



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
April 20, 2021

**\*\*\*GOVERNOR'S EXECUTIVE ORDER N-29-20\*\*\*  
\*\*RE: CORONAVIRUS COVID-19\*\***

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE  
GOVERNOR'S EXECUTIVE ORDER WHICH SUSPENDS CERTAIN  
REQUIREMENTS OF THE RALPH M. BROWN ACT AND WILL BE HELD VIA  
VIDEO/TELECONFERENCE**

Meetings begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

**To listen to the meeting live at 7:00 p.m.:**

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

**To view and participate at 7:00 p.m.:**

- Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public

comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.

- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at [cdoan@cityofsignalhill.org](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, April 20, 2021 and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PUBLIC HEARING

a. Gateway Center North Specific Plan

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on April 9, 2021; notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on April 9, 2021; and notice was mailed to affected property owners and occupants within a 300' radius on April 9, 2021.

Summary: John Clement with VenturePoint, as the applicant for E.S. Field, LLC, and Signal Fields North, LLC, are proposing to establish a new specific plan and develop a new commercial center: Gateway Center North (SP-12) specific plan. The new commercial center will consist of re-development of the existing Target retail center at 950 E. 33<sup>rd</sup> Street, including an interior and exterior remodel of Target, the addition of 23,500 square feet of new commercial pads, which include a new 5,000 square-foot drive-thru restaurant pad, and development of the vacant property to the south, currently zoned for a freeway oriented self-storage use with

a new three-story, 177,345 square-foot self-storage facility at 3177 California Avenue. The total acreage for the Gateway Center North site is 13.63 acres.

Recommendations:

1. Waive further reading and adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 21-01, establishing the Gateway Center (SP-12) specific plan entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 21-01, AMENDING THE OFFICIAL ZONING MAP TO CHANGE AN APPROXIMATE 13.63-ACRE SITE AT 950 E. 33<sup>RD</sup> STREET AND 3177 CALIFORNIA AVENUE FROM "COMMERCIAL GENERAL" AND "FREEWAY SELF-STORAGE SPECIFIC PLAN" DESIGNATIONS TO "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" AND REPEALING SIGNAL HILL MUNICIPAL CODE CHAPTER 20.32 ENTITLED "FREEWAY SELF-STORAGE SPECIFIC PLAN" IN ITS ENTIRETY AND REPLACING IT WITH A NEW SPECIFIC PLAN ENTITLED "SP-12, GATEWAY CENTER NORTH SPECIFIC PLAN" ESTABLISHING DEVELOPMENT STANDARDS FOR A COMMERCIAL CENTER

2. Waive further reading and adopt a resolution approving Site Plan and Design Review 21-03, for the Target exterior remodel and tenant signs, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-03, A REQUEST TO APPROVE THE EXTERIOR REMODEL AND TENANT SIGNS AT THE TARGET STORE LOCATED AT 950 E. 33<sup>RD</sup> STREET IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

3. Waive further reading and adopt a resolution recommending City Council adoption of Conditional Use Permit 21-01, to allow alcohol sales for off-site consumption at Target, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 21-01 A REQUEST TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AT THE TARGET STORE AT 950 E. 33<sup>RD</sup> STREET IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

4. Waive further reading and adopt a resolution approving Site Plan and Design Review 21-04, for a new self-storage facility, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-04, A REQUEST TO APPROVE CONSTRUCTION OF A NEW 177,345 SQUARE-FOOT SELF-STORAGE FACILITY AND TENANT SIGNS ON AN APPROXIMATELY 4.37-ACRE SITE AT 3177 CALIFORNIA AVENUE IN THE GATEWAY CENTER NORTH SPECIFIC PLAN (SP-12) ZONING DISTRICT

5. Waive further reading and adopt a resolution recommending City Council adoption of Conditional Use Permit 21-02, to allow a new self-storage facility, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 21-02 A REQUEST TO OPERATE A SELF-STORAGE FACILITY AT 3177 CALIFORNIA AVENUE IN THE GATEWAY CENTER NORTH (SP-12) SPECIFIC PLAN ZONING DISTRICT

6. Waive further reading and adopt a resolution recommending City Council adoption of a Development Agreement between the City of Signal Hill and Signal Fields North, a California Limited Liability Company, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SIGNAL HILL AND SIGNAL FIELDS NORTH, LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF SIGNAL HILL PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.

7. Waive further reading and adopt a resolution recommending City Council adoption of a Mitigated Negative Declaration (SCH 2021030665), entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GATEWAY CENTER NORTH COMMERCIAL CENTER

(6) DIRECTOR'S REPORTS

- a. Conformity Report for Administrative Site Plan and Design Review 21-02 – A Request to Amend the Existing Sign Program to Accommodate a Tesla Service and Sales Facility at the Former Nissan Site at 1800 E. Spring Street

Summary: The applicant, Chris Engelmann with CallisonRTKL, Inc., on behalf of Tesla, is requesting to amend the existing sign program and conduct exterior site modifications at the former Nissan auto dealership at 1800 E. Spring Street in the Auto Center Specific Plan (SP-4) zoning district. The proposed modifications are required for operation of a new Tesla service and sales facility at this location. The proposed Tesla signage is less in overall quantity and size compared to the existing Nissan signage; therefore, no Commission-level Site Plan and Design Review is required, and staff has approved the sign plans administratively.

Recommendation: Receive and file.

- b. 2020 General Plan Annual Progress Report

Summary: Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual progress report on the status of the General Plan and the progress of its implementation. In addition, the City is required to submit the annual progress report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Recommendation: Receive and file.

(7) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

- a. Minutes of the Following Meeting

Summary: Regular Meeting of March 16, 2021.

Recommendation: Approve.

- b. City Council Follow-Up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

Summary: Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER WILSON  
VICE CHAIR BELL  
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, April 20, 2021 at 7:00 p.m. via video and teleconference. Instructions to participate in the meeting will be provided on the meeting agenda.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.