



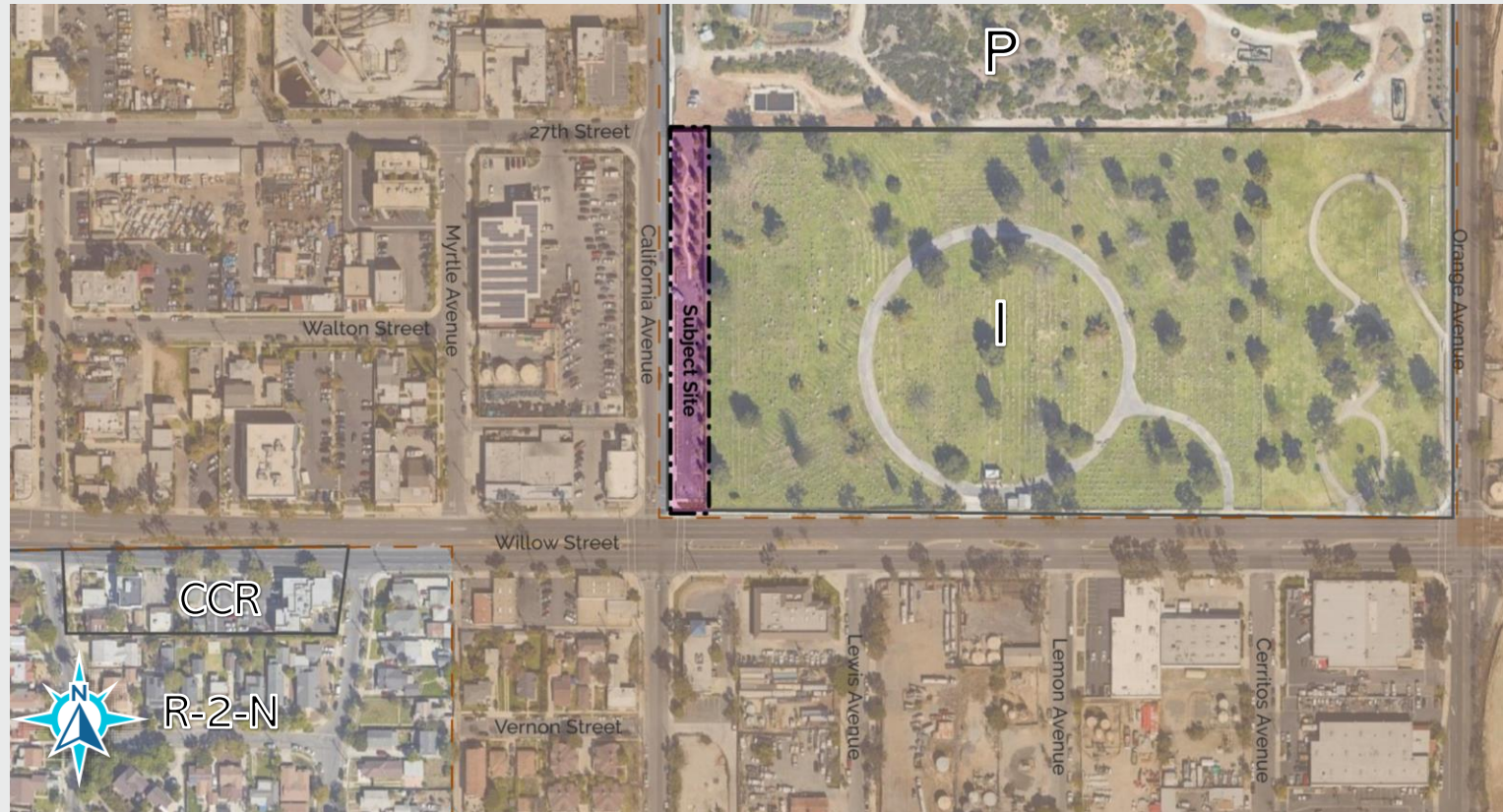
2600 California Avenue - General Plan Amendment

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)

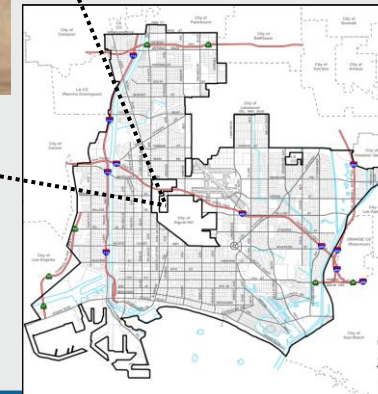
South: Retail/office (Signal Hill)

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.

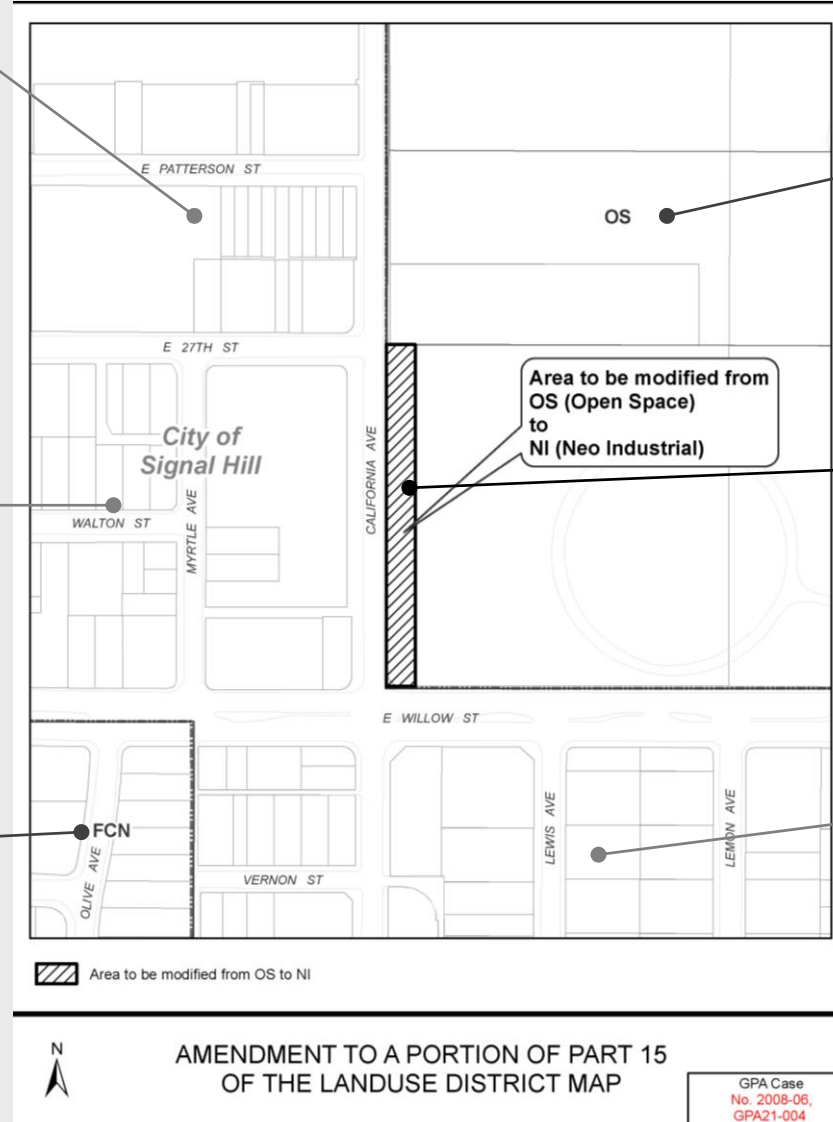
Commercial General

(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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