



## **CITY OF SIGNAL HILL**

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

### **NOTICE OF A PUBLIC HEARING AND CEQA DETERMINATION**

**NOTICE IS HEREBY GIVEN** on Tuesday, April 16, 2019, the Planning Commission of the City of Signal Hill will conduct a public hearing at 7:00 p.m. in the City Council Chamber located at City Hall, 2175 Cherry Avenue, Signal Hill, California, to consider the following:

#### **PROPOSED RESIDENTIAL PROJECT**

Demolish two existing one-story single-family dwellings at 1365 and 1387 E. 23rd Street, and construct 16 detached two-story, 25' max height, single-family dwellings on a 0.9-acre site (see vicinity map). The project also includes two-car garages for each dwelling, ten off-street surface guest parking spaces, and other site improvements. The Planning Commission will consider the following:

#### **SITE PLAN AND DESIGN REVIEW 19-01**

**BUILDING AND SITE DESIGN FOR DEVELOPMENT OF 16 DETACHED SINGLE-FAMILY DWELLINGS WITH ASSOCIATED SITE IMPROVEMENTS AT 1365 AND 1387 E. 23RD STREET**

#### **ZONING ORDINANCE AMENDMENT 19-01**

**A REQUEST TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION OF THE SITE FROM RESIDENTIAL HIGH DENSITY (RH) WHICH WOULD ALLOW UP TO 20 MULTI-FAMILY UNITS, TO A NEW SPECIFIC PLAN DESIGNATION WHICH WOULD ALLOW 16 SINGLE-FAMILY DWELLINGS IN A DETACHED CONFIGURATION, AND TO AMEND THE MUNICIPAL CODE BY ADDING CHAPTER 20.28 "SP-22" TO ESTABLISH DEVELOPMENT STANDARDS TO ALLOW FOR MINOR DEVIATIONS FROM THE CURRENT RH STANDARDS INCLUDING:**

- **10' MINIMUM SETBACK FROM E. 23<sup>RD</sup> STREET VERSUS CURRENT 20' MINIMUM**
- **6'-3" MINIMUM SEPARATION BETWEEN BUILDINGS VERSUS CURRENT 10' MINIMUM**

- **NO OPEN SPACE REQUIREMENT DUE TO SINGLE-FAMILY FORMAT VERSUS 25% MINIMUM FOR MULTI-FAMILY FORMAT**

**VESTING TENTATIVE TRACT MAP 82304**

**A REQUEST TO SUBDIVIDE AN APPROXIMATE 0.9-ACRE SITE FOR 16 DETACHED SINGLE-FAMILY DWELLINGS WITH PRIVATE YARDS AND A COMMON AREA CONSISTING OF SURFACE GUEST PARKING, A PRIVATE T-SHAPED DRIVEWAY, AND LANDSCAPING**

**Applicant:** Matt Hamilton - Project Verve, LLC

**Property Owner:** Project Verve, LLC

**Recommendation:** Staff is recommending Planning Commission approval.

**ALL INTERESTED PERSONS** are hereby invited to attend this public hearing to present written information, express their opinions, or otherwise present evidence on the above matter.

**IF YOU WISH TO LEGALLY** challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

**A MITIGATED NEGATIVE DECLARATION 04/05/19(1)** has been prepared in conjunction with the subject project based on an initial study finding of potentially significant environmental impacts unless mitigated. Mitigation measures have been included to address Hazards and Hazardous Materials. The City Council will be the approving authority of the Mitigated Negative Declaration. Written comments may be submitted to the Community Development Department regarding the subject Mitigated Negative Declaration during the public review period from April 23, 2019 to May 14, 2019.

**FURTHER INFORMATION** and associated documents on this item may be reviewed by the public between the hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays, at the Community Development Department located at 2175 Cherry Avenue, Signal Hill, California. For any questions or concerns, please contact Ryan Agbayani, Assistant Planner, via email at [ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org) or by calling (562) 989-7341.

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Mailed to affected property owners and residents within a 500' radius on or before:

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**PROJECT VICINITY MAP**



# CONCEPTUAL SITE PLAN

