU was prepared and circulated and no comments were received; however, some edits to the project descriptions and aesthetics section of the Draft EIR are necessary, mostly due to new information about the possible future widening of Orange Avenue. The widening would reduce the total area of the Orange Bluff site; therefore, it was considered prudent to increase the maximum allowed building heights for the site. The Draft EIR will be recirculated for 45 days once the edits are completed.
- In 2022, the following additional progress for economic development and housing is anticipated:
  - The zoning amendments for the housing sites specific plans, two of which include mixed-use commercial and residential projects, and the 6<sup>th</sup> Cycle Draft EIR will be reviewed by Planning Commission and City Council;
  - State grant funds will continue to be utilized to analyze and determine necessary remediation on the four housing sites; and
  - Additional progress will be made on negotiations to establish public benefit fees

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associated with the warehouse facility proposed on the former Majestic golf range site.

- Also in 2022, in preparation for an upcoming long-term extension of the drill sites CUP, the City will select an environmental consultant to prepare the initial study and draft environmental document, and a project description and scope of work will be prepared as the first steps toward development of the document.

Approved:

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Colleen T. Doan

Attachment