

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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**Project Title:** Overlay Zoning DistrictLead Agency: Signal HillContact Person: Carlos Luis, Planning ManagerMailing Address: 2175 Cherry AvenuePhone: 562.989.7360City: Signal HillZip: 90755County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Signal Hill, Long BeachCross Streets: Willow Street, Atlantic Avenue, California Avenue, Orange Avenue, Cherry Avenue, Temple Avenue, Spring Street, 29th and 28th Street Zip Code: 90755Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 24 " N / 118 ° 10 ' 21.1 " W Total Acres: 263 acresAssessor's Parcel No.: MultipleSection: 19Twp.: 4SRange: 12WBase: SWithin 2 Miles: State Hwy #: I-405, SR-1, I-710Waterways: Los Angeles RiverAirports: Long Beach AirportRailways: LA MetroSchools: Multiple**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☐ Mit Neg DecOther: Initial Study☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Overlay Zoning District**Development Type:**☒ Residential: Units 1,077 Acres 49.6☒ Office: Sq.ft. 408,529 Acres 26.6 Employees 1,362☒ Commercial: Sq.ft. 421,895 Acres 28.1 Employees 1,205☒ Industrial: Sq.ft. 1,220,901 Acres 82.7 Employees 1,744☐ Educational: \_\_\_\_\_☐ Recreational: \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Transportation: Type \_\_\_\_\_☐ Mining: Mineral \_\_\_\_\_☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☒ Other: Hotel: 326,274SF, Public Facilities: 37,549SF, Open Storage: 1,873 SF, Special Care Facilities 23,056SF**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy and Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**

GP: Commercial General, Commercial Office, General Industrial, Town Center, Commercial Industrial, Public Institutional, and Light Industrial; Zoning: CG, CO, SP-4, SP-19, GI, CI, CTC, PI, SP-6, LI.

**Project Description:** *(please use a separate page if necessary)*

The proposed project includes preparation of a draft amendment to the City's Zoning Ordinance that would establish an Overlay Zoning District. The zoning ordinance amendment would provide for three distinct overlay zones: (1) Innovation and Enterprise Zone; (2) Community Core Zone; and (3) Workshop and Entertainment Zone. The overlay zones support gradual redevelopment with existing uses permitted to continue to ensure a smooth transition and integration with new development. While the underlying zoning would remain in place, the overlay zones would modify permitted and conditionally permitted uses, development standards, and design requirements to provide additional flexibility and incentivize redevelopment. The overlay zones may refine the list of permitted and conditionally permitted uses, designate certain conditionally permitted uses as permitted uses, or require use permits, site plan, and design review for specific uses. The proposed project is a regulatory framework and does not include, authorize, or approve any site-specific development projects. All future development or redevelopment within the Overlay Zoning District will remain subject to City review and the standard entitlement process.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                    | <input checked="" type="checkbox"/> Office of Historic Preservation                 |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Public School Construction                       |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of               |
| <input checked="" type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Pesticide Regulation, Department of                        |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>           | <input checked="" type="checkbox"/> Public Utilities Commission                     |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics       | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                        |
| <input checked="" type="checkbox"/> Caltrans Planning                      | <input checked="" type="checkbox"/> Resources Agency                                |
| <input type="checkbox"/> Central Valley Flood Protection Board             | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                  |
| <input type="checkbox"/> Coastal Commission                                | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy        |
| <input type="checkbox"/> Colorado River Board                              | <input type="checkbox"/> San Joaquin River Conservancy                              |
| <input checked="" type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                             |
| <input type="checkbox"/> Corrections, Department of                        | <input checked="" type="checkbox"/> State Lands Commission                          |
| <input type="checkbox"/> Delta Protection Commission                       | <input type="checkbox"/> SWRCB: Clean Water Grants                                  |
| <input type="checkbox"/> Education, Department of                          | <input checked="" type="checkbox"/> SWRCB: Water Quality                            |
| <input checked="" type="checkbox"/> Energy Commission                      | <input type="checkbox"/> SWRCB: Water Rights                                        |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>          | <input type="checkbox"/> Tahoe Regional Planning Agency                             |
| <input type="checkbox"/> Food & Agriculture, Department of                 | <input checked="" type="checkbox"/> Toxic Substances Control, Department of         |
| <input type="checkbox"/> Forestry and Fire Protection, Department of       | <input type="checkbox"/> Water Resources, Department of                             |
| <input checked="" type="checkbox"/> General Services, Department of        | <input type="checkbox"/> Other: _____                                               |
| <input type="checkbox"/> Health Services, Department of                    | <input type="checkbox"/> Other: _____                                               |
| <input checked="" type="checkbox"/> Housing & Community Development        |                                                                                     |
| <input checked="" type="checkbox"/> Native American Heritage Commission    |                                                                                     |

### Local Public Review Period (to be filled in by lead agency)

Starting Date July 17, 2026 Ending Date August 17, 2026

### Lead Agency (Complete if applicable):

|                                            |                                                      |
|--------------------------------------------|------------------------------------------------------|
| Consulting Firm: <u>Placeworks, Inc.</u>   | Applicant: <u>Signal Hill</u>                        |
| Address: <u>3 MacArthur PI #1100</u>       | Address: <u>2175 Cherry Avenue</u>                   |
| City/State/Zip: <u>Santa Ana, CA 92707</u> | City/State/Zip: <u>Signal Hill, California 90755</u> |
| Contact: <u>Dina El Chammas</u>            | Phone: <u>562.989.7360</u>                           |
| Phone: <u>714-966-9220</u>                 |                                                      |

Signature of Lead Agency Representative: Carlos Luis

Digitally signed by Carlos Luis  
Date: 2026.07.16 12:08:49 -0700

Date: July 16, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.