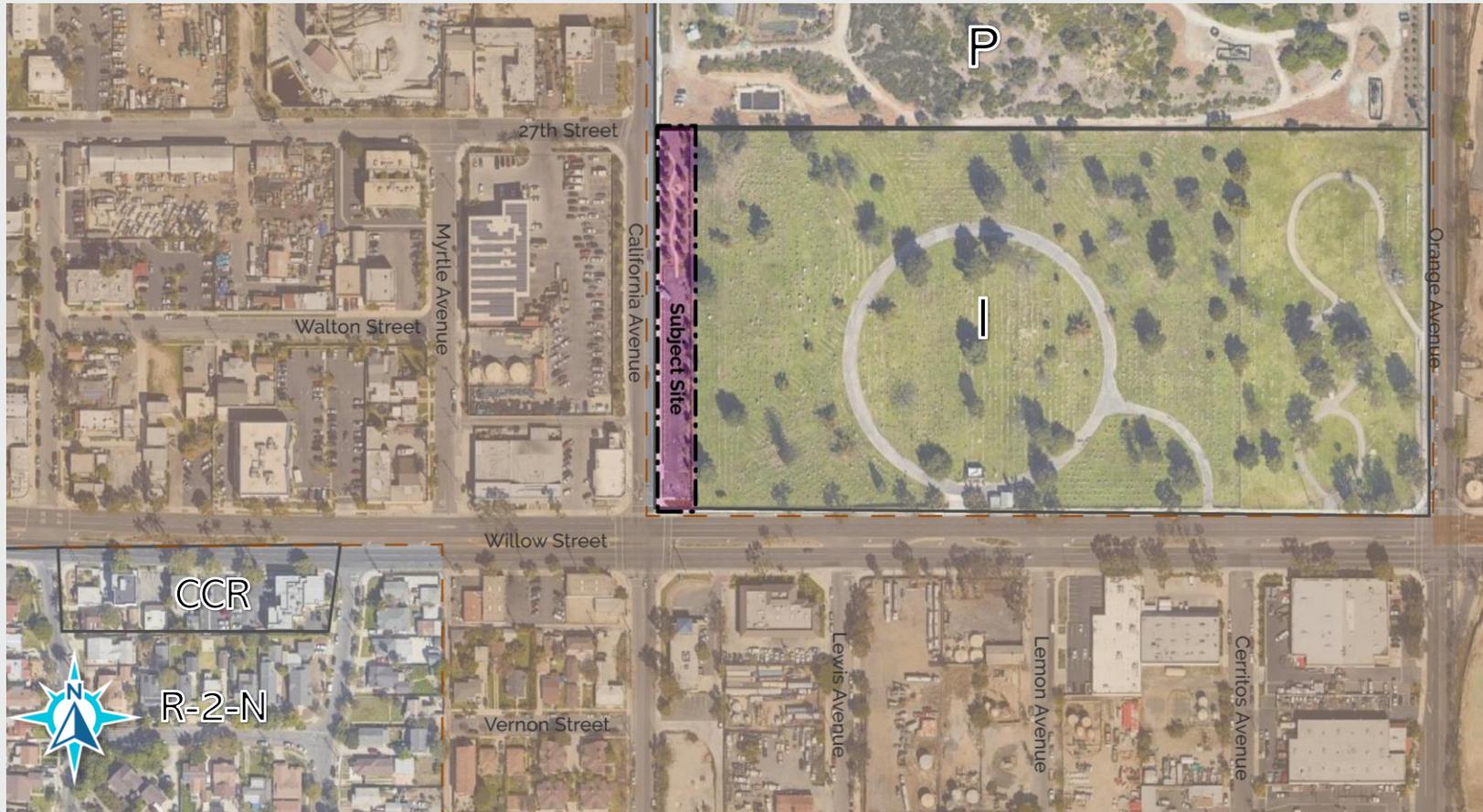




Planning Commission 2600 California Avenue

2008-06 (GPA21-004)
November 3, 2022



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

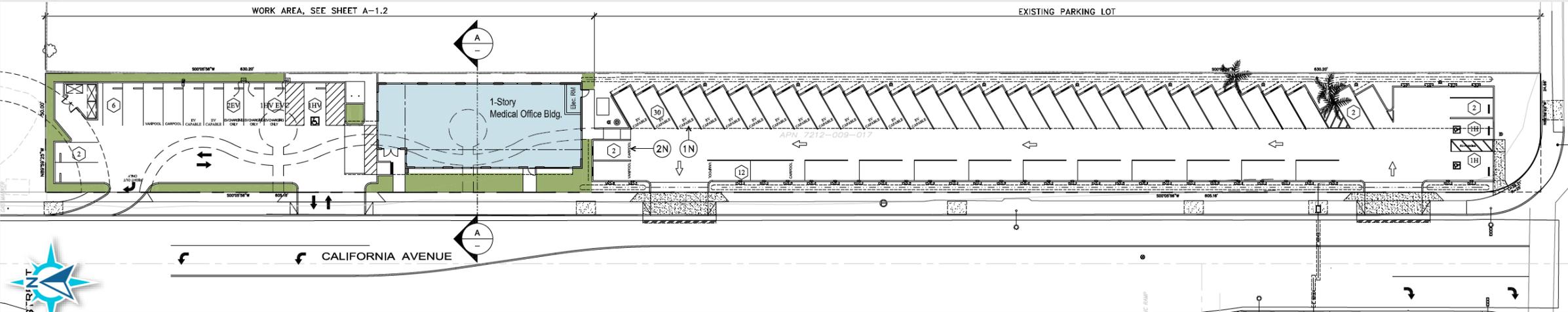
-  Subject Site
-  City of Signal Hill

Project Proposal

Existing



Proposed



General Plan Amendment

General Plan Land Use Element PlaceType of Open Space (OS) to Neo-Industrial (NI).

Site Plan Review

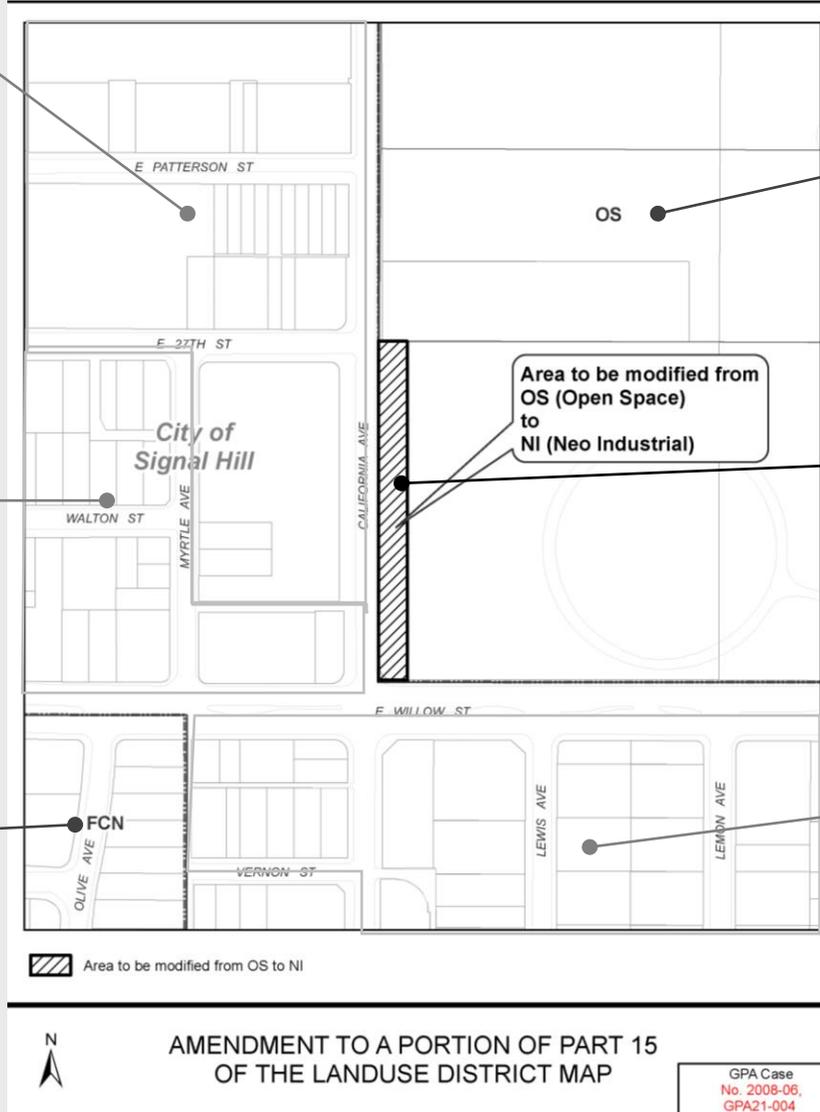
New 3,000 Square foot Medical Office building

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

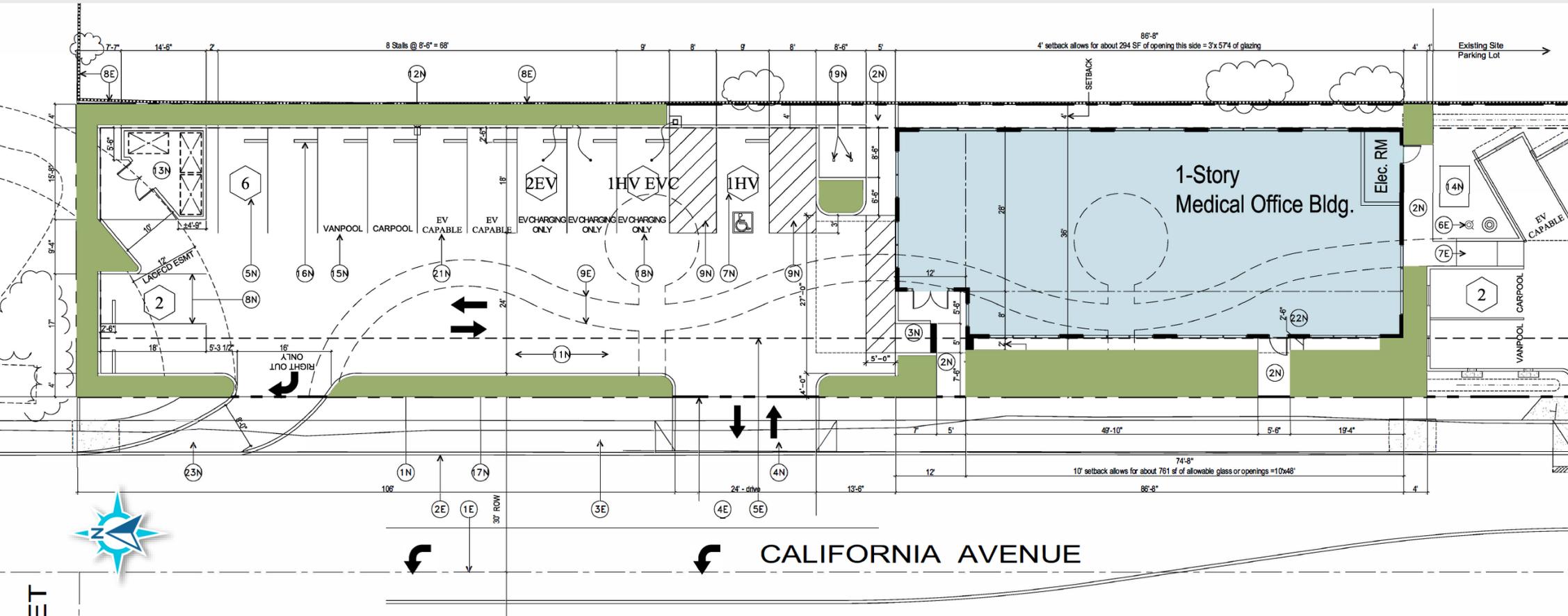


Open Space
Uses - Parks, beaches, golf courses, marinas, flood control channels and basins, rivers, utility rights-of-way, oil islands, inland bodies of water, nature preserves, marine habitats, estuaries, wetlands, lagoons; Limited commercial recreation uses

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 & Retail

Project Proposal - Site Plan Review



Proposed Project

- 3,000 sq. ft. medical office building with new 12-stall parking lot.
- Existing parking lot will remain, deed restricted to 999 E. Willow St.

Project Proposal - Site Plan Review



Environmental

- Pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3(c), this project is eligible for a CEQA Categorical Exemption for "New Construction or Conversion of Small Structure" because the Site Plan Review and General Plan Amendment is for a commercial office building in an urbanized area and would be less than 10,000 square feet.



Recommendation

- Recommend that the City Council accept Categorical Exemption CE21-156; and
- Recommend that the City Council approve a General Plan Amendment (GPA21 004), to change the PlaceType designation from Open Space (OS) to Neo-Industrial (NI). (District 5)





Thank you

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