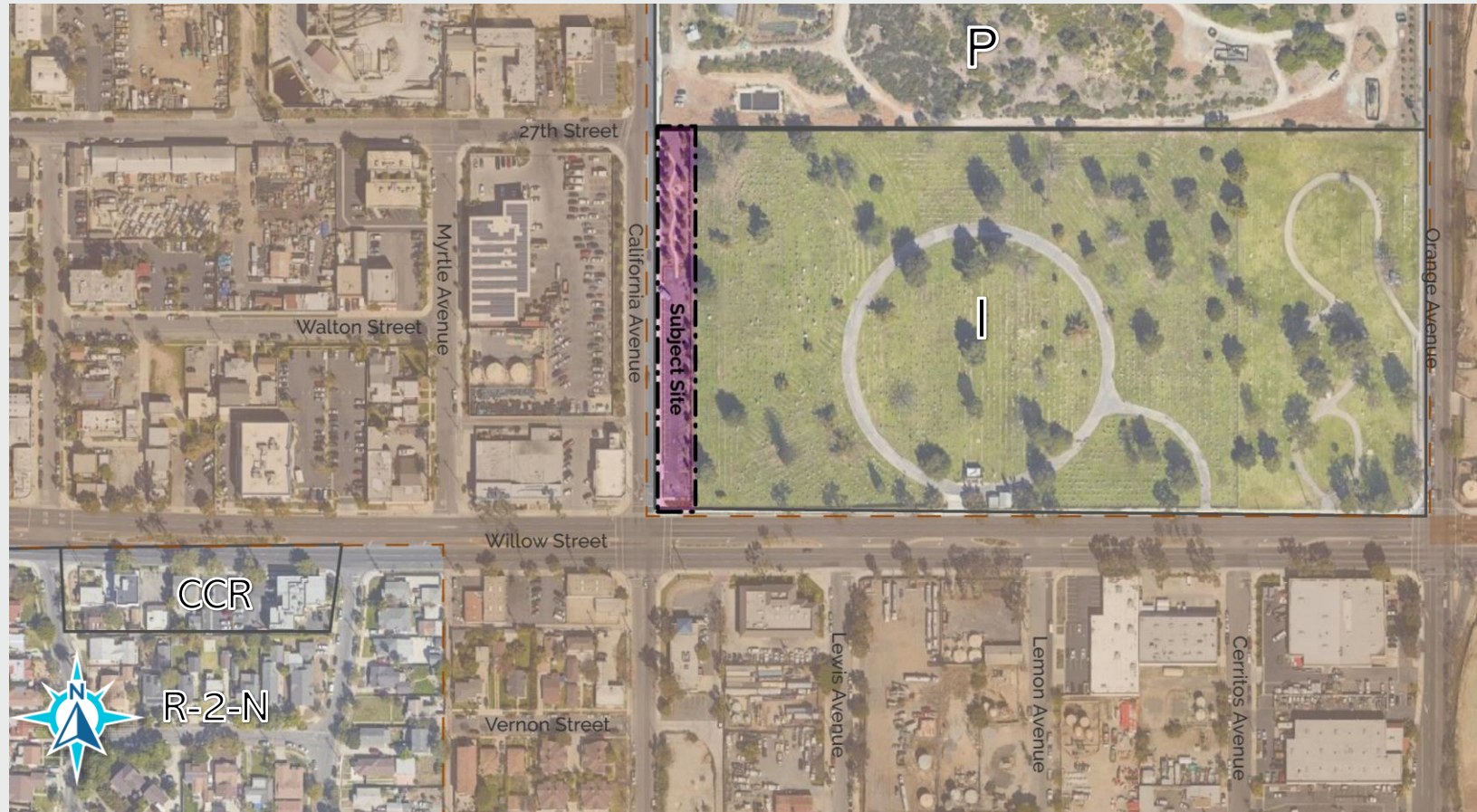




Planning Commission 2600 California Avenue

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



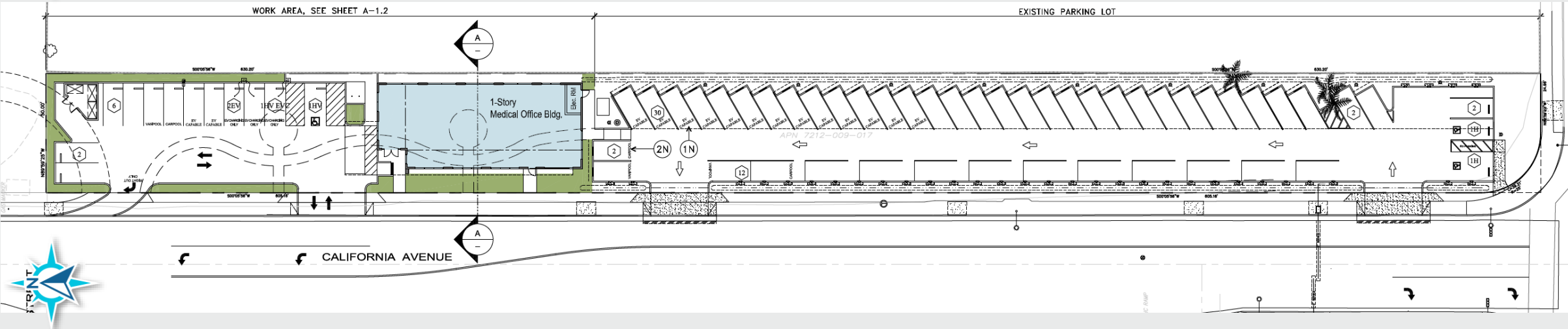
- Legend
-  Subject Site
 -  City of Signal Hill

Project Proposal

Existing



Proposed



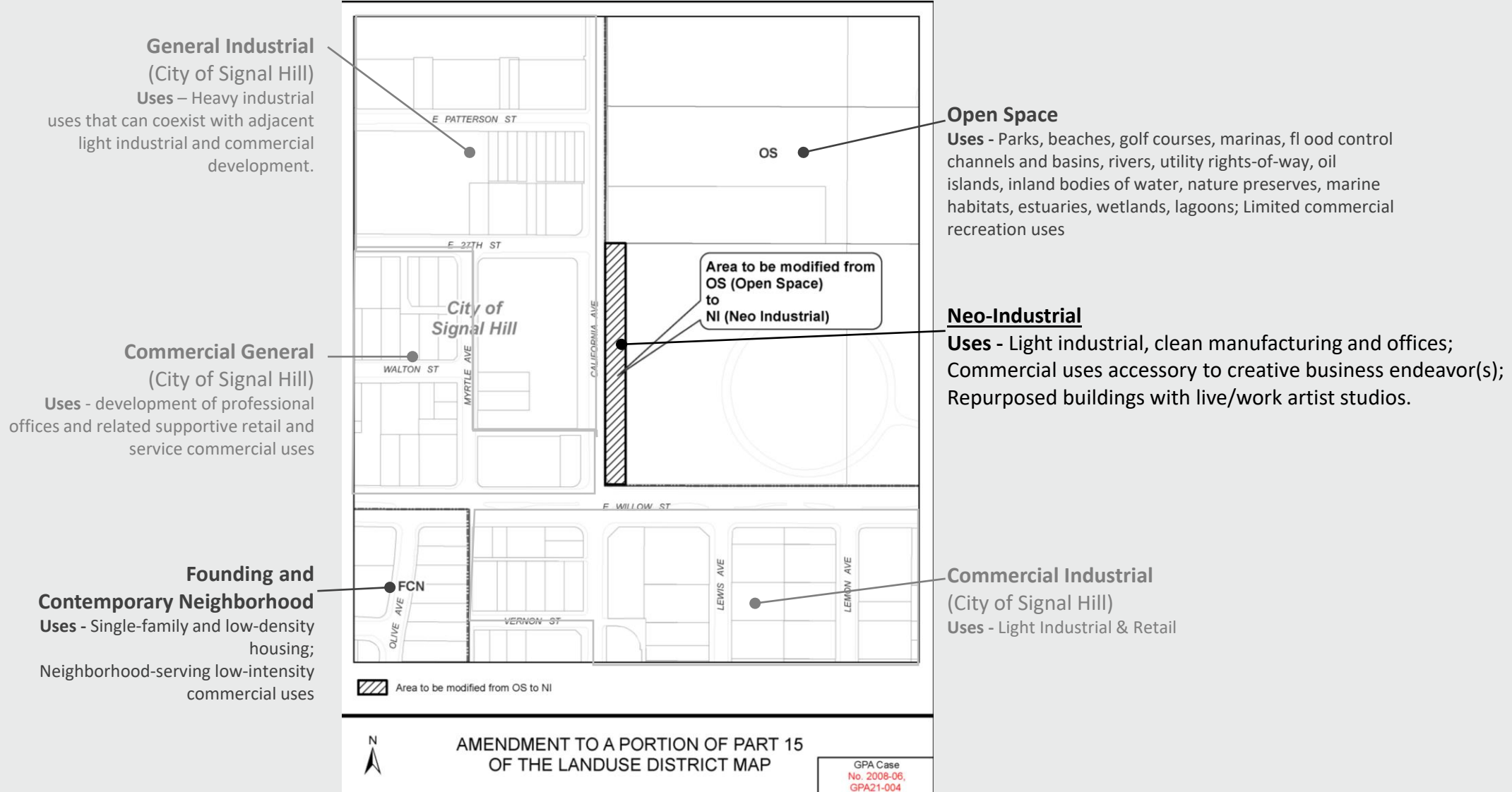
General Plan Amendment

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

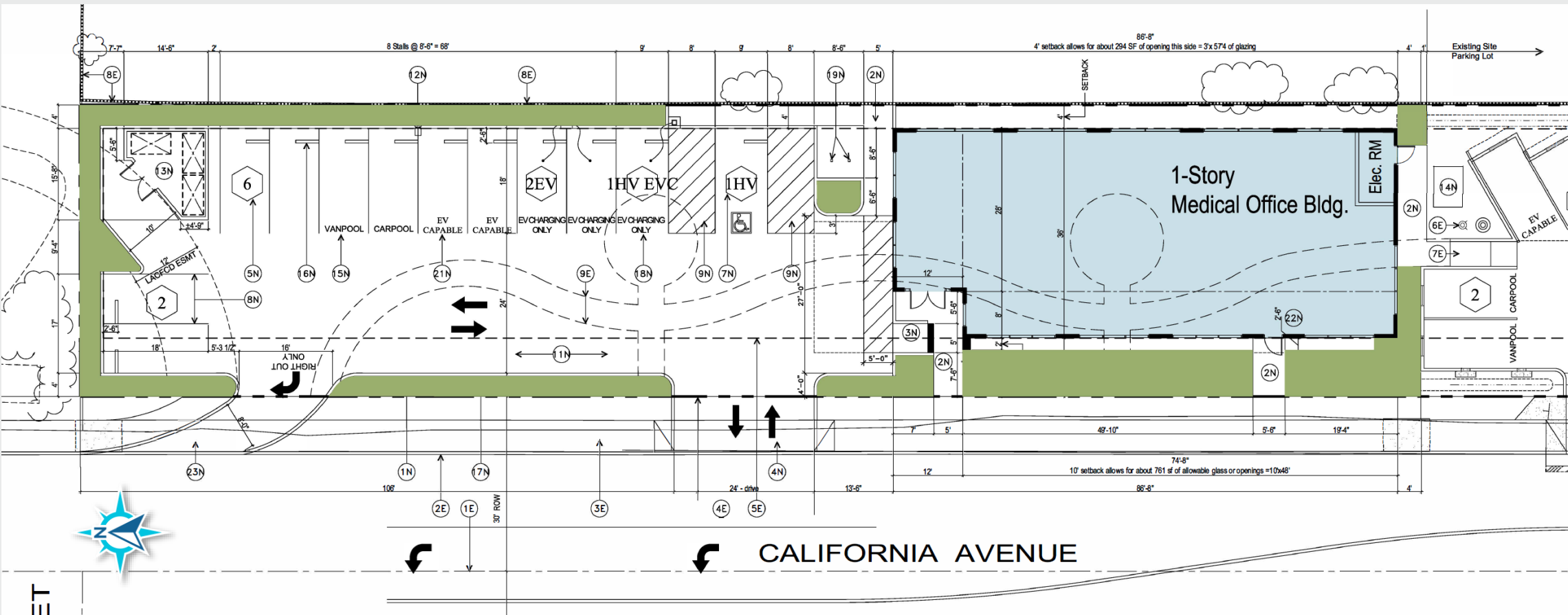
Site Plan Review

New 3,000 Square foot Medical Office building

Project Proposal - General Plan Amendment



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



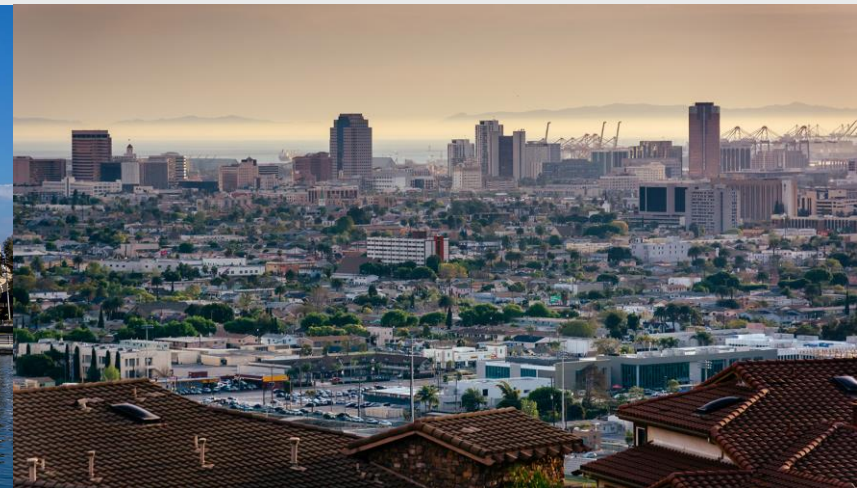
Environmental

- 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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