



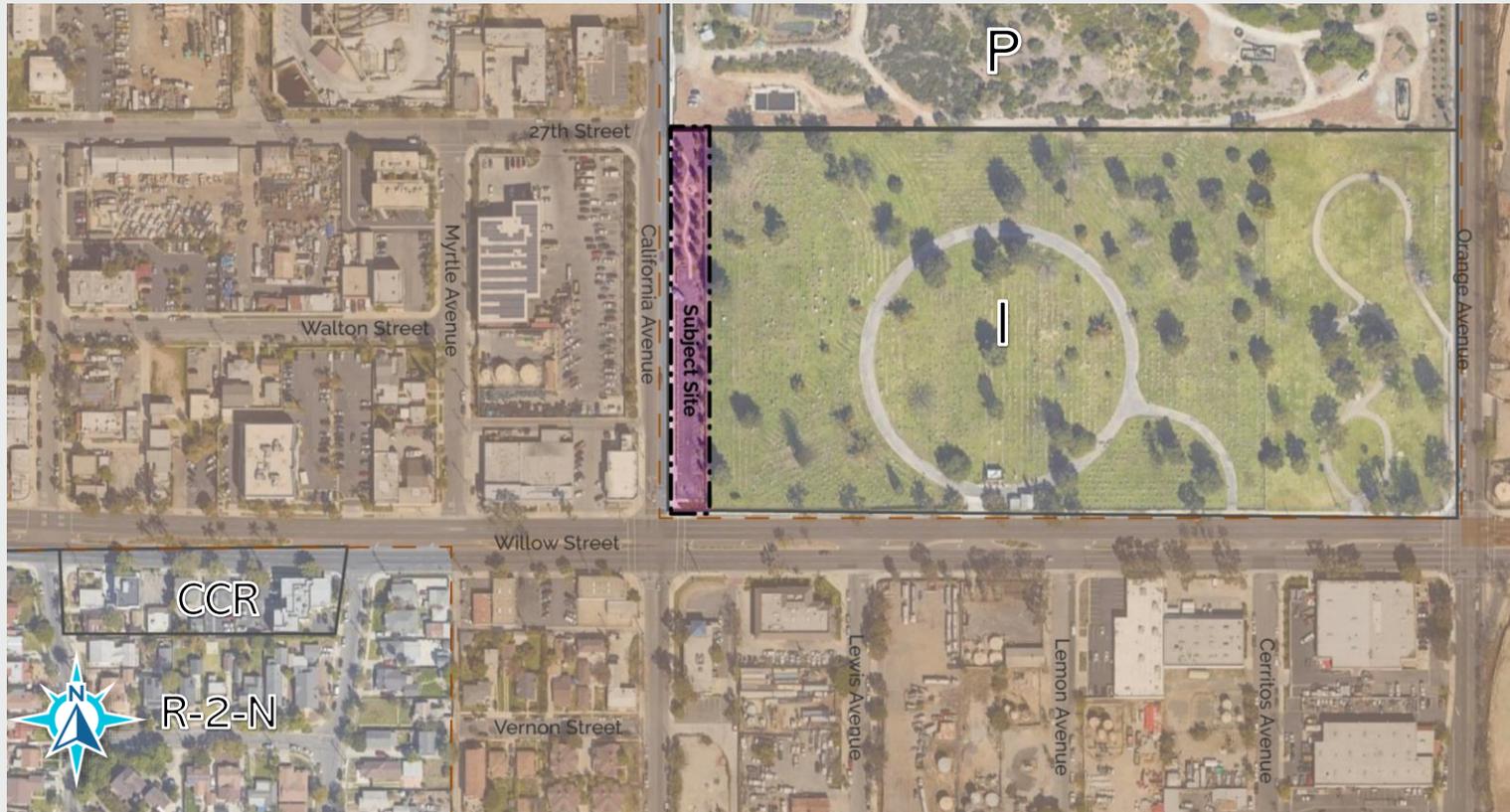
# **2600 California Avenue - General Plan Amendment**

**City Council Public Hearing – January 17, 2023**

# Background

- **October 28, 2020** – Site Plan Review approval to construct a 3,000-square-foot single-story medical office building.
- **November 3, 2022** – Planning Commission held a duly noticed public hearing on this project, and recommended (4-0, with three commissioners absent) that the City Council take action to approve the General Plan Amendment.

# Project Location



## Zoning District

Institutional (I)

## Surrounding Uses

**North:** Urban Farm (Willow Springs)

**East:** Cemetery

**West:** Office/Industrial (Signal Hill)

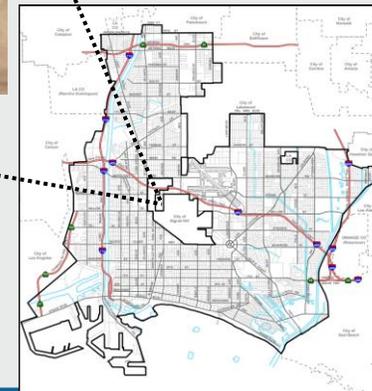
**South:** Retail/office (Signal Hill)

## Existing Land Use PlaceType

Open Space (OS)

## Proposed Land Use PlaceType

Neo-Industrial (NI)



## Legend

 **Subject Site** (Existing Parking lot with landscaping)

 **City of Signal Hill**

# Existing Conditions



### Legend

-  Subject Site
-  City of Signal Hill

# Project Proposal – Site Plan Review



# Project Proposal – General Plan Amendment

## General Industrial

*(City of Signal Hill)*

**Uses** – Heavy industrial uses that can coexist with adjacent light industrial and commercial development.

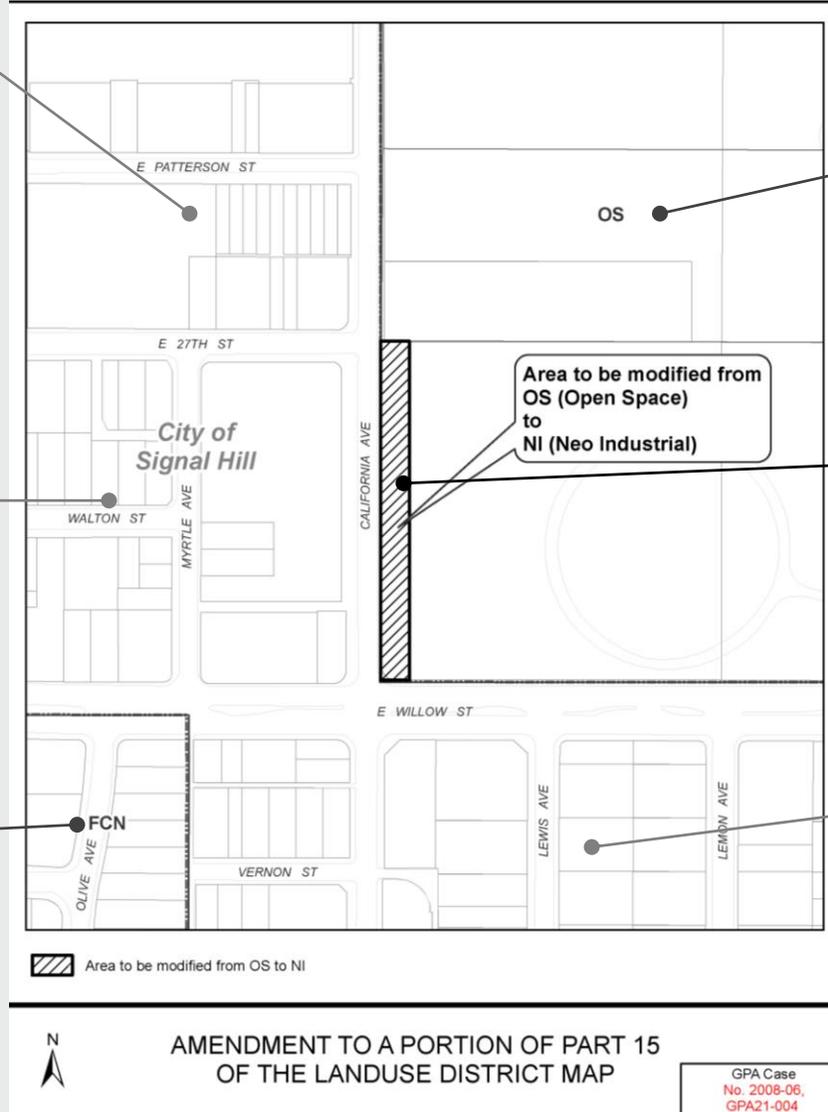
## Commercial General

*(City of Signal Hill)*

**Uses** - development of professional offices and related supportive retail and service commercial uses

## Founding and Contemporary Neighborhood

**Uses** - Single-family and low-density housing; Neighborhood-serving low-intensity commercial uses



## Open Space

**Uses** - Parks, beaches, golf courses, marinas, flood control channels and basins, rivers, utility rights-of-way, oil islands, inland bodies of water, nature preserves, marine habitats, estuaries, wetlands, lagoons; Limited commercial recreation uses

## Neo-Industrial

**Uses** - Light industrial, clean manufacturing and offices; Commercial uses accessory to creative business endeavor(s); Repurposed buildings with live/work artist studios.

## Commercial Industrial

*(City of Signal Hill)*

**Uses** - Light Industrial and Retail

# Project Summary



- General Plan Amendment is required to allow for any construction on private property.
- The proposed General Plan Neo-Industrial PlaceType is intended for light industrial, clean manufacturing, offices and commercial uses accessory to creative business.
- Existing Open Space PlaceType is not appropriate for this location and appears to have been designated as such in error due to the adjacent open space uses and city boundary

# Recommendation

Find that the Project is exempt from further environmental review and affirm the Planning Commission's determination (Categorical exemption CE 21-156) and finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (Class 3 - New Construction or Conversion of Small Structures); and,

Adopt the Resolution approving a General Plan Amendment (GPA21-004) to change the Land Use Element PlaceType designation of 2600 California Avenue from Open Space (OS) to Neo-Industrial (NI). (District 5)





**Thank you**

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