

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**October 19, 2021**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Bell called the meeting to order at 7:00 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Commissioner Rose Richárd  
                  Commissioner Sonia Savoulian  
                  Commissioner Chris Wilson  
                  Vice Chair Victor Parker  
                  Chair Perica Bell

Staff present:

- 1)      Community Development Director Colleen T. Doan
- 2)      Planning Manager Erika Ramirez
- 3)      Associate Planner Ryan Agbayani
- 4)      Associate Engineer Jesus Saldaña
- 5)      Assistant City Attorney HongDao Nguyen

In addition, there were 15 people in attendance.

**PLEDGE OF ALLEGIANCE**

Chair Bell led the audience in reciting the Pledge of Allegiance.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC HEARING**

- a.      Signal Hill Business Park

Community Development Director Doan read the form of notice, and Director Doan and Planning Manager Ramirez gave the staff report.

Commissioner Wilson asked about the CEQA comments from Caltrans.

Staff responded that Caltrans commented on the Vehicle Miles Traveled (VMT) data used

in the analysis and their requirement for a permit to transport large equipment to and from the project site.

Chair Bell opened the public hearing and invited the applicant to come forward and introduce themselves.

Steven Christie introduced himself as the representative of Xebec Realty and outlined how the site will be improved from a long-time vacant site to a new industrial complex.

Ray Lawson, member of the Southwest Regional Council of Carpenters, encouraged the hiring of local skilled and trained labor to reduce environmental impacts, notably greenhouse gas emissions.

Luis Flores, Long Beach resident and member of the Southwest Regional Council of Carpenters, encouraged hiring local skilled and trained labor to reduce environmental impacts.

Steven Donahue, Long Beach resident and member of the Southwest Regional Council of Carpenters, encouraged hiring local skilled and trained labor.

Joseph Goldblatt, Long Beach resident and member of the Southwest Regional Council of Carpenters, encouraged hiring local skilled and trained labor.

Jill Yung, attorney representing the applicant, disputed the comments made by the Southwest Regional Council of Carpenters and confirmed that their comments do not specifically identify any significant impacts related to greenhouse gas emissions.

There being no further public testimony, Chair Bell closed the public hearing.

It was moved by Commissioner Richárd and seconded by Commissioner Savoulian to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 847-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SIGNAL HILL ADOPT A SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR AN INDUSTRIAL PARK AND APPROVING THE PROJECT

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES:        NONE

ABSENT:    NONE

ABSTAIN:    NONE

Motion carried 5/0.

It was moved by Commissioner Wilson and seconded by Vice Chair Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 848-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 21-01, TO AMEND THE GENERAL PLAN LAND USE ELEMENT AND THE GENERALIZED LAND USE MAP TO RECLASSIFY AN APPROXIMATE 2.56-ACRE PORTION OF A 8.69-ACRE SITE AT 2040 WALNUT AVENUE FROM "3.3 COMMERCIAL OFFICE" TO "4.1 LIGHT INDUSTRIAL", CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (APNs: 7215-009-003 & -006)

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES:    NONE

ABSENT:    NONE

ABSTAIN:    NONE

Motion carried 5/0.

It was moved by Commissioner Richárd and seconded by Commissioner Wilson to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 849-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 21-02, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 2.56-ACRE PORTION OF A 8.69-ACRE SITE AT 2040 WALNUT AVENUE FROM COMMERCIAL OFFICE (CO) TO LIGHT INDUSTRIAL (LI), CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (APNs: 7215-009-003 & -006)

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

It was moved by Vice Chair Parker and seconded by Commissioner Wilson to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 850-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 80302, A REQUEST TO MERGE AND RE-SUBDIVIDE 21 PARCELS INTO 9 LOTS FOR INDUSTRIAL CONDOMINIUM PURPOSES FOR AN APPROXIMATE 8.69-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WALNUT AVENUE AT E. 21<sup>ST</sup> STREET, CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

It was moved by Commissioner Wilson and seconded by Commissioner Richárd to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 851-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THAT THE VACATION OF A 14,349 SQUARE-FOOT SECTION

OF E. 21<sup>ST</sup> STREET LOCATED BETWEEN WALNUT AVENUE AND GUNDRY AVENUE (STREET VACATION NO. 2021-01) IS IN CONFORMANCE WITH THE CITY OF SIGNAL HILL'S 2009 GENERAL PLAN, AND RECOMMENDING CITY COUNCIL APPROVAL CONTINGENT ON THE CITY COUNCIL'S ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

It was moved by Vice Chair Parker and seconded by Commissioner Wilson to waive further reading and adopt the following resolution:

Assistant City Attorney Nguyen read the title of Resolution No. 852-10-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-07, A REQUEST TO APPROVE CONSTRUCTION OF A NEW LIGHT INDUSTRIAL PARK WITH A SIGN PROGRAM, CONSISTING OF NINE INDUSTRIAL BUILDINGS TOTALING 151,075 SQUARE-FOOT OF TOTAL BUILDING AREA ON AN APPROXIMATELY 8.69-ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF WALNUT AVENUE AT E. 21<sup>ST</sup> STREET IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT, CONTINGENT UPON THE CITY COUNCIL ADOPTION OF THE SECOND RECIRCULATED MITIGATED NEGATIVE DECLARATION FOR THE PROJECT

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

## **CONSENT CALENDAR**

It was moved by Commissioner Richárd and seconded by Commissioner Wilson to receive and file Consent Calendar.

The motion carried 5/0.

## **COMMISSION NEW BUSINESS**

Commissioner Richárd expressed her excitement for the upcoming Halloween Carnival on Saturday, October 30, 2021 and asked if there was an update for in-person Commission meetings.

Staff confirmed that City Administration is closely following Los Angeles County health guidelines and will share updates with the Commission as they become available.

Vice Chair Parker and Chair Bell commended staff for their efforts in preparing the staff report and presentation for Signal Hill Business Park.

## **ADJOURNMENT**

It was moved by Vice Chair Parker and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, November 16, 2021, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 8:06 p.m.

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Chair Perica Bell

Attest:

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Colleen T. Doan  
Commission Secretary