



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
August 11, 2015

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 2<sup>nd</sup> Tuesday of every month.

Meetings commence at 7:00 p.m. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall and is available at each meeting. The agenda and related reports are available for review online and at the Community Development office and Library on the Friday afternoon prior to the Commission meeting. Agenda and staff reports are also available at our website at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

During the meeting, the Community Development Director presents agenda items for Commission consideration. The public is allowed to address the Commission on all agenda items. The Chair will announce when the period for public comment is open on each agenda item. The public may speak to the Commission on items that are not listed on the agenda. This public comment period will be held at the beginning of the public portion of the meeting. You are encouraged (but not required) to complete a speaker card prior to the item being considered, and give the card to a City staff member. The purpose of the card is to ensure speakers are correctly identified in the minutes. However, completion of a speaker card is voluntary, and is not a requirement to address the Commission. The cards are provided at the rear of the Council Chamber. Please direct your comments or questions to the Chair.

## CALL TO ORDER

## ROLL CALL

CHAIR FALLON  
VICE-CHAIR AUSTIN  
COMMISSIONER BENSON  
COMMISSIONER MURPHY  
COMMISSIONER RICHÁRD

## PLEDGE OF ALLEGIANCE

The Chair will lead the audience in reciting the Pledge of Allegiance.

## PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

## PRESENTATION

The Planning Commission will present the Beautification Award to the developers of the residence at 2799 E. 21<sup>st</sup> Street for its custom design, exterior attention to details, and water efficient landscaping features.

## PUBLIC HEARING

(1) Site Plan and Design Review for 15-04, a New Single-Family Dwelling at 1995 St. Louis Avenue

Summary: The applicant, Seth Sor for Kimberly Ly, is requesting Site Plan and Design Review approval for a single-family dwelling at 1995 St. Louis Avenue in the Southeast neighborhood. The project was previously reviewed at workshops and the dwelling has been redesigned to include a front porch, removal of the roof from the front balcony, a water efficient landscape plan and a revised window configuration for the north elevation. The proposal now includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,072 square foot two-story single-family dwelling with an attached 3-car garage.

Recommendation: Waive further reading and adopt a resolution approving Site Plan and Design Review 15-04.

## COMMUNITY DEVELOPMENT DIRECTOR REPORTS

(2) “Non-Traditional Uses” – “Athletic Training Facilities” and “Online Automobile Sales”

Summary: The Planning Commission will consider removal of athletic training facilities and online automobile sales from the types of businesses allowed under the City's non-traditional use policy. The rationale for this removal is based on the large number of these uses already operating in the City and the difficulties associated with approving them under the non-traditional use policy. Removal would mean future requests would be considered under a Zoning Ordinance Amendment which would add the facilities to the list of permitted uses in the Municipal Code and establish a parking requirement and performance standards.

Recommendation: Direct staff to remove athletic training facilities and online automobile sales from the uses considered under the City's non-traditional use policy.

(3) Residential Turf Replacement Regulations

Summary: In response to the City's priority of conserving water, the Planning Commission has conducted two study sessions. In addition, the City conducted a public workshop to provide information about drought conditions, the cyclical nature of droughts and the Governor's mandate to conserve more water. The main focus was to reduce outdoor water use by replacing turf with drought tolerant materials. Although the Commission is supportive of the concept of turf replacement, concerns about excessive use of hardscape materials were expressed at the previous study sessions. Staff will provide an overview of potential regulations to establish limits on the use of hardscape in front yard setbacks and provide a summary of the recent public workshop.

Recommendation: Provide direction on proposed regulations to be included in a Zoning Ordinance Amendment to establish limits on the use of hardscape in residential front yard setbacks.

CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

(4) Minutes of the Following Meeting

Regular Meeting of July 14, 2015

Recommendation: Approve.

(5) City Council Follow-up

Summary: Attached for review is a brief summary on the City Council's action from the July 21, 2015 meeting.

Recommendation: Receive and file.

(6) Development Status Report

Summary: Attached for review is the monthly Development Status Report which highlights current projects.

Recommendation: Receive and file.

(7) In the News

Summary: Articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD  
COMMISSIONER MURPHY  
COMMISSIONER BENSON  
VICE-CHAIR AUSTIN  
CHAIR FALLON

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, September 8, 2015 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: GINNY HELLERUD  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: PRESENTATION - BEAUTIFICATION AWARD**

### **Summary:**

This quarter's Planning Commission's Beautification Award will be presented to Vivir Properties, the developers of the residence at 2799 E. 21<sup>st</sup> Street. The 3,629 square foot two-story single-family home with attached three-car garage features:

- Exterior attention to details such as the hand-placed stone veneer, large front deck, broad windows which create a welcome feeling, inviting garden area, and angular design.
- The yard features a permeable driveway, minimal turf, decorative pathways that combine natural and hardscape materials, use of water efficient landscape materials including decorative bark and ornamental grasses.
- The interior of the house includes a circular staircase to the upper floor, custom tile and plumbing features, hardwood floors throughout, a great room for living, dining and kitchen, and amazing views of Long Beach and the Pacific Ocean.

### **Recommendation:**

Present the Award.

Approved by:

---

Scott Charney

**2799 E. 21<sup>st</sup> Street**



AUGUST

7



New Single-Family  
Dwelling at 1995 St. Louis Ave.

## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

### PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
  - a. Notice was published in the *Signal Tribune* newspaper on July 31, 2015.
  - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on July 31, 2015.
  - c. Mailed to property owners and residents within a 500' radius on July 31, 2015.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

- a. Summarize the resolution/ordinance;
- b. The specific location of the property, and/or use, the surrounding properties;
- c. The criteria of the Code which applies to the pending application; and
- d. The recommendation of the Council/Commission and/or other legislative body of the City and staff recommendation.

3. Mayor/Chair declares the public hearing open.
4. Mayor/Chair invites those persons who are in favor of the application to speak.
5. Mayor/Chair invites those persons who are in opposition to the application to speak.
6. Applicant or their representative is provided a brief rebuttal period.
7. Mayor/Chair declares the public hearing closed.
8. Discussion by Council/Commission only.
9. City Attorney reads title of resolutions and/or ordinances.
10. City Clerk/Secretary conducts Roll Call vote.



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue • Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SELENA ALANIS  
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING – SITE PLAN AND DESIGN REVIEW 15-04 FOR A  
NEW SINGLE-FAMILY DWELLING AT 1995 ST. LOUIS AVENUE**

### **Summary:**

The applicant, Seth Sor for Kimberly Ly, is requesting Site Plan and Design Review approval for a single-family dwelling at 1995 St. Louis Avenue in the Southeast neighborhood. The project was previously reviewed at workshops and the dwelling has been redesigned to include a front porch, removal of the roof from the front balcony, a water efficient landscape plan and a revised window configuration for the north elevation. The proposal now includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,072 square foot two-story single-family dwelling with an attached 3-car garage.

### **Recommendation:**

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 15-04, A REQUEST TO DEMOLISH THE EXISTING 800 SQUARE FOOT SINGLE-FAMILY DWELLING AND TO CONSTRUCT A 3,072 SQUARE FOOT TWO-STORY, FIVE-BEDROOM, FOUR-BATHROOM SINGLE-FAMILY DWELLING WITH A THREE-CAR GARAGE AT 1995 ST. LOUIS AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING DISTRICT

## **Background:**

### *View Notice for Workshop #1*

Per the View Policy, on August 4, 2014, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. In addition, story poles were installed to depict the highest point of the house to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer.

Staff received two written responses to the view notice:

- 1) 1986 and 1986½ St. Louis Avenue  
The property owner and resident submitted a letter in support of the project.
- 2) 2055 E. 20<sup>th</sup> Street  
The owner of one of the condominiums to the north of the project requested a view analysis. The applicant had additional story poles installed and certified in order to conduct a complete view analysis. Mrs. Ly met with the property owner at his home on September 14, 2014. After reviewing the plans, the property owner withdrew his request.

### *Workshop #1*

On October 14, 2014, the Planning Commission held a workshop and reviewed plans for a new 3,187 square foot single-family dwelling consisting of:

- First floor was 1,960 square feet and included a family room, living room, kitchen, dining room, library, two bedrooms, two bathrooms and an attached 787 square foot 3-car garage with washer and dryer.
- Second floor was 1,227 square feet and consisted of a game room, three bedrooms, two bathrooms and an 814 square foot covered balcony with a second washer and dryer (Attachment A).

At the meeting, seven members of the public commented on the project; some were in support and some were against the proposed design. After considering public comments and reviewing the plans, the Commission closed the workshop and directed the application to revise the plans to address the following:

- Bulk and scale concerns in relation to the neighborhood and box design
- Reduce large covered balcony - in size, bulk and scale
- Easy conversion of accessory rooms to bedrooms
- Integrate a front porch to match other houses in the neighborhood
- Removal of the washer and dryer from the second floor balcony
- Lack of a master bedroom with ensuite bathroom
- Conduct a view analysis for the property owners of 2014 St. Louis

[View Analysis for Workshop #2](#)

Staff has had several meetings with the applicant and reviewed several revised designs. Mrs. Ly struggled with creating a design that addressed the Commission's comments and one that reflected her preferences for the custom home. Once the applicant finalized the plans, they began outreach efforts to the neighbors for the view analysis.

On February 10, 2015, the applicant met with the property owners of 2014 St. Louis to show them the revised the plans. She reported that both owners were pleased by the design and they thought it looked much better than the first design. The applicant indicated that the homeowners still expressed their concern with their view of the downtown Long Beach building towers, but not the Queen Mary or any other specific landmarks.

On March 4, 2015, the property owners of 2000 St. Louis came into the Community Development Department to request a view analysis. Their contact information was provided to the applicant to conduct a view analysis.

On March 31, 2015, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. New story poles were installed to depict the revised design and to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer. Staff has not received any additional responses to the view notice.

[Workshop #2](#)

On June 9, 2015, the Planning Commission held a workshop and reviewed revised plans. To address the previous workshop comments, the dwelling had been reduced in size by 115 square feet, the library and game room were eliminated and the size of the rear balcony had been reduced and uncovered (Attachment B). At the meeting, one member of the public and the applicant commented on the project. The Commission then closed the workshop and direct the applicant to work with staff to address the following:

- Eliminate the roof/cover on the front balcony
- Create a porch with a roof at the first floor roofline
- Address the design of the north elevation windows and storage closet
- Update the landscape plan to use water efficient landscaping

[Analysis:](#)

[Front Balcony](#)

The applicant has eliminated the roof element from the second story balcony and reduced the size by 25 square feet. The uncovered balcony reduces the bulk of the dwelling when viewed from both 20<sup>th</sup> Street and St. Louis Avenue.

*Front Porch*

The 154 square foot porch has been retained at the front of the dwelling. To add diversity to the front elevation and bring the scale of the dwelling closer to the street level, a roof has been added to create a more traditional front porch.

*Elevations*

The storage closet has been eliminated from north elevation and the windows on the first and second floor have been revised. To harmonize the east (front) elevation approximately 4' of stone veneer has been added to the lower portion of the stucco wall adjacent to the porch. The design is superior to the previously submitted plans and retains the two stucco colors and stone veneer.

*Landscape & Walls/Fences*

The landscape plan has been updated to provide a mix of hardscape, synthetic turf and seven 24"-box trees. The project is also conditioned to comply with Chapter 13.10 which will be updated per the state's new Model Water Efficient Landscape Ordinance and expects a 30% reduction of a dwellings water use. Synthetic turf will be used on-site and a condition of approval has been added that prior to the issuance of a building permit, specifications must be submitted for review and approval of the quality, permeability and proof of a manufacture warranty. The wall will be split face measuring at 4' along the street side, corner cut-offs and front setback, and 6' along the side and rear property lines.

*Floor Plan*

The Planning Commission reviews floor plans for floor area ratio and off-street parking purposes. In the past, the Commission has had concerns about floor area or rooms that may be used or easily converted to bedrooms and therefore increase the need for parking. The interior staircase has been relocated, resulting in a modifications to the second floor plan, staff believes that the modification does not have a significant implication on project's Site Plan and Design Review. The dwelling is the same size (3,072 square feet) and has the same number of bedrooms and bathrooms as the previously reviewed plans.

*Green Building Policy*

The new dwelling will comply with CALGreen which requires energy efficient appliances, water efficient fixtures and a construction waste management plan. The project is also

required to comply with the City's Low Impact development standards to manage storm water on-site.

Approved:

---

Scott Charney

Attachments



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

October 14, 2014

### **AGENDA ITEM**

**TO:** HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** SELENA ALANIS  
ASSISTANT PLANNER

**SUBJECT:** WORKSHOP - NEW SINGLE-FAMILY DWELLING AT 1995 ST. LOUIS AVENUE

### **Summary:**

The applicant, Seth Sor for Kimberly Ly, is requesting a workshop review of preliminary plans for a single-family dwelling at 1995 St. Louis Avenue. The proposal includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,187 square foot two-story single-family dwelling with an attached 3-car garage.

### **Recommendations:**

- 1) Open the public workshop and receive testimony.
- 2) Direct the applicant to make revisions as deemed appropriate.

### **Background:**

The project and subject site have not previously been reviewed by the Planning Commission. According to Assessor's Records, the existing 800 square foot single-family dwelling was constructed in 1920. The subject lot is located on the southwest corner of 20<sup>th</sup> Street and St. Louis Avenue within the RLM-2, Residential Low/Medium-2, zoning district.

Project Vicinity Map

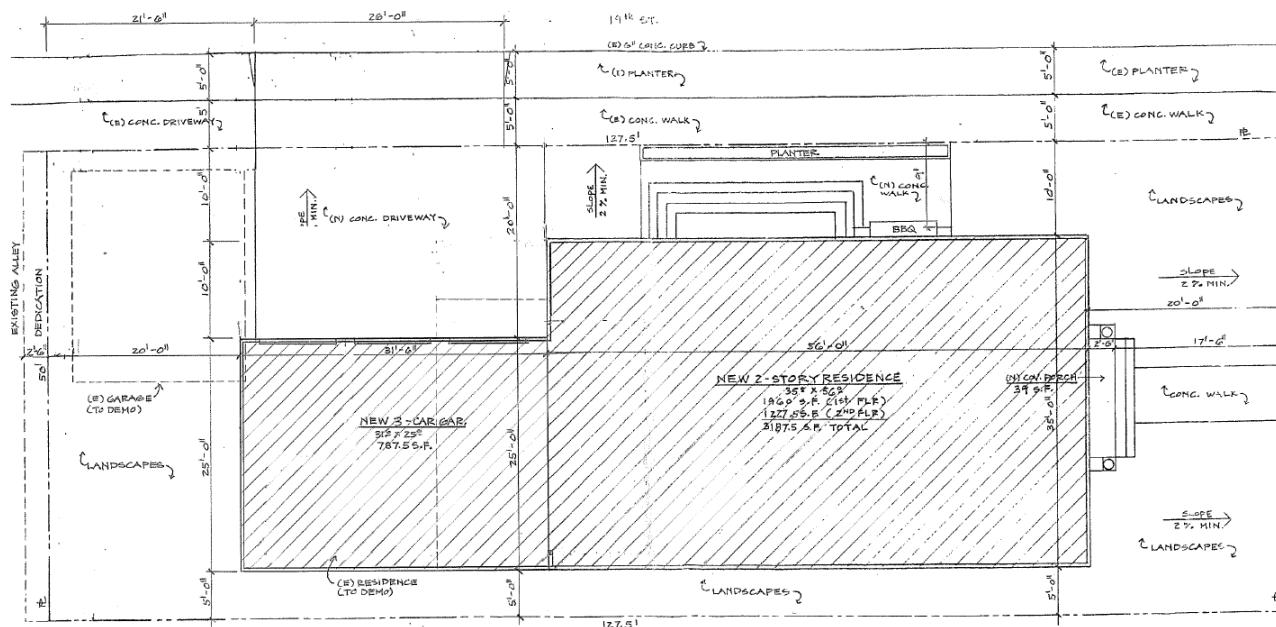
The project is located in the southeast neighborhood which historically has been a parking impacted neighborhood with older housing stock. The surrounding properties are mostly single-family homes with detached garages in the rear of the property with alley access. Several of the properties have 2<sup>nd</sup> units or are two-stories. The zoning and existing land use for the project site and the immediately surrounding properties are as follows:

Direction	Zoning Designation	Existing Land Use
Project Site	RLM-2 Residential Low/Medium-2	Existing 800 square foot dwelling and detached garage, one-story
North	RLM-2 Residential Low/Medium-2	Detached condominiums, two-story
South	RLM-2 Residential Low/Medium-2	Single-family dwelling, one-story
East	RLM-2 Residential Low/Medium-2	Single-family dwelling, two-story
West	SP-13, Cherry Avenue Corridor Specific Plan	Detached condominiums, two-story

**Analysis:****Development Standards**

The project complies with the development standards of the RLM-2, Residential Low/Medium-2 Density, zoning district including:

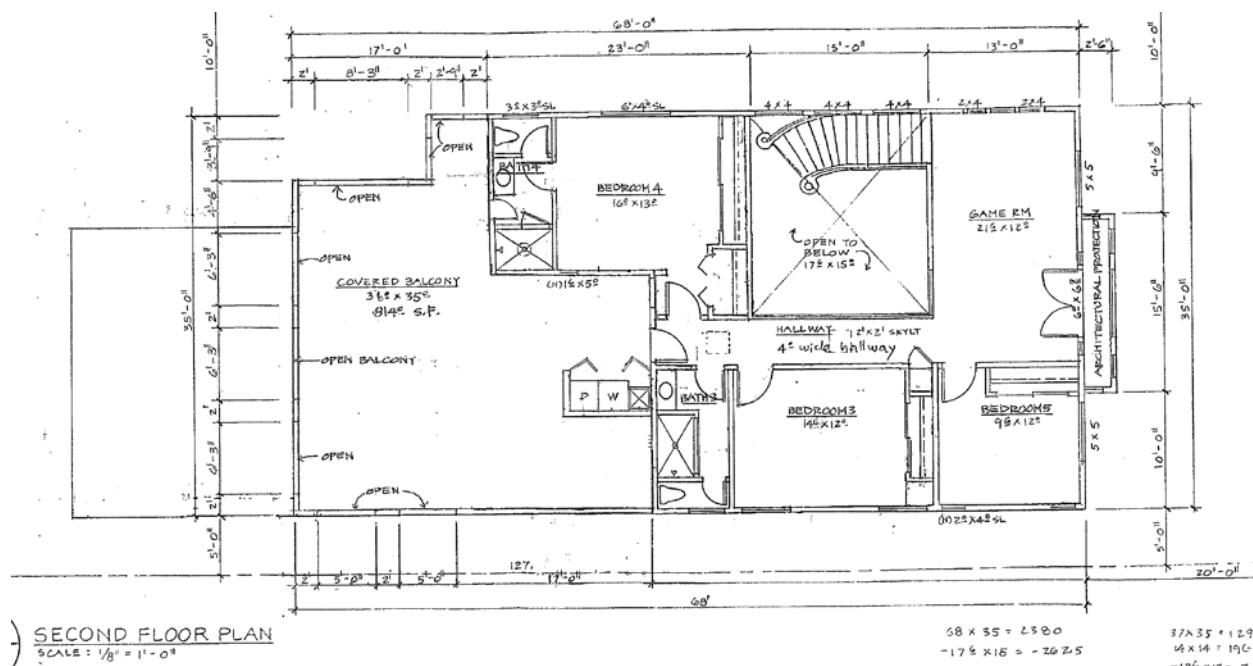
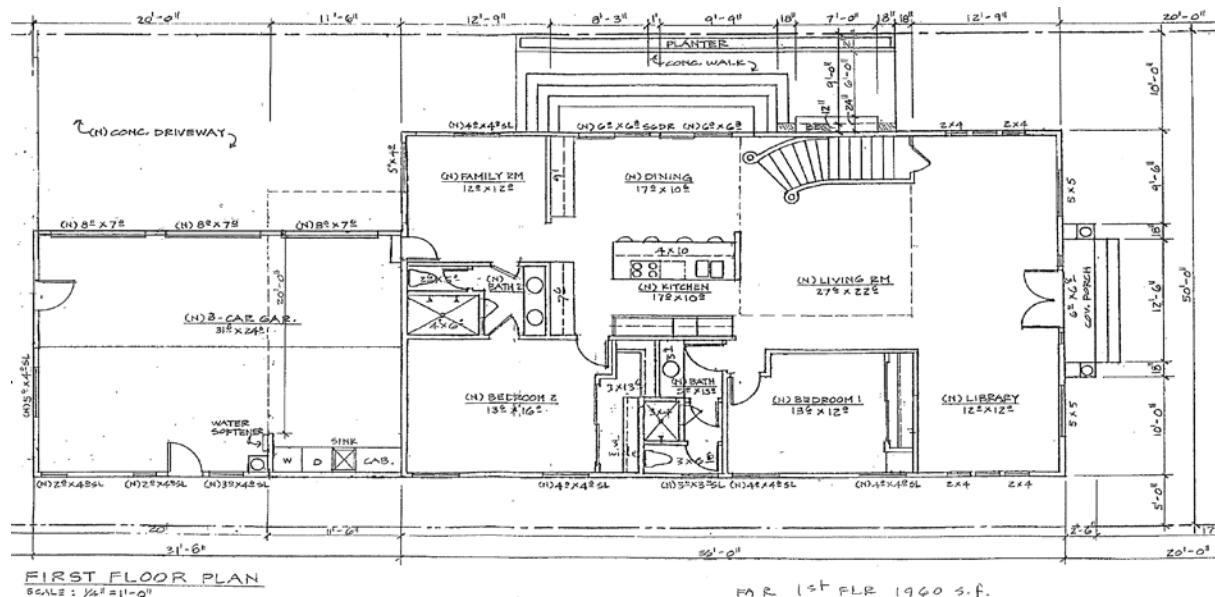
Standard	Required	Proposed
Setbacks		
Front (east)	20' minimum	20'
Side (south)	5' minimum	5'
Side (north)	10' minimum	10'
Rear (west)	5' minimum	20'
Height	25' height limit	24'-8" based on datum line
Off-street parking	3-covered spaces for a 5 bedroom unit	3-car garage
Floor Area Ratio	50% maximum	50% without covered balcony included (62% with covered balcony)
Lot Coverage	50% maximum	43.7%
Open Space	No requirement for a single-family dwelling	Not applicable

**Site Plan**

The property is a corner lot with street frontage on 20<sup>th</sup> Street and St. Louis Avenue and alley access at the rear of the property. The current lot size is 6,500 square feet, which allows for two dwelling units on the lot, but only one is proposed. A 2.5-foot alley

October 14, 2014

dedication on the west property line will be required to widen the alley and develop the property. After the dedications the lot will be 6,357 square feet.



## Floor Plans

The first floor is 1,960 square feet and includes a family room, living room, kitchen, dining room, library, two bedrooms, two bathrooms and an attached 787 square foot 3-car garage with washer and dryer. The second floor is 1,227 square feet and consists of a game room, three bedrooms, two bathrooms and an 814 square foot covered balcony with a second washer and dryer.

## Architecture

The dwelling has a low profile terra-cotta tile roof, stone veneer on the garage facade, balcony pilasters, and front entry, along with “creamy orange” and “soft pumpkin” stucco finishes, with accents of “blanched pine” wood fascia, trim, arched windows, columns and doors. A colored elevation and a color and materials board will be available at the workshop.

There is a 12” projection on the side yard setback for a covered archway over the barbecue, a 30” projection in the front yard setback for a covered porch and “Juliet balcony” and 18” eaves along the entire roof. Architectural projections can be used to provide diversity in the design and the proposed projections are the maximum allowed under the provisions of the Code.



## Parking

The proposed dwelling includes five bedrooms and additional rooms including a family room, living room, library, and game room. The number of required parking stalls is determined by the number of bedrooms in a dwelling unit. Four or five bedrooms require a 3-car garage and six or more bedrooms require a 4-car garage.

The project includes an attached 3-car garage with a 20' driveway which provides three additional parking opportunities. One street parking space will be eliminated from the neighborhood for the driveway cut, but the placement of the driveway still allows for several street parking opportunities on both 20<sup>th</sup> Street and St. Louis Avenue.

In the past, the Commission has raised concerns about the possibility that a future property owner or tenant could easily use or convert accessory rooms into bedrooms which would then require additional parking. Use of one of the additional rooms as a bedroom would require a 4-car garage. Due to driveway standards a 4<sup>th</sup> garage space could not be added easily. Staff relayed the Commission concerns to the applicant and they have attempted to minimize concerns by designing the floor plan as follows:

- The family room serves as a path of travel and is the only interior connection to the house from the garage. Conversion to a bedroom would require installation of a door.
- The library is open to the living room and conversion to a bedroom would require a barrier or wall and door to provide privacy between the rooms. It does not have a private restroom nearby.
- The game room is open to the stairway and hallway. A conversion would require extensive improvements to provide for a sense of privacy and the area would still serve as a path of travel to the other bedrooms on the second story.

### Balcony

The second story features a large covered balcony that is approximately 814 square feet. There are 6' by 6' openings on two sides (north and west elevations) and the third side is partially open (south elevation). The Zoning Code defines a balcony as “a private outdoor living area attached to a residential unit, open or partially open to light and air permanently on at least two sides.” Previous versions of the plans included screening the openings on the balcony or use of removable windows, but if enclosed the area would classify as living space and would need to be included in the floor area ratio calculations.

The property owner has also proposed a second washer and dryer for the house on the balcony. The property owner indicated that the secondary washer and dryer are for additional washing capabilities and placed outdoors on the covered balcony to avoid indoor noise when the machines are operating.

### Bulk and Scale

The Commission has previously expressed concerns about balconies, California rooms and outdoor living areas as they are currently not included in Floor Area Ratio (F.A.R.) standards, but can affect the bulk and scale of a project.

F.A.R. standards were first introduced to address the community’s concerns with new residential structures and additions that were not in character with the existing neighborhood due to their large scale and bulk.

*Current F.A.R. standards include:*

- “A. The maximum permitted F.A.R. shall be 0.5.
- B. Maximum permitted F.A.R. shall be calculated as follows:

$$\frac{\text{Gross floor area} - \text{garage square feet}}{\text{Net lot area}}$$

The term “gross floor area” includes the first story and any additional stories for all structures including garages, greenhouses and accessory buildings on a lot.

The following are not included in the calculation:

- Covered patios, balconies and walkways;
- Eaves and other architectural projections;
- Antennas; and
- Uncovered tennis courts, pools, spas and similar recreational facilities.”

*The project complies with the standards as follows:*

$$\frac{(3,974 \text{ SF} - 787 \text{ SF})}{6,375 \text{ SF}} = .50 \text{ Floor Area Ratio}$$

Per the Code, the square footage for the large covered balcony and garage are not included in the calculation.

#### Required Findings

Although the project meets the development standards, concerns regarding bulk and scale may be addressed under the Site Plan and Design Review process. There are five findings and twenty-two criteria and two of them are reasonably related to bulk and scale:

1. *The proposed project is in conformance with the General Plan, Zoning Ordinance and other ordinances and regulations of the city.*

Land Use Policy 3.7 - maintain and enhance the quality of residential neighborhoods.

Land Use Policy 3.14 - preserve and enhance the City's special residential character by encouraging the preservation, renovation and relocation of historic structures in low intensity residential development and a harmonious blending of buildings and landscape.

2. *Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings.*

The Commission may find that the proposed design is incompatible with the General Plan due to the bulk and scale of the project in comparison with the surrounding development. If the Commission expects that they would not be able to make the required findings during Site Plan and Design Review approval, they may request changes to the design at the workshop. Design changes can include denying inclusion of a balcony, requiring that the balcony is uncovered, requiring that the balcony cannot be screened, and/or reducing the size of the balcony to make the design compatible with the surrounding neighborhood.

[View Analysis](#)

On August 4, 2014, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. In addition, story poles were installed to depict the highest point of the house to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer.

Staff received two written responses to the view notice from the property owners/residents of 1986 and 1986 ½ St. Louis Avenue in support of the project.

Mr. Patrick Ball, the owner of one of the condominiums to the north of the site at 2055 E. 20<sup>th</sup> Street, contacted staff to request a view photo analysis. The applicant had additional story poles installed and certified in order to conduct a complete view analysis. The property owner, Mrs. Ly, met with Mr. Ball at his home on October 14, 2014. Mr. Ball withdrew his request for a view analysis after meeting with Ms. Ly, reviewing the plans and after installation of the extra story poles (Attachment A).

Approved:

---

Scott Charney



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

June 9, 2015

### **AGENDA ITEM**

**TO:** HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** SELENA ALANIS  
ASSISTANT PLANNER

**SUBJECT:** WORKSHOP – REVISED PLANS FOR A NEW SINGLE-FAMILY DWELLING AT 1995 ST. LOUIS AVENUE

### **Summary:**

The applicant, Seth Sor for Kimberly Ly, is requesting a second workshop review of preliminary plans for a single-family dwelling at 1995 St. Louis Avenue in the Southeast neighborhood. The dwelling has been reduced in size by 115 square feet, the library and game room have been eliminated and the size of the balcony has been reduced and is uncovered. The proposal now includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,072 square foot two-story single-family dwelling with an attached 3-car garage.

### **Recommendations:**

- 1) Open the public workshop and receive testimony.
- 2) Direct the applicant to make revisions as deemed appropriate.

## **Background:**

### View Notice for Workshop #1

Per the View Policy, on August 4, 2014, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. In addition, story poles were installed to depict the highest point of the house to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer.

Staff received two written responses to the view notice:

- 1) 1986 and 1986½ St. Louis Avenue  
The property owner and resident submitted a letter in support of the project.
- 2) 2055 E. 20<sup>th</sup> Street  
The owner of one of the condominiums to the north of the project requested a view analysis. The applicant had additional story poles installed and certified in order to conduct a complete view analysis. Mrs. Ly met with the property owner at his home on September 14, 2014. After reviewing the plans, the property owner withdrew his request.

### Workshop #1

On October 14, 2014, the Planning Commission held a workshop and reviewed plans for a new 3,187 square foot single-family dwelling consisting of:

- First floor was 1,960 square feet and included a family room, living room, kitchen, dining room, library, two bedrooms, two bathrooms and an attached 787 square foot 3-car garage with washer and dryer.
- Second floor was 1,227 square feet and consisted of a game room, three bedrooms, two bathrooms and an 814 square foot covered balcony with a second washer and dryer (Attachment A).

At the meeting, seven members of the public commented on the project; some were in support and some were against the proposed design (Attachment B). After considering public comments and reviewing the plans, the Commission closed the workshop and directed the application to revise the plans to address the following:

- Bulk and scale concerns in relation to the neighborhood and box design
- Reduce large covered balcony - in size, bulk and scale
- Easy conversion of accessory rooms to bedrooms
- Integrate a front porch to match other houses in the neighborhood
- Removal of the washer and dryer from the second floor balcony
- Lack of a master bedroom with ensuite bathroom
- Conduct a view analysis for the property owners of 2014 St. Louis

[View Analysis for Workshop #2](#)

Staff has had several meetings with the applicant and reviewed several revised designs. Mrs. Ly struggled with creating a design that addressed the Commission's comments and one that reflected her preferences for the custom home. Once the applicant finalized the plans, they began outreach efforts to the neighbors for the view analysis.

On February 10, 2015, the applicant met with the property owners of 2014 St. Louis to show them the revised the plans. She reported that both owners were pleased by the design and they thought it looked much better than the first design. The applicant indicated that the homeowners still expressed their concern with their view of Downtown Long Beach building towers, but not the Queen Mary or any other specific landmarks.

On March 4, 2015, property owners of 2000 St. Louis, came into the Community Development Department to request a view analysis. Their contact information was provided to the applicant to conduct a view analysis.

On March 31, 2015, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. New story poles were installed to depict the revised design and to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer. Staff has not received any additional responses to the view notice.

**Analysis:**

The table below lists the comments received at workshop #1 in comparison to the revised plans.

**Workshop Comments from the Planning Commission:**

Concerns with bulk and scale	<b>Partially addressed.</b> Although the library and game room were removed, there has only been a reduction in floor area of 115 s.f. There are still design changes that can reduce the bulk of the project. The dwelling is still large scale, in comparison to other homes in the neighborhood (Previous FAR=.5 and Proposed FAR=.48).
Add articulation and dimensions along 20 <sup>th</sup> and St. Louis	<b>Partially addressed.</b> The uncovered balcony and the new porch do add some articulation to the side and the front of the dwelling to reduce the box effect.

**Workshop Comments from the Planning Commission: (cont.)**

Redesign balcony to address concerns about size and enclosing	<b>Addressed.</b> The balcony has been reduced in size by 413 s.f. The balcony is now uncovered and does not have openings that could easily be screened or enclosed.
Reconfigure floor plans with attention to the living room, family room, library and game room	<b>Addressed.</b> The library has been converted to a bedroom and the game room has been redistributed to a hallway and front balcony. There are no longer accessory rooms that can easily be converted to bedrooms.
Integrate a porch along St. Louis to match character of neighborhood	<b>Partially addressed.</b> A 154 s.f. porch has been added to the front of the dwelling. The porch could be larger in size to match the neighborhood. The addition of the balcony above the porch reduces articulation to the front of the house and adds to the bulk of the dwelling.
Remove washer and dryer from balcony	<b>Addressed.</b> The washer and dryer have been removed from the balcony.
Designate a master bedroom/suite	<b>Addressed.</b> Bedroom #4 of the previous design is designated as the master bedroom which has been increased in size and now includes a walk-in-closet and ensuite bathroom.

**Additional Comments from the Public:**

Maintain rear yard open space	<b>Addressed.</b> The rear yard has been maintained. A 5' rear setback is required and 20' is provided. The balcony has been reduced in size, previous 40' setback to a proposed 53' setback.
Use of turf block for the driveway	<b>Not addressed.</b> The driveway is not turf block. Previously reviewed plans had turf block, but the owner removed it from the final workshop plans.

### Floor Plan Revisions

The first floor has been reduced by 141 square feet. The wall between the family room and dining room was removed, the library has been converted to be a bedroom and a porch has been added, reducing the size of the living room.

The second floor has been increased by 26 square feet. The increase in square footage was to the master bedroom/bedroom #5 and addition of a walk-in-closet and ensuite bathroom. The balcony has now been reduced by 413 square feet, is uncovered and the washer and dryer have been removed. The washer and dryer have been relocated to the hallway. The game room area has been redistributed to a hallway and covered balcony in the front of the house. A bedroom was removed and relocated to the first floor.

The total square footage of the first floor is 1,819 square feet and includes a family room, living room, kitchen, dining room, three bedrooms, two bathrooms and an attached 787 square foot 3-car garage with washer and dryer. The total square footage of the second floor is 1,253 square feet and includes two bedrooms, two bathrooms, an indoor washer and dryer, a 456 square feet uncovered balcony and 154 square feet covered balcony.

### Bulk and Scale

The floor area ratio has been reduced to 48% (from 50%) with the new design. F.A.R. standards were first introduced to address the community's concerns with new residential structures and additions that were not in character with the existing neighborhood due to their large scale and bulk. The project complies with the standards as follows:

$$\frac{(3,859 \text{ s.f. gross floor area} - 787 \text{ s.f. garage})}{6,375 \text{ s.f. net lot area}} = .48 \text{ Floor Area Ratio}$$

Per the Code, the square footage of the balconies, porch and garage are not included in the calculation. The covered balcony has been reduced in size. However, there are still changes that could be made to the plan to reduce the bulk of the project: the vaulted stairway and secondary washer and dryer could be eliminated or moved to the garage, the front porch could be increased in size, etc.

### Balcony

The second story balcony has been reduced by 413 square feet and is now uncovered. The elimination of the covered roof reduces concerns about enclosing or screening the balcony, and the balcony now decreases the box effect of the house. A covered balcony has been added to the second story above the new porch.

### Parking

The number of required parking stalls is determined by the number of bedrooms in a dwelling unit. Concerns were raised about the possibility that a future property owner or

tenant could easily use or convert accessory rooms into bedrooms which would then require additional parking. The accessory library and game room have been eliminated.

The proposed dwelling includes five bedrooms, a family room and living room. Five bedrooms require a 3-car garage. The project includes an attached 3-car garage with a 20' driveway which provides three additional parking opportunities. One street parking space will be eliminated from the neighborhood for the driveway cut, but the placement of the driveway still allows for several street parking opportunities on both 20<sup>th</sup> Street and St. Louis Avenue.

### Architecture

The colors have been revised to “Aspen” and “Adobe” stucco finishes, with accents of “White” wood fascia, trim, arched windows, columns and doors and travertine split face stone veneer. A colored elevation and a color and materials board will be available at the workshop.

### View Analysis

The View Policy requires the following:

To preserve, to the extent possible, all views designated as “primary views,” and “secondary view,” with greater emphasis placed on the preservation of “primary views.” In an effort to preserve views, the applicant may be required to make any or all of the following modifications to the proposed project:

- Reduce square footage;
- Increase setbacks;
- Eliminate bedrooms;
- Revise roofline by decreasing the area of top floor and/or by changing the roof pitch;
- Revise the floor plan; and
- Relocate structure on lot.

The applicant prepared a computer generated analysis and submitted view impact simulations based on the revised plans (Attachment C). The simulation shows the story poles connected at the top with the yellow line. The yellow line represents highest level of the finished roof.

- 1) 2014 St. Louis Avenue - Mr. Morris Forsko and Mrs. Rachel A. Reynolds

**No impact.** View photos were taken standing on the front porch. The photo simulations (photos #1 and #2) show that the revised design minimizes views of the primary view of Downtown Long Beach from the front porch. The view analysis was shared with the property owners. The property owners thought the overall

design was much better than the previous plan. A copy of the plans were also provided to the property owners (Attachment D).

2) 2000 St. Louis Avenue - Mr. John Currie and Mrs. Lyn Hutchison

**Undetermined.** One view photo was taken standing on the steps at the front door. The photo simulation is inconclusive and it cannot be determined that there are or are not any view impacts. The view analysis was shared with the property owners. The property owners requested that additional pictures be taken from the property, but was busy and would meet with the applicant another time. The applicant has contacted the property owners, but has not heard from the property owners since then to take additional photos (Attachment E).

Approved:

---

Scott Charney

Attachments

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING  
SITE PLAN AND DESIGN REVIEW 15-04, A REQUEST TO  
DEMOLISH THE EXISTING 800 SQUARE FOOT SINGLE-  
FAMILY DWELLING AND TO CONSTRUCT A 3,072  
SQUARE FOOT TWO-STORY, FIVE-BEDROOM, FOUR-  
BATHROOM SINGLE-FAMILY DWELLING WITH A  
THREE-CAR GARAGE AT 1995 ST. LOUIS AVENUE IN  
THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING  
DISTRICT**

**WHEREAS**, the applicant Seth Sor, for property owner Kimberly and Phat Ly, filed a request to demolish the 800 square foot one-story single-family dwelling unit, to construct a 3,072 square foot single-family dwelling with the first floor consisting of a family room, living room, kitchen, dining room, three bedrooms, two bathrooms, attached 3-car garage, 154 square foot porch and the second floor consists of two bedrooms, two bathrooms, an indoor washer and dryer, a 401 square foot uncovered balcony and 129 square foot uncovered balcony at 1995 St. Louis Avenue in the RLM-2, Residential Low/Medium-2, zoning district; and

**WHEREAS**, the site is legally described as Lot 84 of the Schlobohm Tract 5, in the City of Signal Hill, in the County of Los Angeles, State of California; and

**WHEREAS**, pursuant to Signal Hill Municipal Code Chapter 20.52, "Site Plan and Design Review," building placement and design is properly a matter for Planning Commission review and determination; and

**WHEREAS**, on October 14, 2014, at a duly noticed public workshop the Planning Commission reviewed the plans to remodel the 3,187 square foot two-story single-family dwelling with attached 3-car garage, all interested parties were given an opportunity to be heard regarding the proposal and the Commission closed the workshop and requested that the applicant revise the plans to address several comments from the Commission; and

**WHEREAS**, on June 9, 2015, at a duly noticed public workshop the Planning Commission reviewed revised plans for 3,072 square foot two-story single-family dwelling with attached 3-car garage, all interested parties were given an opportunity to be heard regarding the proposal; and

**WHEREAS**, at the public workshop the Commission requested that the applicant incorporate a front porch, remove the roof from the front balcony, revise the landscape plan with water efficient landscaping and revise the window configuration of the north elevation. The applicant has since revised the plans for a public hearing; and

**WHEREAS**, on July 31, 2015, notice of a Planning Commission public hearing regarding the proposed project was mailed to all property owners within a 500 foot radius of the subject property, was published in the Signal Tribune newspaper and was posted in accordance with S.H.M.C. Section 1.08.010; and

**WHEREAS**, the project is Categorically Exempt pursuant to Section 15303, Class 3(a), New Construction or Conversion of Small Structures, of the California Environmental Quality Act; and

**WHEREAS**, on August 11, 2015, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the request; and

**WHEREAS**, the City has incorporated all comments received and responses thereto.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

1. The proposed project, subject to the attached conditions, is in conformance with the zoning ordinance, other ordinances and regulations of the City, and the following policies of the General Plan Land Use Element:

**LAND USE ELEMENT GOAL 1 – Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.**

Land Use Policy 1.2 – Provide opportunities for a variety of residential densities and housing styles.

Finding regarding Policy 1.2 – The single-family dwelling meets the development standards of the RLM-2, Residential Low/Medium-2, zoning district. The dwellings design will contribute to the various housing styles of the Southeast neighborhood.

**LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.**

Land Use Policy 3.7 – Maintain and enhance the quality of residential neighborhoods.

Finding regarding Policy 3.7 – The proposed project will maintain the quality of the Southeast residential neighborhood by providing a custom single-family home.

2. The proposed project is in conformance with any redevelopment agency and any executed owner's participation agreement or disposition and development agreement.

3. Subject to the attached conditions, the following will be arranged as to avoid traffic congestion, to ensure the public health and safety and general welfare, and to prevent and adverse effects on surrounding properties: facilities and improvements; pedestrian and vehicular ingress, egress and internal circulation; setbacks; height of building and structures; signs; mechanical and utility service equipment; landscaping; grading; lighting; parking; drainage; and intensity of the land use.

4. The topography is suitable for the proposed site plan and the site plan, subject to the attached conditions, is suitable for the use intended.

5. The proposed development provides for appropriate exterior building design and appearance consistent with and complementary to present and proposed buildings and structures in the vicinity of the subject project, while still providing for a variety of designs, forms and treatments.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Signal Hill, California, does hereby:

1. Approve Site Plan and Design Review 15-04, subject to the Conditions of Approval attached hereto as Attachment A.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 11th day of August, 2015.

---

CHAIR

ATTEST:

---

SCOTT CHARNEY  
COMMISSION SECRETARY

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES      ) ss.  
CITY OF SIGNAL HILL        )

I, Scott Charney, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. \_\_\_\_\_ was adopted at a regular meeting of the Planning Commission held on the 11th day of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

SCOTT CHARNEY  
COMMISSION SECRETARY

**Site Plan and Design Review 15-04**  
***Recommended Conditions of Approval***

**Project:** **1995 St. Louis Avenue – New 3,072 square foot 2-story single-family dwelling with a 3-car garage**

**Applicant:** **Seth Sor, for property owners Kimberly and Phat Ly**

1. The applicant shall agree to defend, indemnify and hold harmless, the City of Signal Hill, its agents, officers and employees from any claim, action or proceeding against the City of Signal Hill or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Signal Hill, its legislative body, advisory agencies, or administrative officers concerning the subject application. The City of Signal Hill will promptly notify the applicant of any such claim, action or proceeding against the City of Signal Hill and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Signal Hill fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Signal Hill. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
2. The project shall substantially conform to the site and building plans on file with the Community Development Department, as herein or as modified by the Planning Commission. It shall be the responsibility of the developer, the architect and the contractor to develop the project consistent with the aforementioned plans. Any substantial modification to the approved site and building plans shall be subject to approval of the Director of Community Development.
3. Applicant shall pay building plan check and permit fees as estimated in Exhibit A and comply with all Public Works Improvements conditions as shown in Exhibit B attached hereto.
4. Construction of the improvements set forth in the approved site plan shall commence within one year from the date permit-ready plans are signed by the Director of Community Development in accordance with Section 20.52.060 of the Signal Hill Municipal Code.

5. Pursuant to Section 20.52.085 of the Signal Hill Municipal Code, at all times during grading and construction the site shall be secured and screened to the satisfaction of the Building Official.
6. Pursuant to the Construction Time Limits Ordinance, Section 20.52.100 of the Signal Hill Municipal Code, the Building Official or Director of Community Development may deem any building, grading, or demolition permit to be null and void if a Certificate of Occupancy has not been issued within 540 days, starting from the date of issuance of the first building, grading or demolition permit for the project. Construction time periods may be extended as provided in Section 20.52.110 in accordance with the procedures specified therein.

**Before issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Planning Department:**

7. The following notes shall be included on the final site plan:
  - a. All exposed metal flashing or trim shall be anodized or painted to match the building.
  - b. Final adequacy of landscape materials shall be subject to field inspection by the Community Development Department; additional landscaping deemed necessary upon inspection shall be installed by the applicant at his sole expense.
  - c. Exterior colors and materials shall be specified on the plans and be consistent with the color boards on file in the Community Development Department.
  - d. Street address numbers, which are visible from the street and alley, shall be provided.
  - e. Exterior lighting shall be shielded and directed so as to not interfere with adjacent properties.
  - f. All new gas meter locations must be approved by the Long Beach Gas & Oil Department.
  - g. The dwelling shall be provided with separate gas and electrical meters.
  - h. All utilities shall be underground.
8. The garages shall include automatic garage door openers and include 72 cubic feet of storage area.
9. Submit specifications for the synthetic turf with permeability/drain rate and proof of a manufacturer warranty of at least 15 years for review and approval of the City's Landscape Architect.

**Before issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Building Department:**

10. Submit three complete sets of construction plans to the City for review and

approval demonstrating compliance with the 2013 California Building Codes including: walls, buildings, landscaping and equipment foundations/slabs and pits; all underground utilities including site electrical, sewer and plumbing; submit two sets structural engineering (seismic zone 4) and equipment specifications.

11. Submit to the City a soils report prepared by a registered soils engineer.
12. Submit a site plan showing all easement areas on the site plan and underground all on-site utilities (telephone, cable, etc.).
13. Submit a licensed survey showing all active, idle and abandoned wells oil wells on the site and showing all active oils wells within 100 feet of the area of development (mitigation requirements apply if this is the case).
14. Obtain a methane assessment permit, site testing should be scheduled before any site grading or conducted at least 30 days after any site grading. Submit a methane assessment report prepared per the City of Los Angeles DBS "Site Testing Standards for Methane" (P/BC 2002-101, November 30, 2004) and implement the recommendations contained in the report. Methane systems shall be constructed at the expense of the developer or property owner and if applicable shown on the approved grading or building plans. Applicant shall pay for all the consultant's review fees.
15. Fire sprinklers shall be required under the California Building Code. The applicant shall submit to the City a copy of the stamped "approved" fire sprinkler plans from the Los Angeles County Fire Department.
16. A fire flow test shall be required, subject to Fire Department review upon plan check submittal. Applicant shall first contact the Public Works Department to make arrangements for fire flow tests, then submit plans as required to the Los Angeles County Fire Department for review and approval demonstrating compliance with fire codes and policies.
17. Submit a detailed landscape plan certified by a licensed landscape architect or a licensed landscape contractor, as required, taking into account approved preliminary landscape plan and the City's water conservation in landscaping ordinance (Chapter 13.10) including drip irrigation for the project area which shall be subject to the approval of the Director of Community Development. Parkway planting shall also be shown and subject to the approval of the Director of Public Works. Final plans shall show size, location, type of all proposed trees, shrubs, groundcovers, soils amendments, automatic irrigation systems, planting/staking details, trellis, gates, hardscape features, lighting, and be consistent with the Water Conservation in Landscaping Ordinance, Chapter 13.10 of the Signal Hill Municipal Code.
18. Submit a plan for review and approval of the Building Official that demonstrates that construction and demolition debris generated by the project are recycled to

the greatest extent feasible to comply with the State-mandated waste diversion requirements pursuant to SHMC 8.08.055. A contractor producing construction and demolition debris shall either contract with the City's refuse contractor for the removal of the debris, or self-haul the debris to an approved disposal site. Prior to receiving a permit from the City for construction or demolition, the contractor shall develop and submit a plan to recycle and salvage the projected construction and demolition debris to the greatest extent feasible. The recycling plan may include source-separated recycling, mixed debris recycling, salvaging and disposal of non-recyclables and non-salvageable debris. Include a note on the building plans that EDCO disposal service will be used and is required as the exclusive franchise refuse hauler for the City. Failure to comply with the approved plan may result in enforcement action from the Public Works department.

19. The height of the structures shall not exceed the heights shown on the approved plans. The applicant shall submit documentation confirming compliance with the approved drawings and submit pad, finish floor, and ridge height certifications during construction.

**Before the issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Public Works/Engineering Department:**

20. All Public Works requirements shall be complied with as in Exhibit B of the Recommended Conditions of Approval for Site Plan and Design Review 15-04 pursuant to the approval of the City Engineer.
21. Submit a precise grading plan, wall plan, paving plan and erosion control plan, all prepared by a Civil Engineer, to the City for approval, showing all retaining walls, drainage structures and facilities. These plans must be coordinated with the approved site and landscape plans. The precise grading plan shall include an erosion control plan for construction during the rainy season; details for the construction of all stormwater containment and recycling facilities; all structures and facilities required to demonstrate, to the satisfaction of the City Engineer, that water quality impact mitigation measures will be addressed during the construction phase and during the operation of the completed facility. Additional City Consultant fees may apply for water quality plan review.

**Before issuance of certificate of occupancy, the applicant shall satisfactorily address all of the following as required by the Building Department:**

22. Pad elevation and building location is to be verified by a licensed surveyor or civil engineer prior to requesting a foundation inspection.
23. Building height is to be verified by a licensed surveyor or civil engineer prior to requesting a foundation inspection and prior to requesting a framing inspection.

24. Prior to the issuance of the Certificate of Occupancy, contractor/developer shall provide an invoice or other similar documentation from a State-certified disposal facility that indicates the type of material(s) disposed, the total tonnage of debris disposed and the estimated percentage of recyclable materials for each load of debris removed from the construction site. The name of the disposal facility and their contact information shall be clearly identifiable on the invoice that is submitted to the Public Works department for review.

25. Landscaping and automatic irrigation shall be installed by the builder, landscape installation certification consistent with the Water Conservation in Landscaping Ordinance, Chapter 13.10 of the Signal Hill Municipal Code shall be submitted to the City and final adequacy of landscaping shall be subject to City approval.

26. The project is subject to Development Impact Fees as calculated in the attached worksheet (Exhibit A):

- a. A Parks and Recreation Impact Fee in the amount of \$0 -- pursuant to Signal Hill Municipal Code Chapter 21.40, "Parks and Recreation Impact Fees," (the amount is adjusted annually).
- b. A Water Impact Fee in the amount of \$7,565.00 -- pursuant to Signal Hill Municipal Code Chapter 21.44, "Water System Impact Fee," (the amount is adjusted annually - this is difference of the existing meter 5/8-3/4" and a 1" meter. Water meter size to be verified by the Owner).
- c. A Traffic Impact Fee in the amount of \$0 -- pursuant to Signal Hill Municipal Code Chapter 21.48, "Traffic Impact Fees," (the amount is adjusted annually).

Note: Fee amounts are based on the current fee schedules which are subject to change. Additional fees may apply for outside agencies: LA County Sanitation District, LA County Fire Department, Long Beach Unified School District and City consultant's fees for NPDES and Methane Mitigation.

27. Payment shall be made for School Impact Fees in an amount to be calculated by the Long Beach Unified School District, consistent with the State Law and District Policy.

28. Public Works requirements shall be complied with, pursuant to the approval of the City Engineer (Exhibit B).

End of Conditions.

08/06/15

# FEE ESTIMATE

<b>Project Address</b>	<b>1995 St. Louis</b>
<b>Owner</b>	<b>Kimberly Ly</b>
<b>Phone</b>	<b>562-881-6542</b>

<b>Zone</b>	<b>RLM-2</b>
<b>Lot Size</b>	<b>6375</b>

<b>Building Area</b>	<b>Living</b> 3072	<b>Garage</b> 787	<b>Deck</b> 530
	<b>Other</b>		

<b>Stories</b>	<b>2</b>	<b>Units on Lot</b>	<b>1</b>
----------------	----------	---------------------	----------

<b>Description:</b>	<b>Demolition of existing SFD to construct a new 2-story 3,072 square foot SFD</b>
---------------------	--

<b>Valuation</b>	<b>\$ 470,134.12</b>
<b>T-24 Energy Review</b>	<b>\$ 1,522.32</b>
<b>Total</b>	<b>\$ 1,557.32</b>

<b>Building Permit Fees</b>		
	<b>\$ 1,790.97</b>	Structural
	<b>\$ 157.57</b>	Electrical
	<b>\$ 73.00</b>	Plumbing
	<b>\$ 73.00</b>	Mechanical
	<b>\$ 22.13</b>	Field Energy
	<b>\$ 61.12</b>	S.M.I.P. cat 1
<b>TBD</b>		Grading
	<b>\$ 10.00</b>	Issue
	<b>\$ 2,187.79</b>	Total Permits
	<b>\$ 19.00</b>	BSC Fee
	<b>\$ 2,206.79</b>	Total on Permit

<b>Development Impact Fees (*)</b>		
	<b>\$ -</b>	Parks
	<b>\$ 7,565.00</b>	Water
	<b>\$ -</b>	Traffic
		<b>\$ 7,565.00</b> Total

Estimates are based on current fee schedules which are subject to change.

Fees not included on this sheet: Public Works, Planning, NPDES

L.A. County Sanitation, Long Beach Unified School District

L.A. County Fire Department R-3 Form

(\*) Water impact fee is difference of the existing meter 5/8-3/4" and a 1" meter. Water meter size to be verified by the Owner.

**Exhibit A**

**CITY OF SIGNAL HILL  
DEPARTMENT OF PUBLIC WORKS  
CONDITIONS OF APPROVAL**

---

Public Works requirements for issuance of a Building Permit (over \$66,762 valuation) and for a Land Subdivision. In addition, a Subdivision must fulfill all requirements of the California Subdivision Map Act, and the City of Signal Hill Subdivision Ordinance.

Project: **Two-Story House**

Address: **1995 St. Louis Avenue**

Developer: **Kimberly & Phat Ly**

Date: **July 21, 2015**

Prepared by:

*Anthony Gaiardo*

Approved by:

*[Signature]*

**1. REQUIREMENTS OF DEVELOPER/APPLICANT**

Prior to issuance of any permits (grading, excavation, etc.) all improvement plans (street, sewer, water, alley, grading, etc.), all dedication/vacation drawings, must be approved to the satisfaction of the City Engineer.

**2. RIGHT-OF-WAY DEDICATION**

Owner shall dedicate the following as public right-of-way:

- (a) 2.5 Ft. along the alley.

Owner shall submit:

1. Current title report.
2. Legal description and Plat prepared by a Land Surveyor or a Registered Civil Engineer authorized to perform Land Surveying.
3. \$105 Deed Preparation Fee.

**3. GRADING PLAN**

The applicant shall submit a Grading Plan prepared by a registered Civil Engineer, on City Title Block Mylar, subject to the review and approval of the City Engineer.

#### **4. IMPROVEMENT PLANS**

Applicant shall have plans for Public Works Improvements prepared by a Registered Civil Engineer (retained by the applicant) and subject to the review and approval of the City Engineer for the following:

- (a) Alley Improvements.

#### **5. STREET IMPROVEMENTS**

Applicant shall construct the following Public Works Street Improvements (per approved plans & City Standards):

- (a) Driveway.
- (b) 1 Street tree planted in deep root control boxes with irrigation **on 20<sup>th</sup> Street**. Type of Tree: Pistacia Chinensis (Chinese Pistache).
- (c) Close existing driveway with full height curb and sidewalk.
- (d) 1 Street light of 5,800 lumen on marbelite pole **on 20<sup>th</sup> Street** per the street light master plan. (To be coordinated thru So. Cal. Edison)
- (e) 1 Street light of 5,800 lumen on marbelite pole **on St. Louis Avenue** per the street light master plan. (To be coordinated thru So. Cal. Edison)
- (f) 1 Street tree planted in deep root control boxes with irrigation **on 20<sup>th</sup> Street**. Type of tree: Pistacia Chinensis (Chinese Pistache).
- (g) Underground new overhead facilities (electrical, telephone, cable T.V.).

#### **ALLEY IMPROVEMENTS**

- (a) P.C.C. alley of 2.5 ft. in width and ft. 50 in length.
- (b) Alley intersection.

#### **6. OVERHEAD UTILITIES**

- (a) No under-grounding required. Relocate existing power pole in alley after widening.
- (b) Underground new overhead facilities (electrical, telephone, cable T.V.).

## **7. SEWER CONNECTION/EXTENSION OF DISTRICT'S COLLECTOR SEWER**

The City of Signal Hill will perform a preliminary review of the applicant's method of connection to the sewer. Based on the City's review, a review form will be issued by the City. The applicant is to bring the signed review form to the County Sanitation District of Los Angeles County (District), 1955 Workman Mill Road, Whittier, CA 90601 or (562) 699-7411 for any sewer connection information and/or design standards for preparation of a sewer extension. An appointment may be scheduled with the Public Counter by calling (562) 699-7411, extension 1204.

If an extension of a collector sewer is required, the applicant shall design and construct the sewer to District's standards. The applicant is responsible for design and construction costs, reimbursement of District's design review cost and District's construction inspection costs. Applicant is required to have an executed agreement with District outlining these financial responsibilities prior to District reviewing the design plans. After construction is completed and approved by District, applicant shall file Notice of Completion and prepare a Bill of Sale in accordance with the agreement.

## **8. WATER SERVICES**

The existing domestic water service(s) currently serving the existing development may potentially be utilized if it is (they are) of adequate size, conforms to current standards, and are in good working condition as determined by the Water Department. If the property owner elects to utilize the existing water service(s), any non-conforming water service(s), meter(s), and backflow protection device(s) shall be upgraded to conform to the current Public Works Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service(s) shall be a minimum of 1-inch in size.

If the existing domestic water service(s) and meter(s) are not to be utilized, they shall be properly abandoned by the developer per Public Works Standard Plan No. 409.

The Developer has two options of installing the water meter connections, hire their own contractor or hire the City Water Department. Please refer to the most current City of Signal Hill Schedule of Fees – Public Works Department, for the cost of hiring the City Water Department.

## **9. ESTIMATED IMPACT FEES**

Applicant shall make a cash payment to the City of Signal Hill for the following Impact Fees prior to Certificate of Occupancy, request for utilities, or final inspection. These fees will be updated annually in accordance with Signal Hill Municipal Title 21.

- (a) Residential Water Impact Fee: **\$7,565.00 (This is the current difference of the existing meter 5/8-3/4", and 1" meter. Water meter size to be verified by Owner. Note: Impact fees to be updated annually.)**

## **10. AGREEMENT TO INSTALL PUBLIC WORKS IMPROVEMENTS**

Applicant shall execute an "Agreement to Install Public Works improvements" for construction of street improvements and post a Surety Bond or cash deposit in the amount of **\$19,375**.

- (a) An amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for faithful performance as determined by the City.
- (b) An amount equal to at least fifty percent (50%) of the estimated cost of improvements as security for the payment of all persons performing labor and furnishing materials as determined by the City.
- (c) An amount equal to at least ten percent (10%) of the estimated cost of improvements to guarantee and warrant the work and improvements for a period of one year as determined by the City.
- (d) An amount equal to at least one hundred percent (100%) of the estimated cost of setting monuments as determined by the Subdivider's engineer.

## **11. PLAN CHECK DEPOSIT**

Applicant shall submit a plan check deposit upon first submittal for Construction Plans prepared by developer's Registered Engineer in the amount of **\$1,500**.

## **12. EXCAVATION PERMIT & INSPECTION FEE**

Prior to the commencement of any work in the Public right-of-way, applicant shall obtain an Excavation Permit and pay an Inspection fee in the amount of **\$1,025**.

## **13. STORM WATER POLLUTION PREVENTION**

This project will result in soil disturbance of less than 1 acre. Prior to the issuance of a grading permit, the applicant shall submit a completed Owners Certification form (OC-1). This form is available in the Building and Safety Department.

**14. STORM WATER POLLUTION PREVENTION/LOW IMPACT DEVELOPMENT**

- (a) Applicant shall submit to the City for review and approval a Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual. Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration except in hillside areas where alternative LIDs must be proposed maximizing vegetation and use of biofiltration with underdrains to limit infiltration.
- (b) Applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
- (c) Applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
- (d) Applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.

# COVER SHEET

Kimberly & Phat Ly Residence  
1995 Saint Louis Ave.  
Signal Hill, CA 90755

## Previous Design (October 10, 2014 Workshop #1):

1st floor area: 1960 sf  
2nd floor area: 1227.5 sf  
Total area: 3187.5 sf

Balcony area: 814 sf  
Bedrooms: 5  
Porch: 0  
Building height: 25 ft  
3-car garage:  $31.5 \times 25 = 787.5$  sf  
Distance of rear yard to 2nd story: 40 sf

## Previous Design (June 9, 2015 Workshop #2):

1st floor area: 1819 sf  
2nd floor area: 1253.5 sf  
Total area: 3072.5 sf

Balcony area: 401 sf (Northwest), 154 sf (East)  
Bedrooms: 5  
Porch: 154 sf  
Building height: 25 ft  
3-car garage:  $31.5 \times 25 = 787.5$  sf  
Distance of rear yard to 2nd story: 53.5 ft

## **Current Design (August 11, 2015 Public Hearing)**

1st floor area: 1819 sf  
2nd floor area: 1253.5 sf  
Total area: 3072.5 sf

Balcony area: 401 sf (Northwest), 129.5 sf (East)  
Bedrooms: 5  
Porch: 154 sf  
Building height: 25 ft  
3-car garage:  $31.5 \times 25 = 787.5$  sf  
Distance of rear yard to 2nd story: 53.5 ft  
 $7 \times 3.5 = 24.5$  take 154 – 24.5 = 129.5

# CURRENT DESIGN

## MATERIAL BOARD

KIMBERLY & PHAT LY RESIDENCE  
1995 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755



CONCRETE ROOF TILES  
CAPISTRANO  
518 TERRACOTTA GOLD  
TERRACOTTA, GOLD FLASHED

518 Terracotta Gold\* - *Terracotta, Gold Flashed*  
T24 Ref: .39 Emi: .76 SRI: 38 A.SRI: 42 CRRC: 0918-0002 LEED†



PRIMARY BUILDING COLOR  
BEHR PREMIUM – SPECIALTY COATINGS  
STUCCO EXTERIOR  
ASPEN MS-13w

Aspen MS-13w



SECONDARY BUILDING COLOR  
BEHR PREMIUM – SPECIALTY COATINGS  
STUCCO EXTERIOR  
ADOBE MS-09w

Adobe MS-09w



WOOD FASCIA, STUCCO TRIM, COLUMNS, MOLDING, DOORS  
BEHR PAINT  
ULTRA PURE WHITE  
PPU18-6



TRAVERTEINE SPLIT FACE  
NATURAL STONE LEDGE & PANELS  
CHANTILLY CREAM tm AMBASSADOR  
SPLIT-FACE PANEL

Chantilly Cream™ Ambassador Split-Face Panel

CONCRETE ROOF TILES – LIFE TILES



STONE VENEER

EAST ELEVATION

SCALE : 1/4" = 1'-0"

PUBLIC HEARING

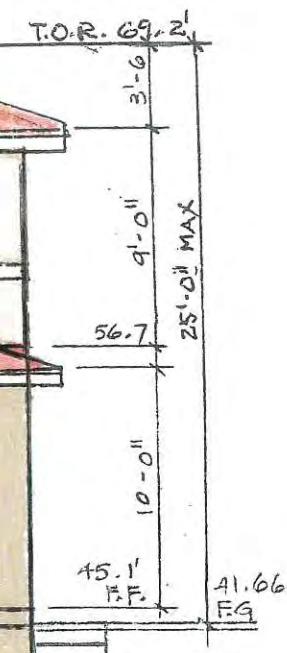
CONCRETE ROOF TILES – LIFE TILES

STONE VENEER

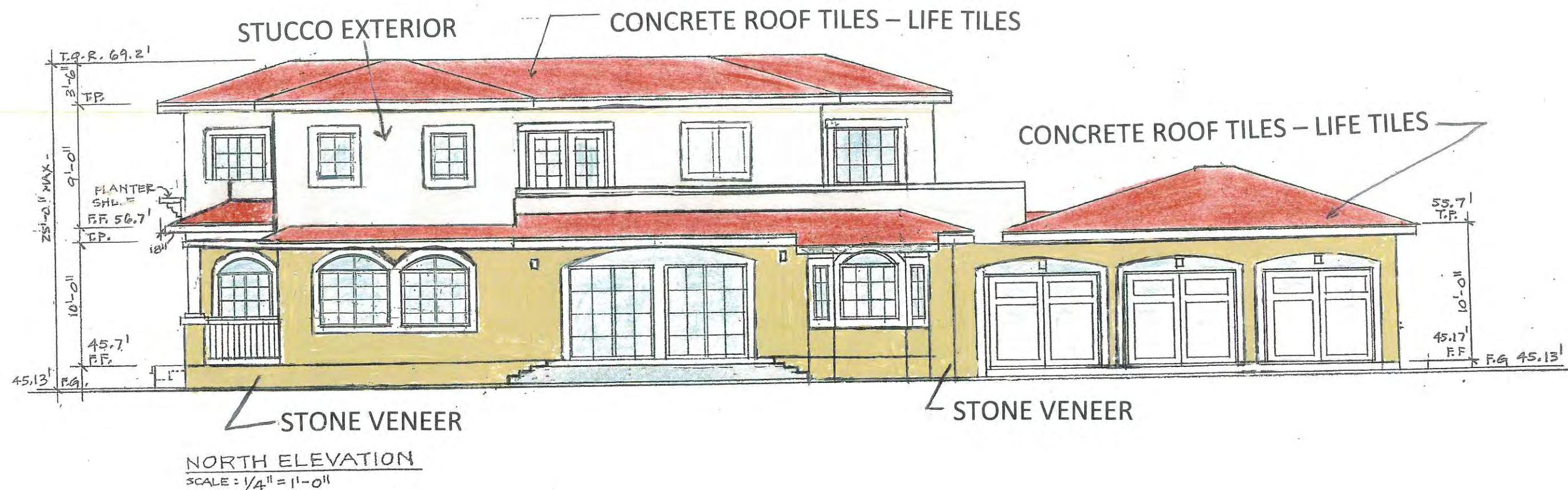
SECONDARY STUCCO EXTERIOR

WEST ELEVATION

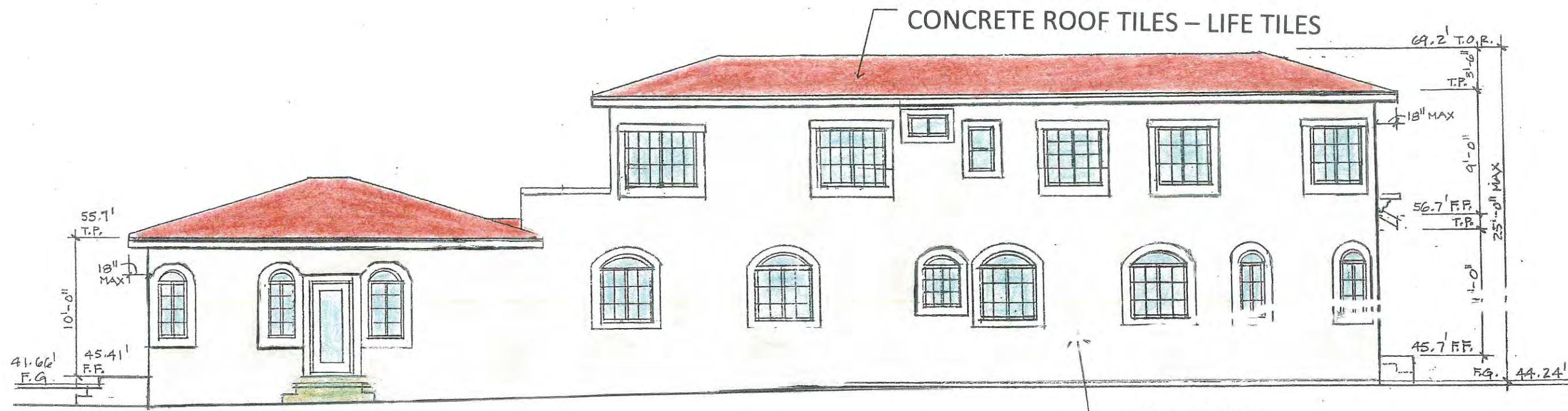
SCALE : 1/4" = 1'-0"



PUBLIC HEARING



## PUBLIC HEARING

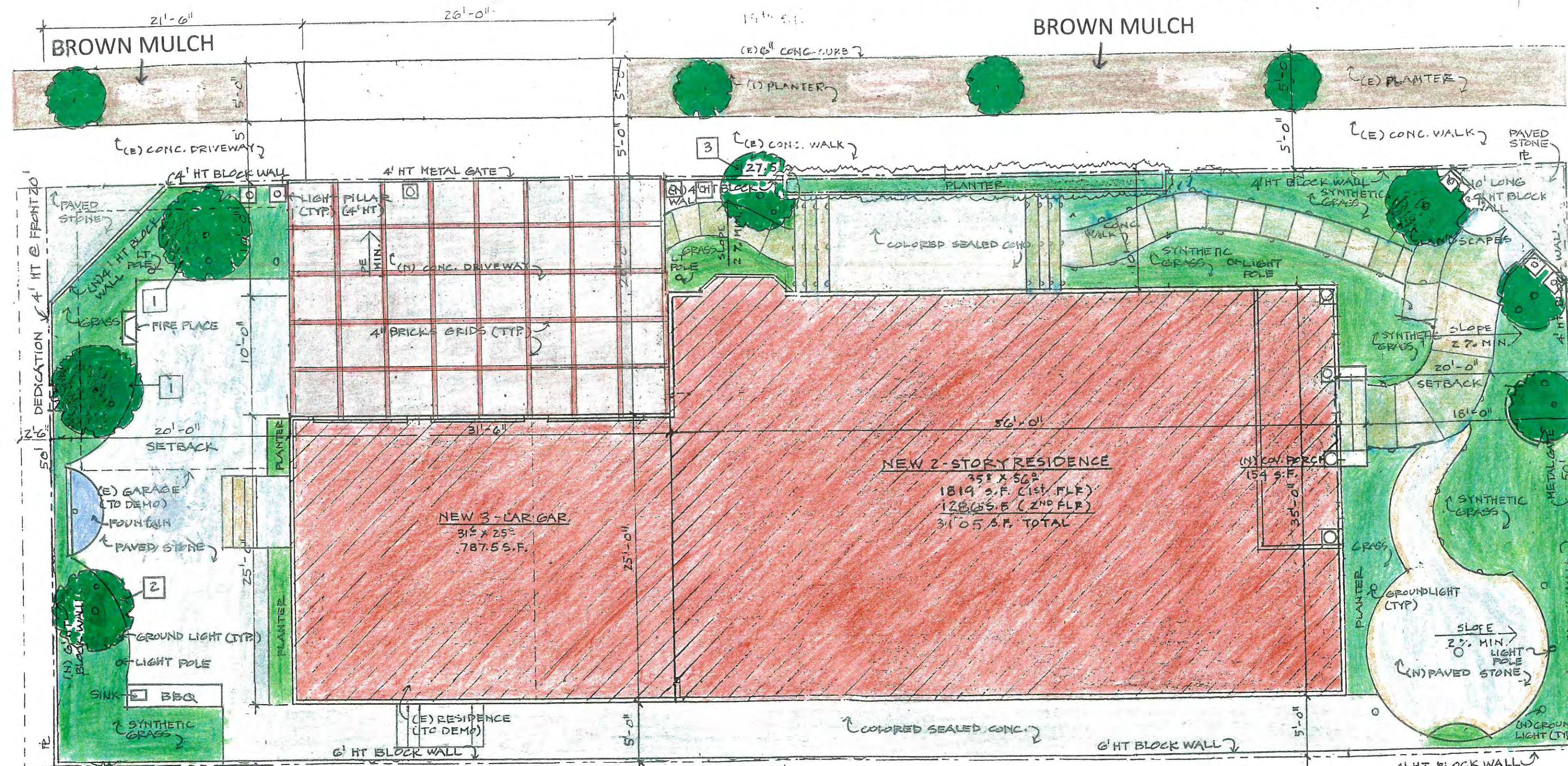


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

## PUBLIC HEARING

soil will be 2 inches below edge of curb and covered with 1.5 inches of mulch



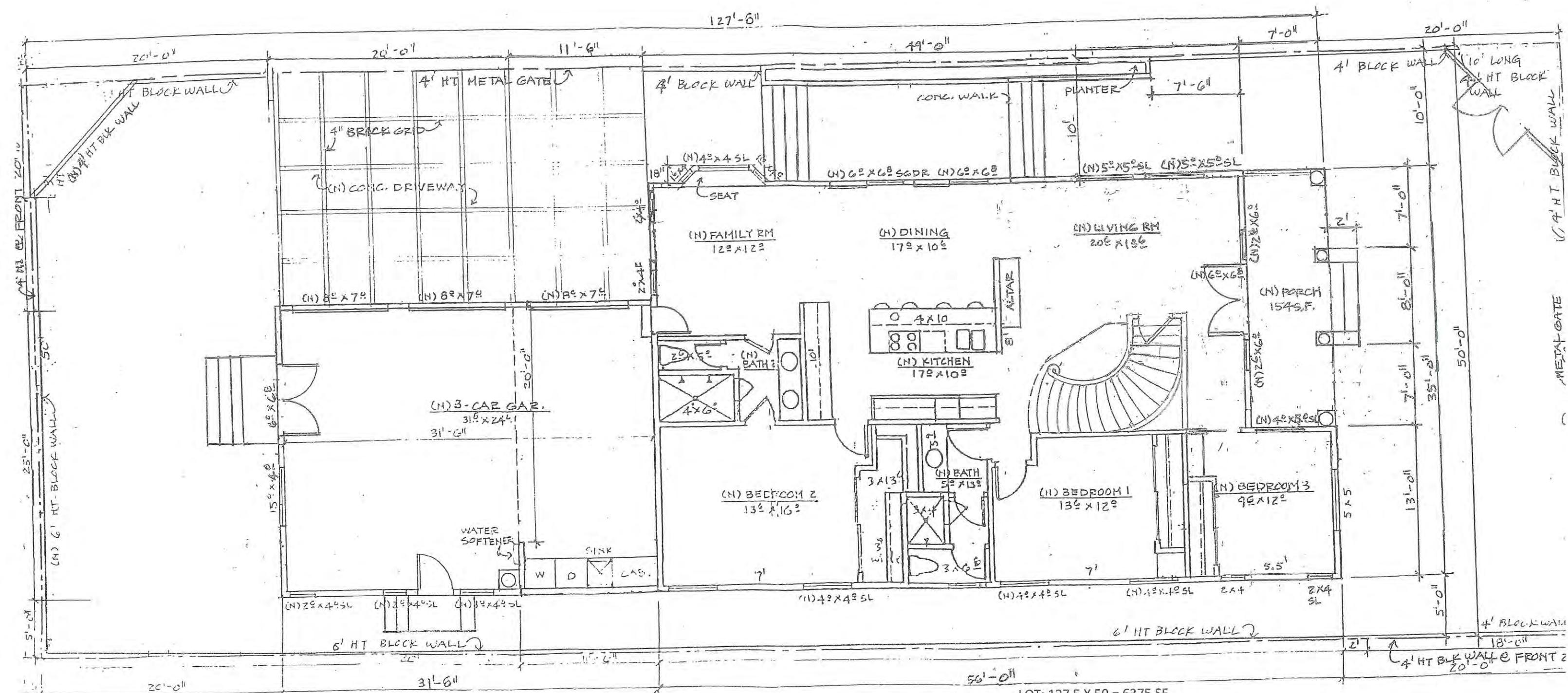
## LANDSCAPE LEGEND

1	24" LEMON TREE
2	24" PEACH TREE
3	24" GINGO TREE

LOT:  $127.5 \times 50 = 6375 \text{ SF}$   
 $6375 \times .50 = 3187.5 \text{ SF}$   
FLOOR AREA RATIO:  $1819 \text{ SF} + 1253.5 \text{ SF}$   
 $= 3072.5 \text{ SF} / 6375 \text{ SF} = 48\%$   
LOT COVERAGE:  $1819 \text{ SF} + 154 \text{ SF} + 787.5 \text{ SF}$   
 $= 2760.5 \text{ SF} / 6375 \text{ SF} = 43\%$   
AREA OF THE OPEN SPACE:  $6375 \text{ SF} - 2760.5 \text{ SF}$   
 $= 3614.5 \text{ SF} / 6375 \text{ SF} = 57\%$

1995 St. Louis, Signal H.  
563 881-1912

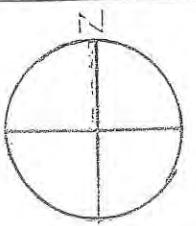
## PUBLIC HEARING



FIRST FLOOR PLAN

SCALE: 1" = 1'-0" 1st. 1819 S.F.  
2nd 1253 S.F.

MAX: 3187,55, F. TOTAL 3172 S, F,



LOT: 127.5 X 50 = 6375 SF

$$6375 \times .50 = 3187.5 \text{ SF}$$

**FLOOR AREA RATIO:** 1819 SF + 1253.5 SF

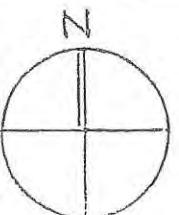
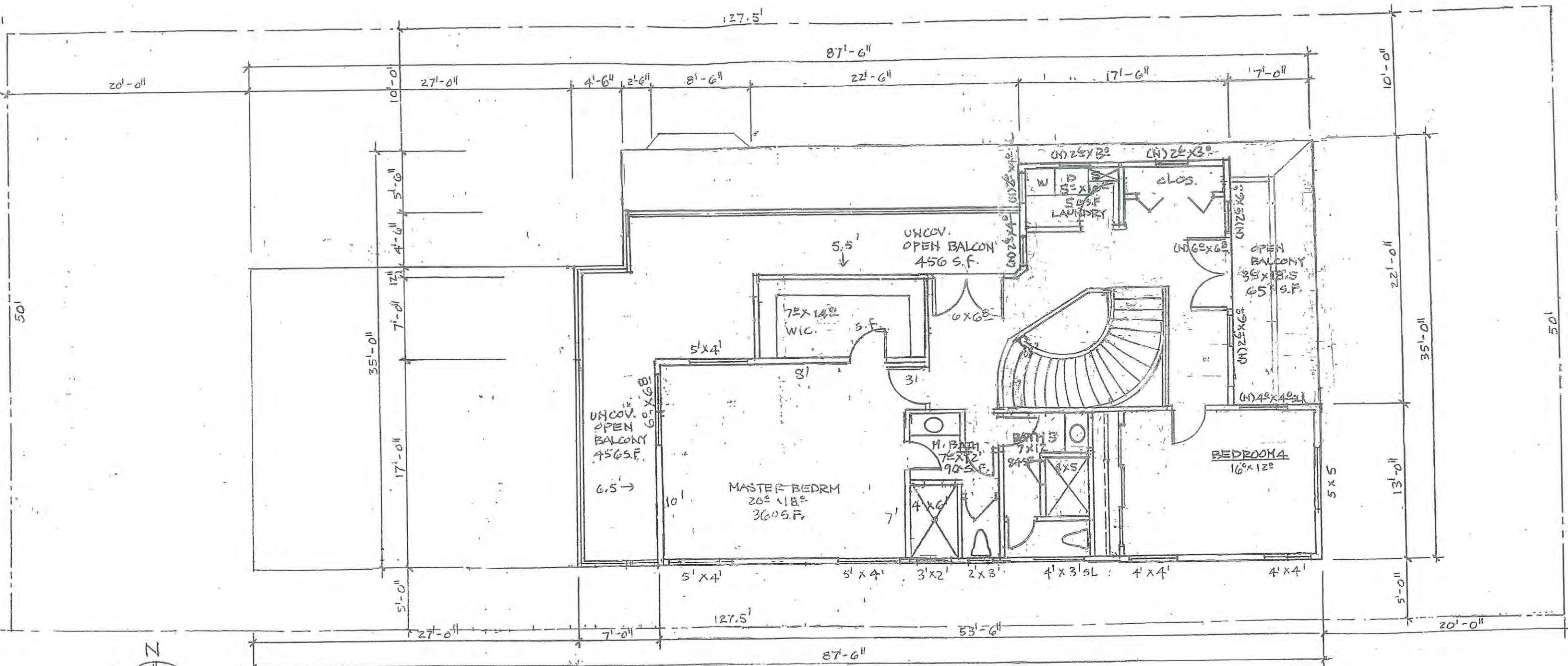
$$= 3072.5 \text{ SF} / 6375 \text{ SF} = 48\%$$

LOT COVERAGE: 1819 SF + 154 SF + 787.5 SF

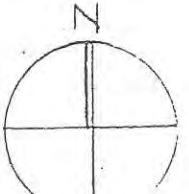
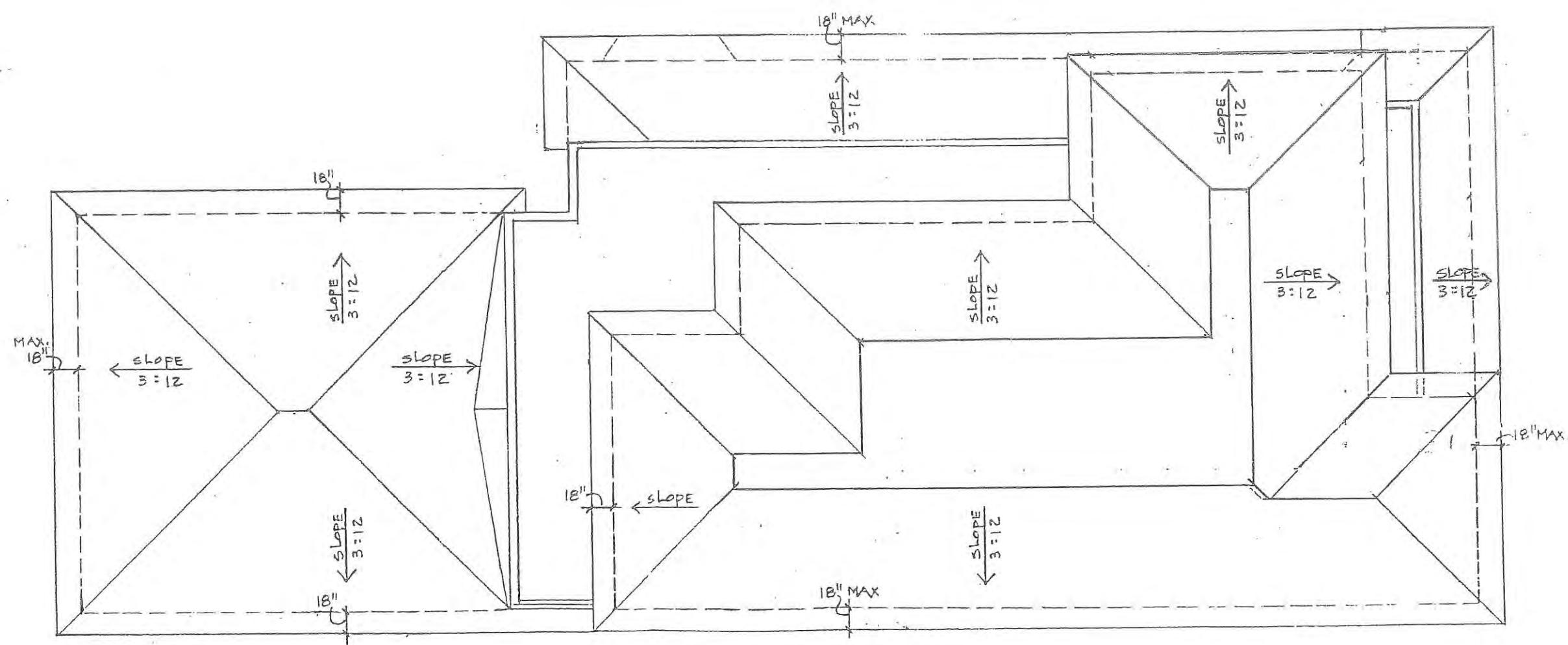
$$= 2760.5 \text{ SF} / 6375 \text{ SF} = 43\%$$

AREA OF THE OPEN SPACE: 6375 SF – 2760.5 SF

## PUBLIC HEARING



## PUBLIC HEARING



ROOF PLAN

SCALE: 1/8" = 1'-0"

# CURRENT DESIGN

## GRADING NOTES:

- ALL WORK AND MATERIAL REQUIRED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION, INCLUDING AMENDMENTS AND SUPPLEMENTS THERETO AS PROMULGATED BY A.G.C. AND A.P.W.A., THE UNIFORM BUILDING CODE CHAPTER 33 (EXCAVATION AND GRADING) AND ORDINANCES OF THE CITY OF SIGNAL HILL.
- APPLICABLE GEOLOGIC AND/or SOIL REPORTS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL INCLUDING ALL SUPPLEMENTS, ADDENDA, AND AMENDMENTS THERETO ARE INCLUDED AS PART OF THEIR PLANS BY REFERENCE. COPIES OF THESE REPORTS ARE ON FILE IN THE OFFICE OF THE CIVIL ENGINEER. PABLO B. SANCHEZ, (CIVIL ENGINEER) AND CITY OF SIGNAL HILL BUILDING AND SAFETY DEPARTMENT ALL RECOMMENDATIONS CONTAINED THEREIN MUST BE FOLLOWED.
- THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE PLANS, THE SOIL AND/or GEOLOGIC REPORTS, CONDITIONS OF THE GRADING PERMIT AND THE SITE PRIOR TO COMMENCING WORK. ALL SLOPES SHALL BE A MAXIMUM OF 2:1 OR FLATTER AS RECOMMENDED BY THE SOIL ENGINEER.
- PROPOSED STARTING DATE MARCH 2015, PROPOSED COMPLETION DATE APRIL 2015
- ESTIMATED QUANTITY OF 4 CU. YDS. ESTIMATED QUANTITY OF 221 CY.
- NO WORK WHATSOEVER SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST GIVING AT LEAST TWO (2) WORKING DAYS NOTICE TO THE BUILDING OFFICIAL AND THE CIVIL ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST KNOWLEDGE OF THE CIVIL ENGINEER, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE LOCATION, PROTECTION, AND STRUCTURES SHOWN OR NOT SHOWN IN THIS DRAWING. THE CIVIL ENGINEER TAKES NO RESPONSIBILITY FOR UNDERGROUND STRUCTURES AND LINES NOT SHOWN ON THE PLANS.
- THE OWNERS OF POLE LINES, PIPELINES, AND OTHER SUBSTRUCTURES IN THE AREA COVERED BY THESE PLANS SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK.
- SECURE PERMISSION FROM THE CITY ENGINEER OF CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINSAGE WITHIN THE STREET RIGHT-OF-WAY.
- THE HOURS OF OPERATION FOR GRADING AND MAINTENANCE OF EQUIPMENT SHALL BE PER CITY CODE.
- CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST DURING CONSTRUCTION. CONTRACTOR SHALL AT ALL TIMES PROMOTE REASONABLE CONTROL OF DUST CAUSED BY WORK.
- ALL DEBRIS, EXCAVATED VEGETATION, AND/or CONSTRUCTION MATERIALS ARE TO BE REMOVED FROM THE SITE. ALL EXCAVATED EARTH AND ROCK, REGARDLESS OF ITS SOURCE, NOT USED IN THE PLANNED FILL SITE, COUNTY DUMP, OR OTHER AUTHORIZED DUMPING LOCATION.
- THE APPROVED SET OF PLANS, INCLUDING ALL APPROVED REVISIONS THERETO, SHALL BE ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE BUILDING OFFICIAL UPON DISCOVERING ANY DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS AND SHALL RECEIVE CLARIFICATION OF THOSE ERRORS OR OMISSIONS.
- NO CHANGES IN THE PLANS WILL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO ADVISED BY THE CIVIL ENGINEER AND BUILDING OFFICIAL.
- WHEN EXPANSIVE SOILS ARE ENCOUNTERED ON THE SITE, THE SOIL ENGINEER SHALL BE CONSULTED FOR RECOMMENDATIONS AS TO ITS SUBSTITUTION, ACCEPT FILL OR TO FILL OR POSSIBLY REMOVE FROM THE SITE.
- EXISTING GROUND TO BE FILLED SHALL FIRST BE STRIPPED OF VEGETATION, HOGBACKPLYLING, FIL, OR OTHER IMPERFECT MATERIAL. NO FIL WILL BE PLACED UNLESS THE UNDERLYING SOIL OR BEDROCK HAS BEEN INVESTIGATED AND APPROVED BY THE SOIL ENGINEER AND/OR GEOLOGIST. SUBSTRATE, IF ANY, SHALL BE REMOVED AND PLACED IN THE FILL. BEDROCK, IF ANY, SHALL NOT BE COVERED BY THE FIL, EXCEPT WHERE RECOMMENDED BY THE SOIL ENGINEER OR GEOLOGIST AS NOT BEING NECESSARY. THE LOCATION OF SUBSTRATE MUST BE RECORDED IN PLAN AND SHOWN AS "BUILT" PLANS.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FIL, UNLESS RECOMMENDATIONS TO SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED BY THE BUILDING OFFICIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLGIST, AND BUILDING OFFICIAL AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF ANY REQUIRED INSPECTIONS AND/OR TESTS.
- CONTINUOUS INSPECTION SHALL BE PROVIDED BY THE SOIL ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE (FOR ALL FILS THAT WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF THIRTY (30) FEET).
- FIL IS TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY TESTING. (FIL TO BE PLACED IN LEVEL LAYERS NOT EXCEEDING 6' IN DEPTH AND MECHANICALLY COMPACTED WITH SHEEPFOOT ROLLER, CRAWLER TRACTOR AND WATER.)
- TESTS TO DETERMINE FIELD DENSITY OF THE COMPACTED FIL SOILS SHALL BE MADE ON THE BASIS OF NO LESS THAN ONE TEST FOR EACH 2-FOOT VERTICAL FEET OF THE FIL, BUT NOT LESS THAN ONE TEST FOR EACH 100' OF HORIZONTAL LENGTH OF THE FIL. ONE HALF OF THE REQUIRED TESTS SHALL BE MADE AT THE LOCATION OF THE FINAL FIL SLOPE, EXCEPT THAT NOT MORE THAN ONE SUCH TEST NEED BE MADE FOR EACH 50 HORIZONTAL FEET OF SLOPE IN EACH DIRECTION. THE OTHER HALF OF THE REQUIRED TESTS SHALL BE MADE AS NECESSARY BY THE SOIL ENGINEER OR THE BUILDING OFFICIAL. ALL SUCH DENSITY TEST SHALL BE REASONABLY UNIFORMLY DISTRIBUTED WITHIN THE FIL OR FIL SLOPE SURFACE. RESULTS OF SUCH TESTS AND LOCATION OF TEST SHALL BE PRESENTED IN THE SOIL ENGINEER'S REPORT.
- FIELD DENSITY WILL BE DETERMINED AS RECOMMENDED BY SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
- SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADES OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON THE COMPLETION OF GRADES OR WHEN NECESSARY BY VARYING FIELD CONDITIONS, UPON REQUEST BY THE BUILDING OFFICIAL.
- GRADES SHALL NOT VARY MORE THAN 0.02 FEET UNGER AREAS TO BE PAVED FOR WALKS, DRIVEWAYS, CURB AND GUTTER, AND BUILDING OR STRUCTURE SLABS.
- ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND CONTRACTOR SHALL OBTAIN INSPECTION OF THE BUILDING OFFICIAL BEFORE PAVING.
- PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINSAGE AT ALL TIMES.
- SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAIN SEASON WILL BE SUBMITTED AND APPROVED PRIOR TO OCTOBER 1. THE PLANS FOR DRAINAGE AND EROSION CONTROL WILL BE INSTALLED BY NOT LATER THAN NOVEMBER 1, AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15TH. (PLANS ARE TO BE PREPARED BY THE CIVIL ENGINEER.)
- FINISHED GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.
- INSPECTION OF EXCAVATION AND FILLS. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL A MINIMUM OF THIRTY-FOUR (24) HOUR BEFORE THE GRADES OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:

  - INITIAL INSPECTION, WHEN THE PERMITTE IS READY TO BEGIN WORK, BUT BEFORE ANY GRADES OR BRUSHING IS STARTED.
  - TOE INSPECTION, AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE, FIL OUT BEFORE ANY FIL IS PLACED.
  - EXCAVATION INSPECTION, AFTER THE EXCAVATION ENCEMPLEMENT IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
  - FIL INSPECTION, AFTER THE FIL ENCEMPLEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILS EXCEEDS TEN FEET.
  - DRIVE DENCE INSPECTION, AFTER FORMS AND PIPES ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.

BENCH MARK  
CITY OF SIGNAL HILL B.M. # 058  
NW COR BRASS CAP MON. MKD "NATIONAL GEODETIC SURVEY" 43° W  
& 48° N/O C.L. INT. (6° N/O BCR)  
ELEVATION: 47.086

SOILS ENGINEER:

## LEGAL DESCRIPTION

LOT 84 OF SCHLOBOHM TRACT NO. 5, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 7216-014-014

ZONE: R-2 USE: SF

OWNER: KIMBERLY & PHATT L.L.C.  
1995 SAINT LOUIS AVENUE  
SIGNAL HILL, CA 90755  
(562) 689-5481 TEL

## GEOTECHNICAL ENGINEER

THE UNDERSIGNED VERIFIES THESE PLANS CONFORM TO THE REQUIREMENT OF THE ENGINEERING GEOLOGY REPORT DATED, AND VERIFIES THIS WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION 3317.4, C.B.C.

R.G.E. NO. DATE

## SOIL ENGINEER

THE UNDERSIGNED VERIFIES THESE PLANS CONFORMS TO THE RECOMMENDATION TO THE ENGINEERING SOIL REPORT DATED, AND VERIFIES THIS WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION 3317.5, C.B.C.

R.G.E. NO. DATE  
PABLO B. SANCHEZ  
R.C.E. 2964, EXP. 3-31-17

## CIVIL ENGINEER

THE UNDERSIGNED CIVIL ENGINEER VERIFIES THIS GRADES WORK WILL BE SUPERVISED IN ACCORDANCE WITH SECTION 7014 & SUBSECTION 7014 (c) CHAPTER 70, UNIFORM BUILDING CODE

R.G.E. NO. DATE  
PABLO B. SANCHEZ  
R.C.E. 2964, EXP. 3-31-17

CITY OF SIGNAL HILL  
NPDES CLEARANCE  
THE UNDERSIGNED VERIFIES THAT THIS PLANS HAVE BEEN REVIEWED AND APPROVED PURSUANT TO THE CITY'S STORM WATER REGULATIONS AND POLICIES. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT CONSTRUCTION AND CONSTRUCTION BMPs ARE PROPERLY CONSTRUCTED AND MAINTAINED AND THAT RUNOFF WILL NOT POLLUTE SOIL, GROUNDWATER OR SURFACE WATERS.

CITY ENVIRONMENTAL ENGINEER DATE  
PABLO B. SANCHEZ  
R.C.E. 2964, EXP. 3-31-17

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THIS SET OF PLANS & SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES. IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON SAME. WHO EVER MAKES PERMISISON FROM THE CITY OF SIGNAL HILL DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, THE STAMPING OF THIS PLAN & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.

PREPARED BY:  
LANDDEVELOPMENT  
ENGINEERING, INC.  
CIVIL ENGINEERS, LAND SURVEYORS  
SOILS  
CIVIL ENGINEERING ASSOCIATE: EDUARDO VILLARUEL  
7340 E FLORENCE AVE #211  
DOWNEY, CA 90240  
(562) 325-8891 TEL.  
(562) 309-8161 FAX  
engineering@yahoo.com

CITY OF SIGNAL HILL  
CIVIC CENTER  
CITY BOUNDARY  
SIGNAL HILL  
LONG BEACH  
CITY ENGINEER  
DATE  
CITY ENGINEER

## CITY OF SIGNAL HILL

## RECOMMEND FOR APPROVAL

AS PRESENTED  
 WITH REQUIRED CORRECTIONS AS NOTED

APPROVED  
DATE  
CITY ENGINEER

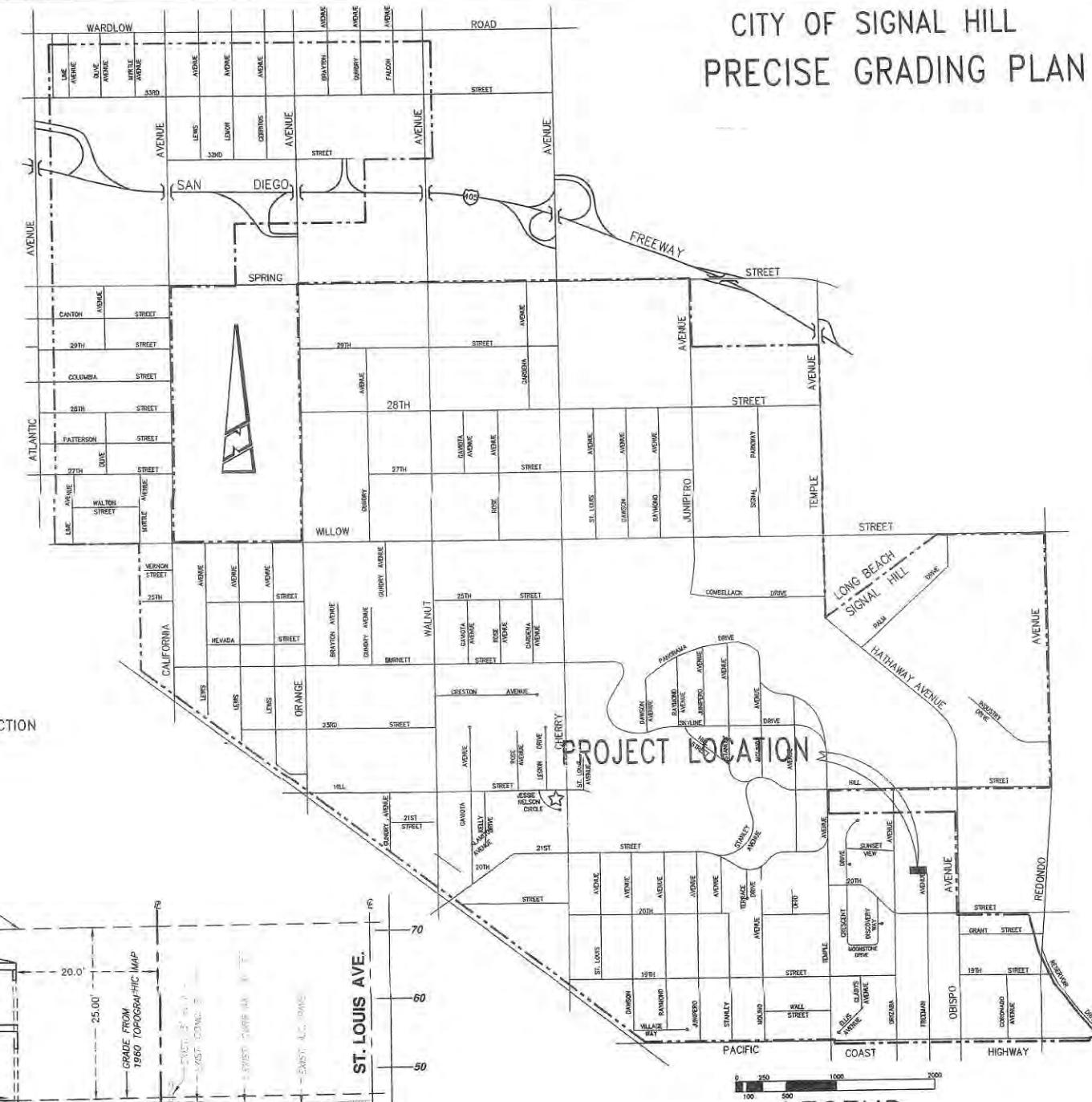
DATE  
CITY ENGINEER

## TITLE PAGE AND

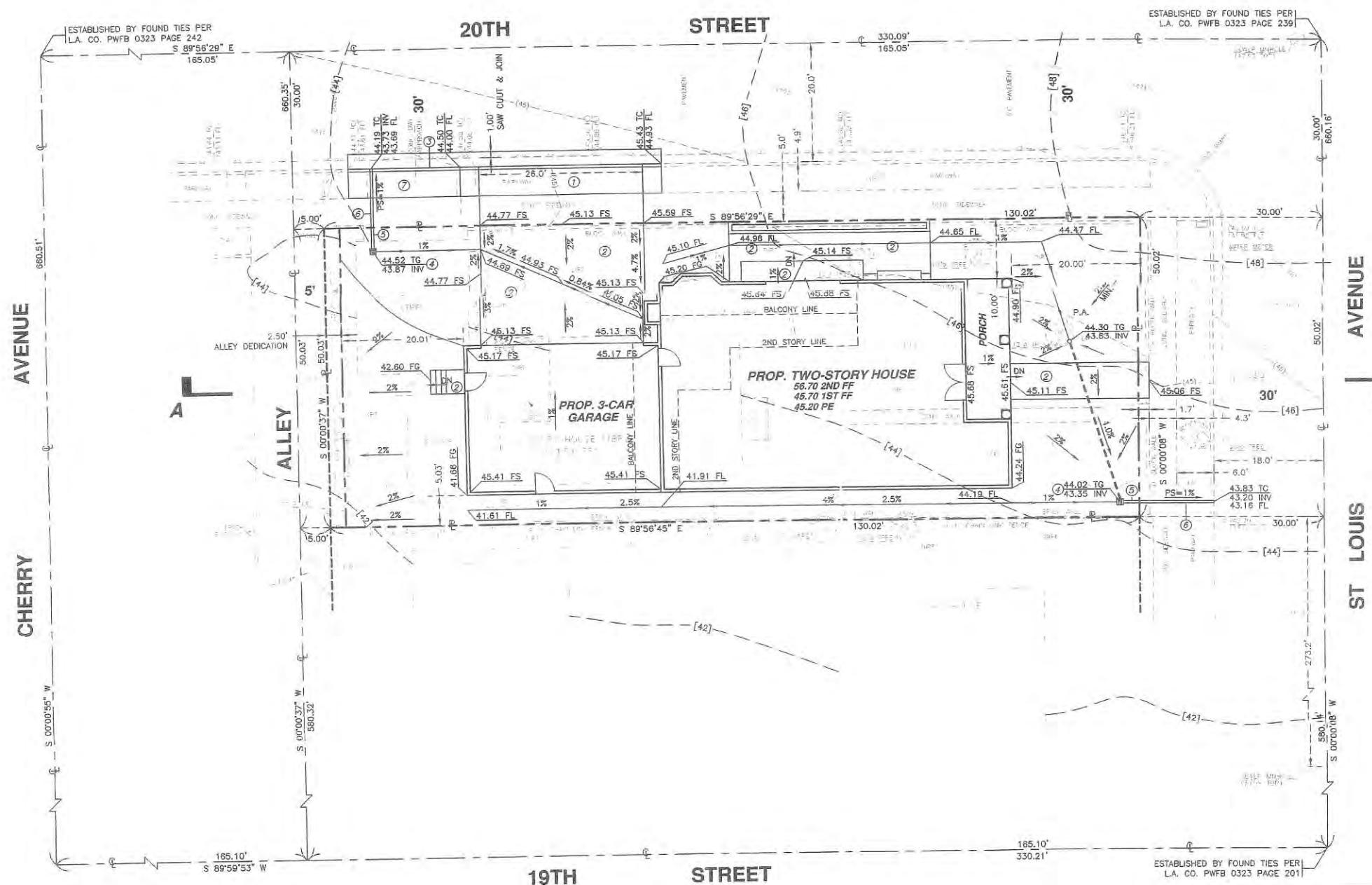
## CROSS SECTION

1995 SAINT LOUIS AVENUE  
SIGNAL HILL, CA 90755

JOB NO.: VA014\_073  
DATE: 4-29-15 SHEET 1 OF 2



# CURRENT DESIGN



<b>CITY OF SIGNAL HILL</b> DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THIS SET OF PLANS & SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON SAME WITHOUT WRITTEN PERMISSION FROM THE CITY OF SIGNAL HILL DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. THE STAMPING OF THIS PLAN & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OR THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.		<b>CITY OF SIGNAL HILL</b> RECOMMEND FOR APPROVAL <input type="checkbox"/> AS PRESENTED <input type="checkbox"/> WITH REQUIRED CORRECTIONS AS NOTED <b>APPROVED</b> DATE <input type="text"/> CITY ENGINEER <input type="text"/>	
PREPARED BY: <b>LANDDEVELOPMENT ENGINEERING, INC.</b> CIVIL ENGINEERS, LAND SURVEYORS <b>SOILS</b> CIVIL ENGINEERING ASSOCIATE: EDUARDO VILLARUEL 7340 E FLORENCE AVE #211 DOWNEY, CA 90240 (562) 325-8893 TEL (562) 309-8161 FAX engineering@villaruel.com		<b>ROUGH GRADING PLAN</b> 1995 SAINT LOUIS AVENUE SIGNAL HILL, CA 90755 <div style="text-align: center;">           * E. V. VILLARUEL          STATE OF CALIFORNIA          DATE: 4-29-15 SHEET 2 OF 2       </div>	

AUGUST

2



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: COLLEEN DOAN  
SENIOR PLANNER**

**SUBJECT: DIRECTOR'S REPORT – “NON-TRADITIONAL USES” – “ATHLETIC  
TRAINING FACILITIES” AND “ONLINE AUTOMOBILE SALES”**

#### **Summary:**

The Planning Commission will consider removal of athletic training facilities and online automobile sales from the types of businesses allowed under the City's non-traditional use policy. The rationale for this removal is based on the large number of these uses already operating in the City and the difficulties associated with approving them under the non-traditional use policy. Removal would mean future requests would be considered under a Zoning Ordinance Amendment which would add the facilities to the list of permitted uses in the Municipal Code and establish a parking requirement and performance standards.

#### **Recommendation:**

Direct staff to remove athletic training facilities and online automobile sales from the uses considered under the City's non-traditional use policy.

#### **Background:**

As the economy shifts from an industrial base to a service economy, owners of industrial buildings have experienced higher vacancy rates. Industrial buildings typically feature large open floor plans, high ceilings and low rents which make them attractive for a variety of alternative uses however, limited parking, design constraints and location reduce their compatibility.

On February 10, 2009, the Commission held a workshop to consider a Zoning Ordinance Amendment to address the growing interest in the use of industrial buildings for a variety of unique businesses. At that time, the Commission determined that an amendment to the City Code was not necessary. The Commission directed staff to use its discretion when approving business licenses for non-traditional uses in industrial zones, but emphasized that off-street parking and compatibility with surrounding uses should be taken into account (Attachment A).

On February 9, 2010, a Director's Report was provided to the Commission regarding the status of "athletic training facilities" and "private commercial schools" that had been approved as non-traditional uses (Attachment B). At that time, the Commission did not suggest making any changes to the process.

On May 12, 2015, a Director's Report was again provided to the Commission regarding consideration of a City initiated Zoning Ordinance Amendment to establish development standards for the more common non-traditional uses such as online auto sales and athletic training facilities with the focus on training facilities. At that time, the Commission reflected that an appropriate future entitlement for training facilities might be a conditional use permit, and directed staff to proceed with additional analysis.

Since May 2015, staff has received eight requests for athletic training facilities. No additional requests for online auto sales have been received.

### **Analysis:**

Currently, athletic training facilities and online auto sales are not listed as permitted uses in any zoning district and they do not have off-street parking standards. Accordingly, staff has been processing these business requests under the non-traditional use policy which only applies to industrial zoning districts. These uses are the two most common processed under the non-traditional use policy and for the following reasons it may be more appropriate to consider them as traditional uses.

#### *Athletic Training Facilities*

To date, 28 athletic training facilities are operating in industrial zoning districts throughout the City (Attachments C and D). These facilities offer a variety of fitness related services such as open gyms with cardio machines and weight equipment, personal trainers (one-on-one), group classes, boot camps, self-defense training, Cross Fit training, boxing, kickboxing, Muay Thai, Brazilian Jiu-Jitsu, wrestling, dance instruction, yoga and mixed martial arts.

Since establishing the non-traditional use policy, the City has received nuisance related complaints about several athletic training facilities. The complaints are related to the hours of operation, noise, lights, associated events or parties and the proximity to residential zones. Unlike businesses operating with an entitlement such as a conditional

use permit, businesses operating as non-traditional uses do not have enforceable conditions for operations or permits that can be revoked. Code enforcement of nuisances is the only option for correcting problems and code enforcement can be a drain on resources. Because of the large number of athletic training facilities currently operating, staff believes they no longer qualify as a non-traditional use and an entitlement permit would be a better enforcement tool when problems arise. Therefore, removing these facilities from the policy allowance is appropriate.

If removed, future requests for both athletic training facilities and online auto sales would only be approved if processed in the same manner as other non-permitted uses in the City. This would require a Zoning Ordinance Amendment. An amendment could evaluate all aspects of the use to determine the appropriate zoning designation, parking and performance standards.

#### *Online Auto Sales*

Online auto sales are different from other auto sales business in that they operate solely online from an office and no vehicles are displayed, stored or purchased on-site. Once sold, vehicles are either picked-up off-site, or delivered and the transaction is completed off-site. Businesses approved under the non-traditional use policy are not allowed to have on-site auto display, storage, or sales.

A total of 20 online automobile sales businesses have been approved in the city. The majority have been approved under the non-traditional use policy. The total number of businesses is far greater than that of any other non-traditional use except for athletic training facilities. The reason to consider removing them from the non-traditional policy allowance is that by sheer numbers, they can no longer be considered non-traditional.

Approved:

---

Scott Charney

Attachments



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

February 10, 2009

### AGENDA ITEM

**TO:** HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** JAMES KAO *JK*  
ASSOCIATE PLANNER

**SUBJECT:** WORKSHOP—PROPOSED ZONING ORDINANCE AMENDMENT FOR  
PRIVATE COMMERCIAL SCHOOLS AND TRAINING FACILITIES

#### Summary:

The Commission will consider options intended to address the growing interest in use of industrial buildings for private commercial schools and training facilities.

#### Recommendation:

Receive public comment, initiate a zoning ordinance amendment and provide direction as deemed appropriate.

#### Background:

In October 2008, the Commission recommended approval of a zoning ordinance amendment to permit "Gymnastics Academy" in the LI, Light Industrial, zoning district. In recommending approval of the American Gymnastics Academy, staff concluded that the gymnasium is "a *highly specialized use*" and proposed for an existing industrial building with an adequate parking lot. However, the number of requests for training facilities and private commercial schools suggests a need to improve zoning ordinance definitions and to consider allowing these types of uses in certain industrial zones.

#### Analysis:

Over the course of this next year, staff will propose a series of zoning ordinance amendments to improve its zoning standards in order to facilitate the development process and bring its standards up to date with current economic trends and realities.

Economic Trends

Over the last several years the City of Signal Hill has increasingly received inquiries about the use of industrial warehouse space for private commercial schools and athletic/physical training facilities. Industrial buildings with large open floor plans, high ceilings and typically lower rents make them especially attractive for startup operators of these businesses. Nationally, there is a growing trend for self-improvement instruction for adults and children in various pursuits such as dance and music. The competitive academic and athletic scholarship requirements of today's elite colleges and universities has also led to a boom in after-school academic tutoring and specialized sports training that can give young scholars or athletes a competitive edge. A growing active senior population is also fueling the trend with facilities for physical therapy and conditioning. On top of this, the current economic recession is forcing building owners to seek nontraditional tenants to fill vacant industrial space.

Current City Zoning Standards and Practice

Recognizing that the demand for these types of uses may increase in the future and that its current zoning regulations may be overly restrictive for property and business owners seeking opportunity in a tough economy, staff has considered how to allow such uses in light industrial zones without creating parking problems or creating incompatible adjacent land uses.

Improving Definitions

The following is a preliminary list of businesses that may be classified as “private commercial schools” or “training facilities”:

- music
- dance
- self-defense
- personal wellness and fitness
- language
- cooking
- computers
- art
- drivers education
- softball and baseball
- cheerleading
- golf
- ice hockey goalie

- tutoring
- tennis
- archery
- rock climbing
- scuba
- sports injury rehabilitation
- physical therapy
- yoga

Issues

Staff has identified the following issues that must be addressed in proposed zoning ordinance amendments:

- Definitions must avoid potential for misunderstandings. For example, distinguish between a small yoga studio and a large health and fitness chains like 24-Hour Fitness that require exceptionally large parking lots
- Potential for incompatible adjacent uses. For example, a yoga studio next door to a machine shop
- Parking adequate to accommodate the use
- Appropriate zoning

Staff believes that private commercial schools and training facilities may be appropriate in the following industrial and commercial zones:

USES	DISTRICTS						
	CO	CTC	CG	CR	CI	LI	GI
<b>Private commercial school</b>	P	X	P	P	P	P	X
<b>Training facility</b>	P	X	P	X	P	P	X

Staff feels that the above zoning is broad enough to accommodate a wide variety of businesses. Staff has yet to consider the several specific plan areas of the city.

Proposed Parking Standards

Private commercial schools and training facilities have the potential to attract adult students that will likely drive to a class or practice session so providing adequate parking and ensuring that parking is not an issue for other industrial uses is paramount. Staff is studying parking requirements of other cities to help formulate its own standard for private commercial schools and training facilities. Staff will also observe parking at

Workshop – Private Commercial Schools and Training Facilities ZOA  
February 10, 2009  
Page 4

existing private commercial schools and training facilities and consider the parking standards of Chapter 20.70.

Recommendations

Staff recommends that the Commission initiate a zoning ordinance amendment process and provide direction including discussion of personal knowledge or experiences with these types of uses.

Approved by:



Gary Jones



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

February 9, 2010

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: GARY JONES  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: DIRECTORS REPORT—UPDATE OF NONTRADITIONAL INDUSTRIAL  
USES**

#### **Summary:**

Staff will present a follow up report on nontraditional industrial uses such as athletic training facilities and private commercial schools.

#### **Recommendation:**

Receive and file.

#### **Background:**

In February 2009 the Commission held a workshop to consider a zoning ordinance amendment to address the growing interest in the use of industrial buildings for non-traditional uses such as athletic training facilities and private commercial schools (Attachment A). It's consensus was that existing zoning classifications were sufficient to accommodate these new uses and directed staff to use its discretion when approving business licenses but emphasized that off-street parking standards be maintained.

#### **Analysis:**

Over the course of the last twelve months, staff has had the opportunity to review a number of business licenses for nontraditional uses in the LI, Light Industrial, and GI, General Industrial, zoning districts. It approved licenses for 7 such businesses—all small private gym and personal training facilities (Attachment B). Prior to approving each license, staff conducted a site inspection to confirm use compatibility with adjacent businesses and verify sufficient off-street parking. To date staff has not received any complaints regarding these uses and anticipates that more such businesses will choose

to occupy traditional industrial spaces for the foreseeable future due to the economic recession and changing lifestyle trends.

Staff will continue to monitor these businesses in the coming year and will likely approve more similar businesses but recognizes that there are still shortcomings in the zoning standards that should be addressed, in particular updating the off-street parking standards to include standards for a small private gym and a large national chain gym or health club which are permitted uses in the CO, CTC, CG, CR and CI zoning districts (and some specific plan areas with a conditional use permit) but do not have specific parking requirements. Staff maintains that the default commercial parking standard of one space per 250 square feet is inadequate. Staff would like to return to the Commission in a year's time with a proposed off-street parking amendment.

**APPROVED NON-TRADITIONAL INDUSTRIAL USES**

This is a list of businesses approved by the Community Development Department from March 2009 to February 2010. All are located in the LI, Light Industrial zone, except for Juxtaflo, Inc. at 2831 Junipero #609, which is located in the GI, General Industrial, zoning district.

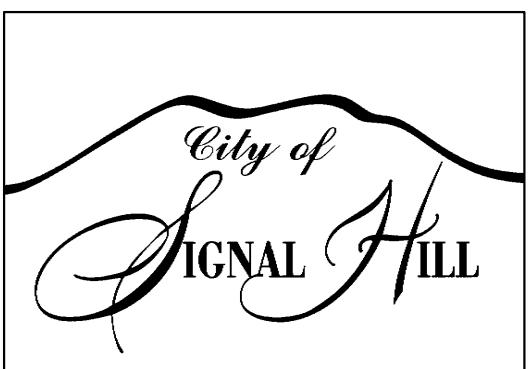
<b>Business Name</b>	<b>Address</b>	<b>Use</b>	<b>Date Approved</b>
Willow Wellness Center	2799 Temple	Office/fitness ctr	11/30/09
Juxtaflo, Inc.	2831 Junipero #609	Personal training	9/17/09
Juxtaflo/Crossfit LB	1420 33 <sup>rd</sup> St.	Personal training	9/03/09
Check Mat	1860 Obispo	Personal training	8/03/09
Signal Hill Boot Camp	2801 Junipero #202	Personal training	6/08/09
My Gym	3287 Industry	Kids fitness	6/08/09
AAA Goaltending	2248 Obispo	Sports training	3/03/09

## ATHLETIC TRAINING FACILITIES

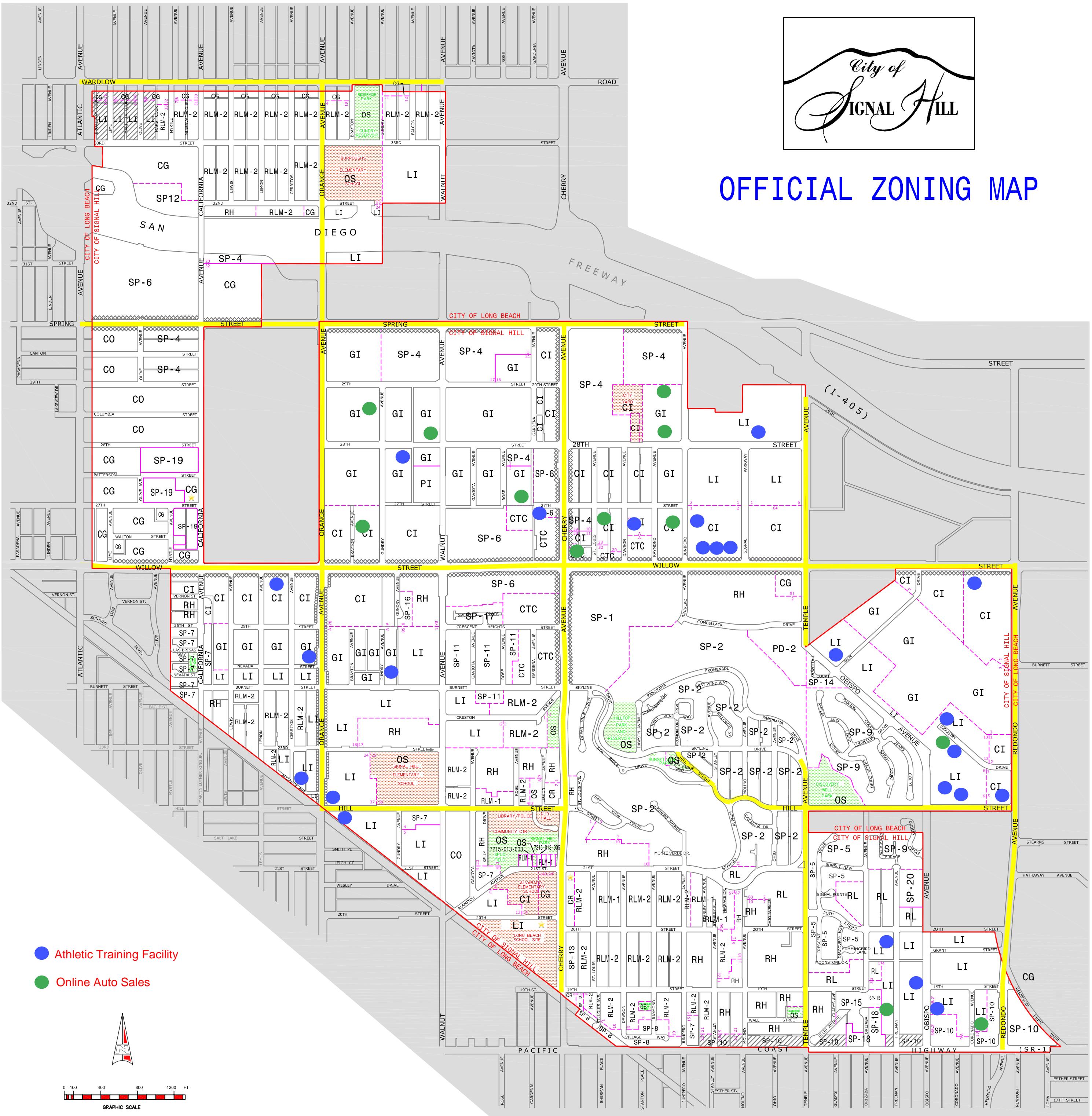
Name	Address	Use	Date Approved	In Operation	Zone	Website	
1 No Limits Sports & Fitness Academy	3221 Industry Dr.	Gym, Crossfit, Boot camps, Spin, Chiropractor, Massage, Acupuncture	06/22/2012	Yes	Light Industrial	<a href="http://www.nolimitssportsandfitness.com/">http://www.nolimitssportsandfitness.com/</a>	
Belong 2 Fitness	3221 Industry Dr.	Personal trainer	08/10/2012	Yes		<a href="http://www.belong2fitness.com/">http://www.belong2fitness.com/</a>	
Fitness Chiropractic	3221 Industry Dr.	Chiropractor	04/18/2013	Yes			
Kai 9 Fit Long Beach	3221 Industry Dr.	Women's Fitness	01/08/2014	Closed		N/A	
Faith Fitness	3221 Industry Dr.	Personal trainer	08/23/2013 (Inactive)	N/A		N/A	
Muscle Moss	3221 Industry Dr.	Personal trainer	08/23/2013 (Inactive)	N/A		N/A	
Flex Appeal Gym	3221 Industry Dr.	Personal trainer	10/24/2012 (Inactive)	N/A		N/A	
Veronika Rae Massage Therapist	3221 Industry Dr.	Massage therapist	05/10/2012 (Inactive)	N/A			
Elite Mobility Athletics	3221 Industry Dr.	Personal trainer	06/22/2012	Closed		N/A	
2 Nu Image Now	3351 E. Hill St.	Gym, Crossfit, Personal training, Group classes, Chiropractor, Massage	04/26/2005	Yes	Commercial Industrial	<a href="http://www.nuimageknow.com/">http://www.nuimageknow.com/</a>	
Gunter Chiropractic	3351 E. Hill St.	Chiropractor	03/28/2014	N/A		N/A	
Amadeus Physical Therapy	3351 E. Hill St.	Physical therapist	07/10/2012	N/A		N/A	
Excell Wellness	3351 E. Hill St.	Personal trainer	09/06/2012	N/A		N/A	
3 Dynamic Fitness Training	1961 Freeman Ave.	Group training, Personal training, Kickboxing	09/21/2010	Yes	Light Industrial	<a href="http://www.dynamicfit.net/">http://www.dynamicfit.net/</a>	
Massage therapy	1951 Freeman Ave.	Massage therapist with Dynamic Fitness	09/27/2012	N/A		N/A	
4 X Cell Fitness	3299 E. Hill St. #306	Group training, Personal training	09/23/2014	Yes	Light Industrial	<a href="http://xcellfitnessacademy.com/">http://xcellfitnessacademy.com/</a>	
EPIC, Inc.	3299 E. Hill St. #306	Gym	08/20/2012	No		Closed. New owner and name opened at same location.	
5 Nobesity Lifestyles Solution	3289 Industry Dr.	Gym	01/27/2011	No	Light Industrial	Closed.	
6 Hill Street Boxing (JA & TE Rodriguez Co.)	1201 E. Hill St.	Boxing, Gym, Personal training	10/15/2012	Yes	Light Industrial	<a href="http://www.boxingsignalhill.com/">http://www.boxingsignalhill.com/</a>	
7 Iron Addicts	2224 Cerritos Ave.	Gym, Crossfit, Personal training, Accessory video filming and retail sales		License Pending	Yes	Light Industrial	<a href="http://cfletcher.com/iron-addicts-gym/">http://cfletcher.com/iron-addicts-gym/</a>
8 360 Combat (360 Krav Maga)	1220 E. Hill St.	Muay Thai, BJJ, Self defense training	12/01/2003	Yes	Light Industrial	<a href="http://www.360kravmaga.com/home">http://www.360kravmaga.com/home</a>	
9 Brazilian Top Team	2680 Dawson Ave.	Muay Thai, MMA, BJJ	12/09/2010	Yes	Commercial Industrial	<a href="http://www.bttlongbeach.com/">http://www.bttlongbeach.com/</a>	
10 The Jiu-Jitsu League	1860 Obispo Ave.	Muay Thai, BJJ, Personal training		No License	Yes	Light Industrial	<a href="http://www.thejiujitsuleague.com/">http://www.thejiujitsuleague.com/</a>
11 Neutral Grounds Brazilian Jiu-Jitsu	2451 E. Willow St.	Muay Thai, BJJ, Wrestling	05/07/2012	Yes	Commercial Town Center	<a href="http://www.ngbjj.com/">http://www.ngbjj.com/</a>	
12 UTC West LLC	2400 Gundry Ave.	Crossfit, BJJ, Personal training, Accessory video filming and retail sales	06/30/2014	Yes	General Industrial	<a href="http://utcrossfit.com/">http://utcrossfit.com/</a>	
13 Long Beach MMA Judo & Fitness (LSL Fitness)	3306 Industry Dr.	Personal Training, Group Classes, Performance training, junior athlete speed classes	02/13/2014	Yes	Light Industrial	<a href="http://www.lsfitness.com/">http://www.lsfitness.com/</a>	
14 West Coast Wing Chun	2698 Junipero Dr. #116	Martial Arts, Boot camps, Circuit training, Yoga, Open training	09/08/2014	Yes	Commercial Industrial	<a href="http://westcoastwingchun.com/">http://westcoastwingchun.com/</a>	
15 Wing Chun Temple	2601 E. 28th St. #308	Martial Art and Cultural Center	02/28/2014	Yes	Light Industrial	<a href="http://www.wingchunteemple.com/">http://www.wingchunteemple.com/</a>	
16 Crossfit Long Beach	2431 Orange Ave.	Crossfit, Group Training, Personal Training, Boot camps	08/23/2011	Yes	General Industrial	<a href="http://www.crossfitlongbeach.com/">http://www.crossfitlongbeach.com/</a>	
17 Cross Fit Reality (Reality Strength Conditioning)	2445 Palm Dr. #105	Crossfit, Group Training, Sports Performance Training, Accessory retail sales	01/27/2012	Yes	Light Industrial	<a href="http://www.crossfitreality.com/">http://www.crossfitreality.com/</a>	
18 Crossfit Signal Hill	3262 E. Willow St.	Crossfit, Group training, Open Gym	07/26/2011	Yes	Commercial Industrial	<a href="http://cfsignalhill.com/">http://cfsignalhill.com/</a>	
19 CrossFit 5150	1480 E. 28th St.	Crossfit, Group training	05/15/2013	Yes	General Industrial	<a href="http://crossfit5150.com/">http://crossfit5150.com/</a>	
20 CrossFit Intersect	1860 Obispo Ave.	Crossfit, Personal training	10/27/2011	No	Light Industrial	Closed.	
21 Elevation Dance Studio	1901 E. 27th St.	Dance class, Private lessons, Room rental	10/23/2007	Yes	Commercial Corr. SP	<a href="http://www.elevationstudios.com/">http://www.elevationstudios.com/</a>	
22 Fembody Fitness	3301 E. Hill St. #401	Pole Fitness, Aerial Fitness, Dance, Private Parties	05/07/2012 (Inactive)	Yes	Light Industrial	<a href="https://www.fembodyfitness.com/">https://www.fembodyfitness.com/</a>	
23 Kaia F.I.T.	1901 Obispo Ave.	Shared fitness, Gymnastics,	06/05/2013	Yes	Light Industrial	<a href="http://www.kaiafit.com/">http://www.kaiafit.com/</a>	
24 Monster Yoga	1839 Redondo Avenue	Yoga	06/01/2015	No	PCH SP		
25 Outbreak Soccer Centers	2953 Obispo Ave.	Indoor Soccer, Leagues, Camps, Classes, Tournaments, Field Rentals, Party Rentals	12/29/2014	Yes	Light Industrial	<a href="http://www.outbreaksoccercenters.com/landing">http://www.outbreaksoccercenters.com/landing</a>	
26 Signal Hill Soccer	1138 E. Willow St.	Zumba	01/11/2012	Yes	Commercial Industrial	<a href="https://www.facebook.com/FitnessRoom">https://www.facebook.com/FitnessRoom</a>	
27 On Deck Sports	2499 E. Willow St.	Batting cage, Lessons, Camps, Party rentals	08/13/2008	Yes	Commercial Town Center	<a href="http://www.ondeckbattingcages.com/">http://www.ondeckbattingcages.com/</a>	
28 Hangar 18	2599 E. Willow St.	Rock climbing, Lessons, Party rentals	02/26/2001	Yes	Commercial Town Center	<a href="http://www.climbhangar18.com/longbeach/">http://www.climbhangar18.com/longbeach/</a>	
29 Victory Zone Gym	2225 E. 28th St. #512	Personal training	02/11/2011	No	General Industrial	Closed.	
30 Fitness Impact	1600 E. 29th St.	Fitness, Personal training	04/05/2011	No	Light Industrial	Closed.	

## ONLINE AUTO SALES

1 AASA Signal Hill Trading	1481 E 28th St.	Vehicle Dealer-Wholesale only. No retail sales	05/15/2012	Yes		
2 AutoNation Direct	2600 Cherry Avenue	Vehicle Autobroker	11/06/2014	Yes		<a href="http://www.autonation.com/los-angeles/Pages/home">http://www.autonation.com/los-angeles/Pages/home</a>
3 Cabiglio Spa	1304 E 29th St.	Used Auto/Commercial Vehicle Dealer	05/16/1973	Yes		
		Used Auto/Commercial Vehicle Dealer				
4 Douglas Cringeon/Crossflag Cars	2698 Dawson Ave. #D	Used Motorcycle Vehicle Dealer Autobroker	10/07/2014	Yes		<a href="http://www.crossflagcars.com/services.html">http://www.crossflagcars.com/services.html</a>
5 David Diton Smock/Dealer's Choice Auto Auction	2875 Junipero Ave. #C	Vehicle Dealer-Wholesale only. Vehicle Autobroker. No retail sales.	01/07/2005	Yes		<a href="http://dcautoauction.net/">http://dcautoauction.net/</a>
6 Electric Car Company	2301 E 28th St.	New Auto/Commercial Vehicle Dealer	01/13/2006	Yes		<a href="http://www.ecarco.com/contact.htm">http://www.ecarco.com/contact.htm</a>
7 Steve Mesner/Majestic Autobroker	2470 Brayton Ave.	Vehicle Autobroker.	02/27/2012	Yes		
8 Harley Auto Investments	1879 Freeman St.	Wholesale only.	10/07/1992	Yes		
9 Ocean Imports	2115 Gundry Ave.	Used Auto/Commercial Vehicle Dealer	08/01/1984	Yes		
10 Pacific	1820 Coronado	Used Auto/Commercial Vehicle Dealer. Autobroker	07/16/2012	Yes		<a href="http://www.truckpaper.com/dealers/detail.aspx?CID=156063">http://www.truckpaper.com/dealers/detail.aspx?CID=156063</a>
11 Sun M. Kim and Deandre Bennett/Fusion Venture	2700 Rose Ave. #K	Used Auto/Commercial Vehicle Dealer	09/13/2012	Yes		<a href="http://www.dealsonwheels.com/sellers/156063">http://www.dealsonwheels.com/sellers/156063</a>
12 Robert Kirk Palmer/RPM Enterprises	3291 Industry Dr.	Used Auto/Commercial Vehicle Dealer	02/21/2012	Yes		
13 Marilyn Kirby	2701 Signal Parkway	Vehicle Dealer-Wholesale only. No retail sales	02/24/2015	No		
14 George Ajrab/ AC Auto Wholesale	1005 E. Burnett St.	Vehicle Retail Sales. Display Area	02/14/2013 (Inactive)	No		
15 Robert Magione/Caseyscar.com	2875 Junipero Ave.	Vehicle Dealer-Wholesale only. No retail sales	10/20/2010 (Inactive)	No		
16 Stephanie Pascaud/Angel Trikes	2698 Junipero Ave. #110	Vehicle Lessor-Retailers's License	04/19/2005 (Inactive)	No		
17 Shahrokh Tayeefe Mohajer/APCM	2700 Rose #C	Vehicle Dealer-Wholesale only. No retail sales	01/12/2010 (Inactive)	No		
18 Southwest Pacific Products	2760 Junipero	Vehicle Retail Sales. Display Area	07/20/2012	Yes		
19 Robert Autrey/RCA Leasing	2725 Temple Avenue	Vehicle Dealer-Wholesale only. No retail sales	05/10/2007 (Inactive)	No		
20 Lossa Engineering	2659 Junipero Ave.	Motorcycle repair and sales	10/02/2012	Yes	Commercial Industrial	<a href="http://www.lossaengineering.com">http://www.lossaengineering.com</a>



## OFFICIAL ZONING MAP



AUGUST

3



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: COLLEEN DOAN  
SENIOR PLANNER**

**SUBJECT: DIRECTOR'S REPORT – RESIDENTIAL TURF REPLACEMENT  
REGULATIONS**

#### **Summary:**

In response to the City's priority of conserving water, the Planning Commission has conducted two study sessions. In addition, the City conducted a public workshop to provide information about drought conditions, the cyclical nature of droughts and the Governor's mandate to conserve more water. The main focus was to reduce outdoor water use by replacing turf with drought tolerant materials. Although the Commission is supportive of the concept of turf replacement, concerns about excessive use of hardscape materials were expressed at the previous study sessions. Staff will provide an overview of potential regulations to establish limits on the use of hardscape in front yard setbacks and provide a summary of the recent public workshop.

#### **Recommendation:**

Provide direction on proposed regulations to be included in a Zoning Ordinance Amendment to establish limits on the use of hardscape in residential front yard setbacks.

#### **Background:**

On June 9, 2015, the Planning Commission participated in a study session on water conservation to consider best practices and a potential ordinance amendment to establish regulations for turf replacement. The Commission expressed concerns about some hardscape materials, design applications, proportions and maintenance. The Commission directed staff to conduct a public workshop to engage the community and

obtain feedback on turf replacement alternatives prior to developing an ordinance amendment (Attachment A).

On July 14, 2015, the City conducted a public workshop to further educate the residents about drought conditions, the State mandate to conserve more water and to engage the public and obtain feedback on alternative turf replacement materials and design applications (Attachment B).

On July 14, 2015, the Planning Commission participated in a second study session regarding turf replacement, alternative landscape materials and existing code requirements for landscape and hardscape in residential yards. The Commission expressed support for maintaining a variety of choices and having simplified regulations as well as for permeable materials and on-site water retention. Concern was expressed about excessive hardscape. Commission direction was to consider zoning regulations to limit hardscape materials and flexible guidelines for preferred landscape materials (Attachment C).

### **Analysis:**

Data tells us that most of the water used in residential households is used to irrigate the historically preferred, large yards with turf. Therefore, the workshop focused on the options for replacing turf with drought tolerant materials. Staff also presented data regarding the drought and reinforced the fact that while droughts are cyclical, water conservation and protection of the resource are good practices and a priority for the City. With the recent Governor's mandate to conserve even more water, staff reviewed existing City water regulations and guidelines. It was noted that existing regulations only apply to new development. In consideration of regulations applicable to existing development; specifically residential turf replacement, the workshop was designed to seek public input on alternative materials and design applications.

### ***Summary of Workshop Preferences and Concerns***

A review of the input from the workshop shows that the majority of participants preferred a variety and mixture of landscape and hardscape materials. There was an overwhelming dislike for yards completely paved with non-permeable hardscape and for planted driveway materials. The following preferences and concerns on materials, design applications and proportions are worth noting:

#### **Natural and Synthetic Plant Materials**

- *Preference* - Low maintenance, drought tolerant and flowering, trees, shrubs, grasses, groundcover.
- *Preference* - High quality synthetic turf materials and installation methods.
- *Concern* - Low quality synthetic turf and installation methods.
- *Preference* - Synthetic turf integrated with natural landscape and hardscape materials.

- *Preference* - Non-invasive, smaller, grasses and plants.
- *Concern* - Invasive plants and grasses.
- *Preference* - A variety of perennials, including vegetables.
- *No Preference* - No strong preference for trees in yards.
- *Preference* - Traditional looking trees with large canopies and shade.
- *No Preference* - No strong preference for native versus non-native plants.
- *Preference* - Slow the Flow, capture and reuse water applications.
- *Preference* - Good maintenance (contain materials, eliminate trash and weeds).

### Hardscape Materials

- *Preference* - Enhanced and permeable hardscape materials.
- *Preference* - A mix of hardscape and landscape over 100% hardscape materials.
- *Preference* - Contain stones, rock, bark and mulch to eliminate material loss.
- *Concern* - Erosion and dust from decomposed granite.

### Design Applications and Proportions

- *Preference* - Lush design applications over barren or desert designs.
- *Preference* - Variety and mix of plants and materials.
- *Concern* - Large amounts of hardscape materials whether permeable or non-permeable.

### *Proposed Residential Turf Replacement Regulations*

Since replacing turf with alternative landscape and hardscape materials is becoming the new normal, consideration should be given to new regulations. Feedback from the public workshop and the recent Planning Commission study sessions emphasized the need to maintain flexibility and choice for landscape materials, but to establish limits for the maximum allowable hardscape materials in front yard setbacks. Staff believes it is important to balance the desire for attractive front yards with the need to maximize off-street parking opportunities.

Two regulations for establishing limitations on use of hardscape in front yard setbacks are presented for consideration as follows:

1. Establish hardscape limits.

Maximum % Hardscape Area – With the exception of the established Driveway Allowance, limit the maximum area of hardscape material (permeable, non-permeable, or planted) to 25% of the front setback area (includes walkways, patios and courtyards, but excludes driveways).

- area of front setback – area of driveway = remaining front setback area
- remaining front setback area x 25% = total allowed hardscape area

2. Establish a driveway allowance.

Driveway Allowance – Driveways serving garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed 25% of hardscape material in front yard setbacks.

- Driveway Allowance is based on garage capacity and size.

<u>Garage Capacity</u>	<u>Driveway Allowance</u>
0-1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

Encourage Permeable Hardscape Materials

The Commission has expressed support for stormwater regulations to limit run-off and retain and reuse on-site water. Staff will incorporate “slow the flow” best practices for water retention and encourage permeable hardscape materials in the development of water conservation and turf replacement alternatives guidelines.

*Next Steps*

- Proceed with analysis of commercial turf replacement alternatives and regulations.
- Prepare associated ordinance amendments and guidelines for turf replacement.

Approved:

---

Scott Charney

Attachments



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

June 9, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: COLLEEN DOAN  
ASSOCIATE PLANNER**

**SUBJECT: DIRECTOR'S REPORT – STUDY SESSION FOR WATER  
CONSERVATION & OPTIONS FOR TURF REPLACEMENT**

#### **Summary:**

This is the first in a series of study sessions to consider options for turf replacement in yards and setbacks. For many years, the public has expressed a preference for turf in landscaped setbacks and front yards. Turf consumes large amounts of water and in recognition of current drought conditions and the fact that such conditions are cyclical, water conservation is a priority for the City. There are a variety of options for turf replacement ranging from partial to complete replacement, using hardscape or alternative landscaping, or a combination of these materials. Staff will provide an overview of the current code requirements for landscape and hardscape in yards and setbacks areas and will introduce some examples and best practices for alternative treatments.

#### **Recommendation:**

Receive and file.

#### **Background:**

##### **The Typical Scenario - Turf**

The public's preference for large front yards with turf holds true in both residential and commercial development:



Typical Residential



Typical Commercial

### Landscape and Hardscape Regulations

The City's development regulations require large, fully landscaped front yards. The regulations do not specifically mention turf – it is neither required nor prohibited. Given that the preference for turf is so deeply engrained, however, it is typical.

#### *Residential Regulations (including specific plans) – Turf not required*

- 20 foot setbacks
- Shall be fully landscaped and irrigated
- No hardscape standards

#### *Commercial Regulations (including specific plans) – Turf not required*

- 10 – 20 foot setbacks
- All required yards shall be fully landscaped and irrigated, except for required driveways
- No hardscape standards

#### *Driveways (Residential and Commercial) - Allowed in setbacks and yards*

- Yards shall extend the full depth and width of the lot and shall be open from ground to sky, however driveways and walkways are an exception
- No standards for driveway length or width
- No standards for permeable versus non-permeable materials

### Water Conservation Regulations

In 2009, the City adopted the Water Conservation in Landscaping Ordinance (Chapter 13.10) acknowledging the following:

- The waters of the state are of limited supply and are subject to ever increasing demands;

- The continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
- It is the policy of the state to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
- Landscapes are essential to the quality of life in California, by providing areas for active and passive recreation, and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development; and
- Landscape design, installation, maintenance and management can and should be water efficient; and
- The right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.

#### *Limited Reach*

For new development and when landscape areas of 2500 sf or larger are being replaced, the code requires that a detailed landscape package be submitted. The package includes a water efficient landscape worksheet and documentation package for water efficient plants, water use, irrigation design, drainage and runoff.

It is important to highlight a few points about the requirements:

- Do not apply to existing development or small area landscape replacement
- They require use of more drought tolerant materials
- Turf is not necessarily prohibited but the area dedicated to turf is limited
- Use of artificial turf is neither required nor prohibited
- Compliance has generated no significant public interest



Commercial – No turf



Commercial – Limited turf



Residential – Artificial turf



Residential – Limited turf  
(parkway)

### Current Water Restrictions

#### *Level 2 Water Supply Shortage*

The State of California is in the fourth year of a serious drought and water conservation is both recommended and mandated. The City recently declared a level 2 water supply shortage in accordance with the water conservation section of the City code (Section 13.03) and is restricting watering outdoor landscape areas to two days per week for limited amounts of time. Excessive runoff and washing down hard surfaces is also restricted.

### Parkway Design Guide

In May 2014, the City adopted guidelines for alternative parkway landscaping that incorporate water efficient landscape and permeable hardscape alternatives in parkways. This was an initial step to provide guidance and encourage replacement of water hungry turf. Some of these guidelines may be applicable for front yards and setback areas (Attachment A).

### Early Adopters

Many property owners have realized that turf requires a great deal of water to keep green and the alternative of not watering creates an aesthetically displeasing street frontage and contributes to dust and erosion. Many of these "early adopters" have replaced their parkways and some have replaced their front yards with water efficient alternative landscape and hardscape.

It is important to note that without standards or guidelines from the City, the results are varied. The most successful results achieve water conservation, are aesthetically pleasing and comply with stormwater run-off regulations. These often incorporate a combination of permeable hardscape and drought tolerant/native plant materials. The least successful have replaced large areas of turf with non-permeable hardscape such as cement or asphalt which is less aesthetically pleasing and increases runoff conditions that do not comply with low impact development and stormwater regulations.



Non-permeable



Permeable

### **Analysis:**

Staff will present standards and guidelines for alternative and drought tolerant landscape and hardscape treatments developed by other municipalities and review elements of the City Parkway Design Guide to begin a discussion to develop turf replacement policies or standards appropriate for the City.

Approved:

---

Scott Charney

Attachment



# City of Signal Hill

## Workshop on Community Preferences for Alternatives to Turf



### SAVE THE DATE!

### *Alternatives to Turf Workshop*

**Tuesday  
July 14, 2015  
6:00 pm - 7:00 pm**

Signal Hill City Hall  
Council Chambers  
2175 Cherry Avenue

For more information, please  
contact Ginny Hellerud  
(562) 989-7340



### You are invited ....

The City is conducting a workshop to solicit public input on drought tolerant landscaping. The State has mandated that *all* communities reduce outdoor water use and the City must adopt new standards to minimize or eliminate turf for *new development*. The City would also like to promote minimizing or eliminating turf at *existing properties*. Come share your ideas before revised regulations are drafted.

#### ***Workshop topics include:***

- State mandate to be water wise
- Preferences for drought tolerant plant materials — including artificial turf
- Preferences for hardscape materials (pavers, rocks, etc.)
- Maintenance responsibilities
- Low-flow irrigation options



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

July 14, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: COLLEEN DOAN  
SENIOR PLANNER**

**SUBJECT: DIRECTOR'S REPORT – WATER CONSERVATION & OPTIONS FOR  
TURF REPLACEMENT ON RESIDENTIAL PROPERTIES**

#### **Summary:**

Drought conditions in Southern California are recurring events. The State is in the fourth year of current drought conditions. Water conservation and water quality are a continued priority for the City. Recently the Governor issued an executive order mandating a further reduction in water use and the City has declared a level 2 water supply shortage. Data shows that more than half of outdoor water is used for turf, therefore many residents are replacing their turf with lower water use landscape materials. Staff will review the current code requirements for landscape and hardscape in residential yards and present options for regulating the proportions of hardscape to landscape materials.

#### **Recommendation:**

Provide direction as deemed appropriate.

#### **Background:**

##### **Current Water Restrictions**

In response to recurring water conservation and water quality concerns the City has adopted the following regulations and guidelines:

Year	Regulations/Guidelines	Description
2009	Water Conservation Program	Establish a water conservation and supply shortage program
2009	Water Conservation in Landscaping regulations	New development and large landscape regulations
2013	Low Impact Development (L.I.D.) regulations	Reduce stormwater runoff and protect water quality
2014	Level 1 Water Supply Shortage Reinstated	Restricts watering in outdoor landscape areas and excessive runoff
2014	Parkway Landscape Guidelines	Replacement of turf within the public right-of-way
2015	Level 2 Water Supply Shortage	Further restricts watering in outdoor landscape areas and excessive runoff

### Analysis:

#### Landscape and Hardscape Regulations

The City's residential development regulations typically require a 20' building setback from the front property line, creating a large front yard. The front yard is required to be fully landscaped with the exception of driveways and walkways. The regulations do not specify the type of landscaping materials, but the overwhelming public preference has been turf. Driveways have minimal regulations but are typically located in the front setback and provide access to either a one or two car garage.



Setback = Front Yard



Typical Front Yards

#### Residential Regulations (including specific plans) – Turf not required

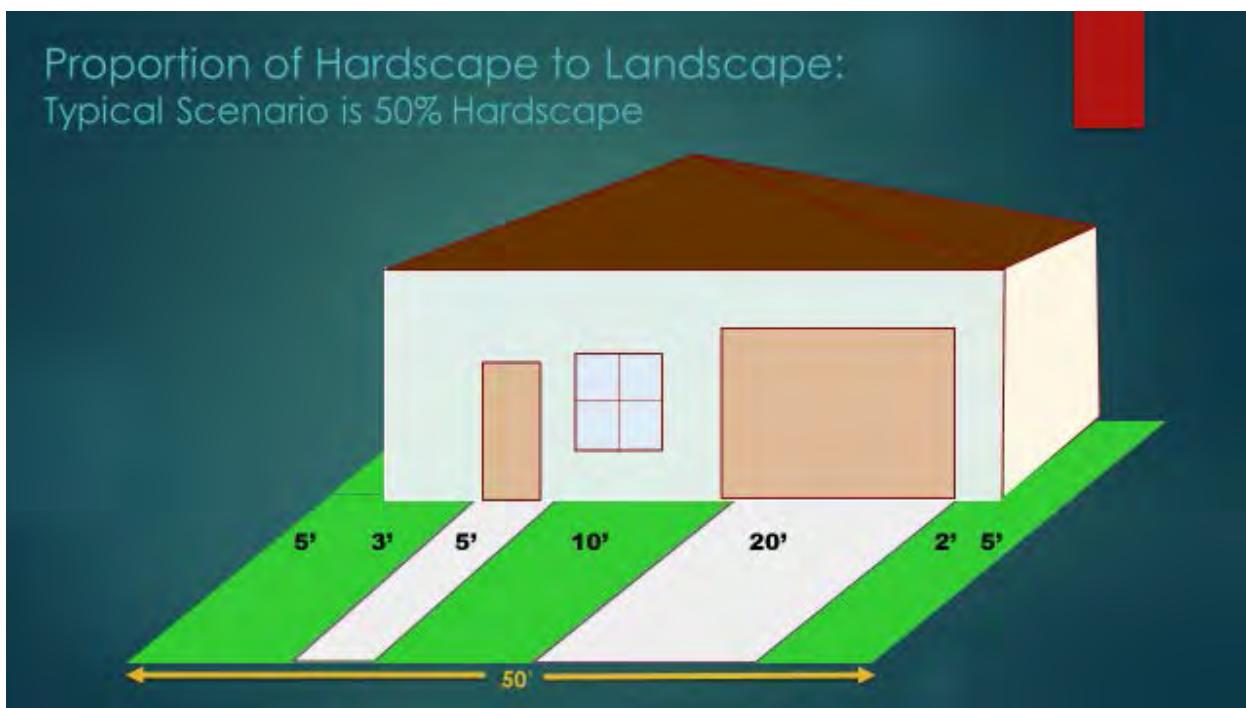
- 20 foot setbacks
- Shall be fully landscaped and irrigated
- No hardscape standards

*Driveways (Residential and Commercial) – Allowed in setbacks and yards*

- Yards shall extend the full depth and width of the lot and shall be open from ground to sky, however driveways and walkways are an exception
- No standards for driveway length or width
- No standards for permeable versus non-permeable materials

Proportion of Landscape to Hardscape

A typical residential property has a 50' wide frontage with a two car driveway and a walkway to the front door. Driveways and walkways are usually made of non-permeable hardscape material such as cement and make up approximately 50% of the property frontage.



The most extreme alternative for replacing turf in front yards is to replace the entire landscape area with non-permeable hardscape. This is not the most aesthetically pleasing alternative and it increases stormwater runoff. A more common scenario is to replace turf with a mix of alternative landscape and hardscape materials.

At the meeting staff will present the following topics for discussion:

- An overview of alternative landscape materials (plants, mulch, rock).
- An overview of hardscape materials (permeable and non-permeable).
- Scenarios for a mix of landscape and hardscape materials.
- Options for limiting the maximum allowed area for hardscape.

Approved:

---

Scott Charney

AUGUST

4



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: MINUTES**

### **Summary:**

Attached for your review and approval are the minutes of last month's regular meeting.

### **Recommendation:**

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**July 14, 2015**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Fallon called the meeting to order at 7:01 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:      Chair Jane Fallon  
                 Vice-Chair Devon Austin  
                 Commissioner Tom Benson  
                 Commissioner Rose Richárd

Excused Absence: Commissioner Murphy

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Senior Planner Colleen Doan
- 3)      Associate Planner Selena Alanis
- 4)      Assistant City Attorney David Kwon
- 5)      Sr. Engineering Technician II Anthony Caraveo

In addition, there were 8 people in attendance.

**PLEDGE OF ALLEGIANCE**

Chair Fallon led the audience in reciting the Pledge of Allegiance.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC HEARING**

**1.      Amendment to Conditional Use Permit for Costco Gas Station at 2200 E. Willow Street**

Community Development Director Scott Charney read the form of notice and gave an introduction, and Associate Planner Selena Alanis gave the staff report.

Commissioner Richárd asked if the proposed hours of operation were the same as those of other gas stations such as the Lakewood location. Staff confirmed the goal of the corporate office is to harmonize the hours of operation for all locations.

Commissioner Benson asked if the intent of the amendment was to improve the volume of business, to better distribute the business over a broader base, or both.

Chair Fallon opened the public hearing.

The following members of the public spoke regarding the project:

- 1) Sean Anderson, Barghausen Consulting Engineers, addressed the Commission's questions and informed the Commission that the store manager, Scott Kirby, was also in attendance. He stated the purpose of extending the hours was both to provide members with a broader range of access to the facility and to bring the hours into alignment with Costco's national program hours. He also thanked staff for presenting the request, and confirmed their support of the staff report and recommendation to bring Costco's request to City Council.
- 2) Larry Forester, Signal Hill resident, stated he is strongly in support of the amendment, but asked that the City contact Wells Fargo Bank to move the kiosk ATM to a location away from the queue of vehicles waiting to fuel their vehicles.

There being no further public testimony, Chair Fallon closed the public hearing.

Commissioner Richárd stated she supported extending the hours of operation.

Commissioner Benson stated he supported the extension and that management has done a great job with current operations and has maintained the support of the community.

Vice-Chair Austin confirmed that the lines have grown past the Wells Fargo Bank ATM. She confirmed support for extended hours for commuters to purchase gas before and after work.

Chair Fallon stated she was in favor of extending the hours of operation for earlier and late customers.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to waive further reading and adopt the following resolution:

Resolution No. 771-07-15 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO CONDITIONAL USE PERMIT 13-01, A REQUEST TO EXTEND THE HOURS OF OPERATION FOR THE GASOLINE SERVICE STATION AT 2200 E. WILLOW STREET IN THE SP-1, TOWN CENTER EAST SPECIFIC PLAN, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR FALLON; VICE-CHAIR AUSTIN; COMMISSIONERS BENSON AND RICHARD

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

Motion carried 4/0.

Community Development Director Scott Charney advised the Commission that the August 4, 2015 City Council meeting was cancelled because of the National Night Out event and that the Public Hearing would take place at the City Council meeting on August 18, 2015.

## **DIRECTOR'S REPORTS**

Community Development Director Scott Charney requested the order of the Director's Reports be reversed in order to accommodate representatives from BMW in attendance at the meeting.

### **2. Conformity Report - Revisions to the BMW Dealership at 1660 E. Spring Street**

Associate Planner Selena Alanis gave the staff report.

There were no questions or comments from the Commission or members of the public, and Chair Fallon closed the item.

Commissioner Benson noted that there were differences on the renderings such as omission of the signs and a difference in building colors.

Chair Fallon opened the public comments period.

- 1) Patrick Wirz, Architect, responded that the drawings were computer generated but did not exactly represent the materials. He confirmed that the color and materials will match the remainder of the building.

Staff advised the Commission that the drawings were created in a short time frame and were meant to show the size and shape of the new appraisal room. The purpose of the conformity report was the approval of the space and use of the additional area.

Chair Fallon closed the public comments period.

It was moved by Commissioner Benson and seconded by Vice-Chair Austin to receive and file.

AYES: CHAIR FALON; VICE-CHAIR AUSTIN; COMMISSIONERS BENSON AND RICHÁRD

NOES: NONE

ABSENT: COMMISSIONER MURPHY

ABSTAIN: NONE

Motion carried 4/0.

**3. Water Conservation & Options for Turf Replacement on Residential Properties**

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson commended staff on the Workshop on Community Preferences for Alternatives to Turf. He encouraged staff to look at permeable materials.

The Community Development Director advised that currently the Municipal Code has few specifications regarding materials for private property. Due to the difficulty of quantifying the percentage of plant material in a yard, staff is considering limiting the amount of hardscape. He also noted that recent approvals of specific plans have deviated from traditional zoning schemes allowing front setbacks, but the 20' garage setback has remained, allowing parking in driveways.

Commissioner Benson asked about limiting hardscape. Staff advised that there could be a cap on non-permeable hardscape and allowances for permeable hardscape. One of the goals is also to promote the health of the water system so limiting runoff is a goal. Staff also clarified that materials such as bark, large rocks and decomposed granite interspersed with planted materials would be considered an alternative landscaped area, not necessarily a hardscape area. One of the questions from the Landscape Workshop was the preference to have a requirement for a certain amount of landscape material.

Vice-Chair Austin noted in Lakewood Village (no sidewalks) there is a trend to change huge front lawns to water tolerant plant material. In some remodels garages are built closer to the street, reducing the area of front yard turf. She stated she felt the City was on the right track and it is right to allow homeowners to have individual options. She would like to see a ratio of 60% landscaped / 40% hardscape. She was concerned that because of the lack of hard requirements there would be those who would make changes and then be unhappy in the future.

Staff advised that zoning requirements could have rules regarding maximum percentages of hardscape and guidelines for ratios of plant materials and could allow for flexibility.

Commissioner Richárd stated she felt the City was moving in the right direction. She agreed that people need some guidelines and options, but not too many.

Chair Fallon also stated the direction was a good one and providing information about using less water would be helpful to residents. She also stated that some landscaping options can cost more than some can afford.

Staff advised that the immediate focus is on single-family neighborhoods. Commercial and multi-family could follow. Zoning restrictions would address maximum hardscape area and clarify that there is no requirement to plant turf.

Commissioner Benson thought that based on the size of the lot – from a standpoint of sustainability – we should minimize hardscape as much as possible and use alternatives to that. Also, there are incremental things a homeowner can do to cut water use in landscapes, such as increasing the mulched area around trees to increase water retention and keep trees from becoming stressed from lack of water.

The Commission provided direction to staff.

Motion carried 4/0.

## **CONSENT CALENDAR**

It was moved by Commissioner Richárd and seconded by Vice-Chair Austin to receive and file Consent Calendar Items 4 to 7.

The motion carried 4/0.

## **COMMISSION NEW BUSINESS**

Commissioner Richárd asked the status of the demolition of 2910-14 E. Hill Street, Long Beach. Staff advised that there are still legal issues and no specific action is pending.

Commissioner Benson stated that there are several bills in Sacramento that the City may want to research. SB 32 (a rewrite of AB 32) is an attempt to change thresholds for greenhouse gas emissions. Representatives of a couple of cities were for and against, and the Long Beach Chamber of Commerce was in opposition. He was there in opposition with Western States Petroleum Association and National Federation of Independent Businesses.

SB 350 would require that all gasoline usage be cut by 50% by 2030. The bill lacks provisions for growth, emergency services, watercraft, planes, personal vehicles, universities and legislators' cars. The bill is not written satisfactorily and may undo some of the advances made in planning standards for the City. Staff advised the Planning

Commission does not have the authority to do such a letter, but the City Council may consider a letter in support or opposition. Its provisions may be designed to control future development. Commissioner Benson provided some copies of information he received at the forum.

Commissioner Benson complimented staff on the Community Preferences for Alternatives to Turf Workshop. He nominated the developer of 2799 E. 21<sup>st</sup> Street as a candidate for a Beautification Award. Commissioner Benson said he has concerns about the sycamore trees and flowering trees on Skyline as they are in need of water or they will die. The sycamore trees on the driveway at Discovery Well Park need watering. There should be also be communications out to homeowners associations to water at night, the designated watering days and how to prevent overspray from going down the drain. Commissioner Benson asked what to do about people who sort through homeowners' recycling material. Staff advised that this is a police issue and should be referred to that department.

Vice-Chair Austin advised that she was leaving for her last year of residency and would return in approximately one month.

Chair Fallon advised she would be unable to attend the August meeting.

It was moved by Commissioner Benson and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, August 11, 2015.

The motion carried 4/0.

Chair Fallon adjourned the meeting at 8:12 p.m.

---

CHAIR

ATTEST:

---

SCOTT CHARNEY  
COMMISSION SECRETARY

AUGUST

5



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

August 11, 2015

### AGENDA ITEM

**TO:** HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** SELENA ALANIS *SA*  
ASSOCIATE PLANNER

**SUBJECT:** CITY COUNCIL FOLLOW-UP

### Summary:

Below for your review is a brief summary on the City Council's action from the previous month.

### Recommendation:

Receive and file.

### Background and Analysis:

- 1) At the July 21, 2015 City Council meeting, the Council confirmed the determinations made in a Notice and Order requiring removal or relocation of bulky items blocking garage access at 2360 E. 19<sup>th</sup> Street. The Council provided 90 days to remove or relocate the items.
- 2) At the August 3, 2015 City Council meeting, there were no Community Development Department items.

Approved by:



\_\_\_\_\_  
Scott Charney

AUGUST

6



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: DEVELOPMENT STATUS REPORT**

### **Summary:**

Attached for your review is the monthly Development Status Report which highlights current projects.

### **Recommendation:**

Receive and file.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
2357 Lewis Avenue	Repairs to a fire damaged single-family dwelling	Administrative Review	✓	N/A	N/A	Building Permit Issued 2/13/15	N/A	N/A	2/8/16			Demolition in process (4/15). Home rebuild begun, rough plumbing and electrical complete (5/15). Drywall and stucco begun (6/15). Stucco complete (7/15). Landscape installation and site clean-up pending (8/15).  SA/JH
	Applicant: California Construction											
1790 E Burnett St.	Renovation of existing house and construction of new 4-car garage with roof deck, workshop and parking court	Administrative Review	✓	N/A	N/A	Building Permit Issued 02/13/14	N/A	N/A	N/A			Approved change to composite roof for reduced maintenance. New color board and rock samples submitted. Rock band installed. Revised window design for front (9/14).  Rear grade too steep, grade reworked, garage foundation and framing begun (1/15).  Rough plumbing, electrical and HVAC complete (3/15). Garage roof and interior underway (5/15).  Built wall on City property w/o permit. Public Works requires removal of wall and any landscaping in ROW (6/15).  Plans for wall approved. Working with Public Works on street improvements (8/15).  JH/CTD
	Applicant: Gary Severns											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
3240 Cerritos Ave.	New permit issued for interior drywall, plumbing and electrical for remainder of interior of existing house  Applicant: Jim Trevillyan	Administrative Review	✓	N/A	N/A	Building Permit Issued 03/3/15	N/A	N/A	02/26/16			Rough plumbing, electrical and mechanical completed (7/15).  Drywall and nailing completed (8/15).  JH
2477 Gaviota Ave.	Rehabilitation of the existing single-family dwelling and new 2-car garage  Applicant: Rama Singhal	Administrative Review (SPDR 15-03)	✓	N/A	N/A	Building Permit Issued 07/15/15	N/A	N/A	07/15/16			A Historic Preservation Easement and Lien Release were approved by City Council on 6/2/15.  Building permit issued on 7/15/15.  Demolition for the rehabilitation has started (8/15).  SA
2132 Ohio Ave.	New drywall, repipe kitchen and bathroom and upgrade electrical panel  Applicant: Nicholas Hrebien	Administrative Review	✓	N/A	N/A	Building Permit Issued 3/12/15	N/A	N/A	N/A			Convert 2 electrical meters to single service to preclude conversion into separate dwelling units (7/15).  Project finalized (8/15).  JH

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

Residential

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
2518 Willow St.	New front entry electronic gate w/stone veneer pilasters, update guard shack  Applicant: Willow Ridge Homeowners Association	Administrative Review	✓	N/A	N/A	Permit Ready for Issuance						Plans are ready for permit issuance (8/15).  JH/SA
2311 Ocean View	Add/expand second story decks and "trainhouse" in side and rear yard of existing single-family home  Applicant: M/M Hughes	SPDR 08-05	N/A	07/14/09	N/A	Building Permit Issued 08/16/13	N/A	N/A	08/11/14	9/30/14	03/03/15 	The first extension granted by Director until 9/30/14 (50 days).  A second extension granted until 3/03/15.  The project is an active Code Enforcement case (7/15).  2 <sup>nd</sup> coat of stucco is curing and staff is monitoring (8/15).  SA/JH
2799 21 <sup>st</sup> St.	A two-story 3,629 sf SFD and 3 car garage  Applicant: Vivir Properties/ Silva Family	SPDR 13-05	N/A	01/14/14	N/A	Building Permit Issued 07/21/14	N/A	N/A	01/12/16	N/A	N/A	Project complete. Certificate of Occupancy issued 6/18/15.  JH
924 E Vernon St.	Demolition of existing dwelling and detached garage for construction of a new two story 3,230 sf duplex and 4-car garage  Applicant: LLG Construction	SPDR 14-02	N/A	06/10/14	N/A	06/10/15	12/10/15					Applicant working with SCE and Public Works on alley improvements (10/14).  Plan are approved. Issuance pending approval of grading and fire department plans.  SPDR extended to 12/10/15.  SA

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
3360 Lemon Ave.	A 1,207 sf 2 <sup>nd</sup> unit over a four-car garage at the rear of a property with a SFD	SPDR 14-03	N/A	07/08/14	N/A	07/08/15	01/08/16					SPDR approved, signed conditions received.  Plan check is complete. Applicant is preparing grading plans for submittal to Public Works and submittals for LA County Fire (6/15).  SPDR extended to 1/08/16.  CTD
	Applicant: Jason Shorrow											
3347 Brayton Ave.	Remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition	SPDR 15-02	N/A	4/14/15	N/A	4/14/16						Site Plan & Design Review valid until 4/14/16.  SA
	Applicant: Reginald McNulty											
2260 Walnut Ave.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot	SPDR	N/A	Required	N/A							Leak test passed, vent cone was not installed (2/15).  Staff has reviewed preliminary plans. Applicant is working on well survey, access exhibit and plans (8/15).  SA
	Applicant: Santana Investors											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
1995 St. Louis Ave.	A proposal to demolish existing dwelling and detached garage for a new two story 3,187 sf SFD with attached 3-car garage  Applicant: Seth Sor for Kimberly and Phat Ly	SPDR 15-04	N/A	Required	N/A							View Notice sent on 8/4/14. Story poles installed on 8/5/14. PC Workshop #1 on 10/14/14.  View notice sent on 3/31/15. New story poles installed on 4/1/15. PC workshop #2 on 6/9/15.  PC public hearing to be held on 8/11/15.  SA
2085 Freeman Ave.	A proposal for a new two story 3,746 sf SFD with attached 3-car garage on a vacant lot  Applicant: RPP Architects	SPDR	N/A	Required	N/A							Leak test passed and vent cone installed (2/15).  The applicant has submitted plans for Planning review and preliminary comments (3/15).  Well Assessment Report has been submitted for review (8/15).  SA/CD

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> approval	<u>PC</u> approval	<u>CC</u> approval	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
<b><u>Large Subdivisions (5 or more lots) and Multi-family Developments</u></b>												
Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street	SPDR 14-04 ZOA 14-03 VTTM 72594	N/A	8/12/14	9/2/14	9/2/15	3/3/16					SPDR approved on 8/12/14.  Grading plan has been submitted for plan check (3/15).  CC&Rs submitted for review (4/15).  Well Assessment Report plan check comments provided on 7/1/15.  Awaiting submittal of building plans for plan check (8/15).  SPDR has been extended to 3/3/16.  SC/SA
Walnut/ Crescent Heights St.	Applicant: SummerHill Homes/Signal Hill Petroleum											
Gundry Hill	Development of 72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot and courtyard with on-site management	Administrative Review (SPDR 15-01)	Approved 2/18/15	N/A	N/A	N/A	N/A					Disposition and Development Agreement approved by the Housing Authority on 2/17/15.  Pre-plan check meeting with architect and applicant (6/15).  The project was granted California Tax Credits. Per tax credit requirements, a building permit must be issued by December 2015 (8/15).  SC/SA
1500 E Hill St.	Applicant: Meta Housing											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
2599 Pacific Coast Highway	Residential SP-10 1 <sup>st</sup> concept plan had 14 attached units 2 <sup>nd</sup> concept plan had 12 attached units 3 <sup>rd</sup> concept plan had 10 detached units 4 <sup>th</sup> concept plan has 9 units	Preliminary review PC Workshop 8/14/12 PC Workshop 9/9/14 SPDR	N/A	Required	Required							Staff met w/owner who reported unsuccessful lot consolidation out-reach effort (9/12). Staff met w/applicant to review a new concept plan on 9/13. Revised design (10 detached units) more closely met the intent of SP-10. Access and guest parking revised (6/14). Commission requested design changes. Applicant's revised conceptual plans (9 units) were previewed and met most of the development standards. Due to proposed height / view policy, applicant to proceed with view analysis outreach (9/14). Revised plans submitted for conceptual review w/one less unit and required setbacks. Some buildings still exceed height limit and view policy outreach is pending. Rough grading to be submitted to review options to reduce heights (5/15). Application and plans for a ZOA and SPDR submitted (8/15). CTD

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
1939 Temple Avenue	Potential sale of the property for residential development (existing non-conforming industrial buildings on site)	Leak Test of Abandoned Oil Wells  Applicant: High Rhodes/Anglers										DOGGR maps indicate 2 wells in the vicinity of the property.  A demolition permit was issued to demolish some of the buildings on-site in preparation of Well Discovery (7/15).  2 wells discovered, tested, and vent cones installed (8/15).  JH

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
1798 E Willow St.	Tenant Improvements to replace existing restaurant with a new sushi restaurant	Administrative Review	✓	N/A	N/A	Building permit issued 06/17/15	N/A	N/A	N/A			Permits purchased and working on interior TI (8/15).  JH
2653 Walnut Ave.	An approximate 8,000 sf warehouse/office building	Administrative Review	✓	N/A	N/A	Building permit issued 04/13/11	N/A	N/A	Prior to CTL			Exterior complete.  Working on Public Works conditions of approval (4/15).  TI plans returned to applicant with corrections on 6/30/15. Still in plan review (8/15).  JH
2H Construction	Applicant: 2H Construction											
2701 Cherry Avenue	ADA parking lot improvements	Administrative Review	✓	N/A	N/A	Building permit issued 06/01/15	N/A	N/A	N/A			Sidewalk and curb completed (7/15).  Near completion (8/15).  JH
2162 E. Willow St.	1,106 sf TI for new restaurant	Administrative Review	✓	N/A	N/A	Building permit issued 4/28/15	N/A	N/A				Underground plumbing (5/15). Sign building permit issued 6/15. Framing and drywall in process (6/15).  TI completed (8/15).  CTD/JH
	Applicant: WaBa Grill											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
3355 Olive Avenue	Proposal for new 5,000 sf warehouse and office building	Administrative Review	✓	N/A	N/A	In plan check						2 <sup>nd</sup> building plan check comments returned to applicant.  Methane Mitigation Plans submitted for review (6/15).  Corrections to methane plan needed (7/15).  SA
	Applicant: Roger Vititow											
2650-2690 and 2700-2730 Cherry Ave.	Leak testing for previously abandoned wells on the property	Well Discovery Permit	✓	N/A	N/A	Permit Issued						2 wells discovered, tested, and vent cones installed. 3 <sup>rd</sup> well discovered but could not be tested due to deterioration. Backfilled and compacted (7/15).  JH
	Applicant: City of Signal Hill Successor Agency											
1400 E Spring St.	Leak testing for previously abandoned wells on the property	Well Discovery Permit	✓	N/A	N/A	Permit Issued						2 wells discovered, leak tests completed and vent cones installed. Backfilled and compacted (7/15).  JH
	Applicant: City of Signal Hill Successor Agency											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
3201-3225 Pacific Coast Highway	Tentative Parcel Map to subdivide an existing 1.8-acre lot into two lots	71592, extension granted	N/A	11/08/11	N/A	11/8/13	11/8/14	11/8/15	N/A	N/A	N/A	3 <sup>rd</sup> ext granted per State law. TPM valid until 11/8/15.
Quality Inn	Applicant: William Suh											Property has new owner. Staff inquired about future intent for subdivision from new property owner but have had no response (3/15).  CTD
2200 E. Willow St.	Amendment to CUP 13-01 to extend the gas station hours of operation to 5 am- 10pm seven days a week.  Applicant: Costco Wholesale	Amendment to CUP	N/A	7/15/15	Required	N/A/	N/A	N/A				Community meeting held (2/15).  Planning Commission public hearing on 7/14/15.  Tentatively scheduled for the 9/1/15 City Council meeting.  SA
845 E. Willow St.	A 18,994 sf medical/office building	SPDR 13-02	N/A	07/09/13	N/A	Building permit issued 02/25/14	N/A	N/A	2/15/16			Conformity Report went to the Planning Commission on 12/09/14.  Exterior of building complete (8/15).  Awaiting paperwork per Conditions of Approval and completion of the interior of the building before finaling (8/15).  JH
2H Construction	Applicant: 2H Construction											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
995 E. 27 <sup>th</sup> St.	A 2,205 sf religious center at the NW corner of California and 27th Street	SPDR 13-04 CUP 13-02	N/A	10/08/13	10/15/13	Building permit issued 10/31/13	N/A	N/A	4/30/15	7/20/15 		PC recommended finishing the project as approved (no additional parking to add floor area). Any changes will be reviewed by the PC. Rough plumbing and electrical is complete (1/15).  Methane venting, drainage filtration systems installed. 60 day CTL exp ltr sent (3/15). Drywall complete, parking lot partially paved, façade in process (4/15). Elec. conduit to building and stucco complete (5/15).  Applicant requested interior/exterior design revisions that don't meet parking code and all require PC review (5/15).  Stucco, windows, doors, AC installed (6/15). Ceiling T-bar and rough mechanical complete. CTL extension expires on July 20, 2015. Applicant submitted a 2 <sup>nd</sup> ext. request letter but expect to complete their project under the 1 <sup>st</sup> ext. time frame (7/15).  Temporary Certificate of Occupancy is pending for completion of exterior work (8/15).  CTD/JH
LBIC Center	Project Manager: Tarak Mohamed  Applicant: Abdel Alomar											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
1660 E. Spring St.  BMW Dealership	A 77,810 sf showroom, sales, and service facility and display area for automobile sales  Applicant: Sonic/BMW	SPDR 14-01	N/A	4/8/14	N/A	Building permit issued 9/16/14	N/A	N/A	09/5/16			<p>Foundation and retention basin started (10/14). Street improvements and utilities underway (11/14). Methane barrier complete (12/14).</p> <p>Masonry complete (2/15). Slab and roof on garage completed. Show-room steel, slab poured (3/15).</p> <p>Street improvements completed on Spring (4/15). Sidewalks on Walnut and 29<sup>th</sup> completed (5/15).</p> <p>Framing almost complete. MEPs in process. Applicant projects that construction will be completed at the end of July (6/15).</p> <p>Conformity Report for architectural changes and appraisal room went to Planning Commission on 7/14/15.</p> <p>Applicant projects that construction will be completed in September (8/15).</p> <p>JH/SA</p>

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP	N/A	Required	Required							Deposit submitted to begin coordination of workshops w/HOAs (7/14).  Applicant has requested to temporarily postpone request (12/14).  Applicant intends to proceed w/ CUP request but no application has been submitted to date (8/15).  CTD
Futsal Indoor Soccer	Applicant: Mike Biddle											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Commercial-Industrial**

---

**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 12 business licenses.
- Building Department staff issued 22 permits including 1 residential solar permit and rehabilitation for 2477 Gaviota in the Crescent Heights Historic District. The valuation of the projects is approximately \$230,000 with permit revenues at \$3,380.

**Training/Forums**

- Staff attended and coordinated the lunch and learn event with Signal Hill Petroleum.
- Staff attended an Ergonomics training by California Joint Powers Insurance Authority.
- Senior Planner attended a Workshop on Preparing for Supervision.

**Current Projects**

- Solar Permitting Ordinance has been reviewed by the Sustainable City Committee and will be provided to City Council on 8/18/15.
- Governor's mandated Water Conservation in Landscaping Ordinance is being drafted and will be presented to the Commission on 9/8/15.

**Ongoing / Upcoming Projects**

- Vacant Parcel Ordinance.
- Oil Well Inspections.
- Meeting with Mercedes Benz regarding expansion opportunities.
- Turf replacement workshop and future ordinance/guidelines.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Wireless Telecommunications Facilities**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
2411 Skyline Dr.	A request to add 1 new Tower Dish to the Cell Tower as allowed by CUP 99-05	Administrative to modify CUP 99-05	✓	N/A	N/A	Building permit issued 10/2/14	N/A	N/A				Crown Castle has new management and is working to resolve interference issues w/ 2 residents. Plans approved and permit issued for 1 new dish for Clearwire 10/2/14.  An interference study was completed (12/14).  Interference resolution and compliance with 1 CUP condition and current tenants have current business licenses (4/15).  An updated audit of equipment and tenants was submitted and revisions are pending.  Plans have been submitted requesting additional equipment as allowed under the CUP (8/15).  CTD
1855 Coronado rooftop facility	Replacing 56" panel with 72" panel antennas, screen box in sector A & B will be increased by 3'	Administrative to modify CUP 08-03	✓	N/A	N/A	Permit ready for issuance	N/A	N/A				Plans ready for permit issuance (4/15), Reminder sent to applicant (8/15).  SA
2201 Orange Ave.	A request to add 3 new 8' panel antennas and relocate 3 existing	Administrative to modify CUP 07-04	✓	N/A	N/A	Building permit issued	N/A	N/A				Staff provided comments for the applicant (2/15).

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 11, 2015**

**Wireless Telecommunications Facilities**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<b>Director approval</b>	<b>PC approval</b>	<b>CC approval</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	<b>Expires</b>	<b>1<sup>st</sup> Ext.</b>	<b>2<sup>nd</sup> Ext.</b>	
T-Mobile on Crown Castle Monopalm	antennas on 3 arms of the existing monopalm					6/24/15						Corrected plans submitted, building permit issued (7/15).  CTD/JH
2652 Gundry Avenue	Adding (1) 2' microwave dish to an existing wireless communication monopalm	Administrative to modify CUP 10-01	✓	N/A	N/A	Building permit issued 5/28/15	N/A	N/A				Planning Department approved change 4/29/15.  Permit issued 5/28/15.  SA
T-Mobile												
2525 Cherry Avenue	Removing and replacing the 3 existing antennas	Administrative to modify CUP 02-01	Under Review									Planning Department approved plans to go into building plan check (6/15).  SA
Sprint												
2633 Cherry Avenue	Rooftop Wireless Telecommunication Facility for AT&T	CUP	N/A	Required	Required							Staff met with the applicant to review preliminary plans for the rooftop facility and suggested revisions to elevations and plans for aesthetics (5/14 and 7/14).  Applicant preparing plans and expects to resubmit (5/15).  SA
AT&T	Applicant: Core Dev.											

AUGUST

7



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

**TO: HONORABLE CHAIR  
AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: SCOTT CHARNEY  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: IN THE NEWS**

### **Summary:**

Articles compiled by staff that may be of interest to the Commission include:

- Embarrassed Officials Try to Explain Surge in Water Use
- Helium Finding Adds New Wrinkle to Newport-Inglewood Fault
- Getting Pumped Up on Slim Gym Trend
- In California the Grass is Always Greener with Paint
- Stormwater: The Orphaned Utility
- Offshore Drilling is Safe and Highly Regulated (submitted by R. Richárd)
- Environmental Group Seeks Injunction to Stop Fracking in California (submitted by R. Richárd)

### **Recommendation:**

Receive and file.

# Embarrassed officials try to explain surge in water use



Citrus trees grow a field in Ventura. The Casitas Municipal Water District, in Ventura County, reported a 26% increase in water use in May. (Anne Cusack / Los Angeles Times)

# Embarrassed officials try to explain surge in water use

By MONTE MORIN AND TAYLOR GOLDENSTEIN

JULY 6, 2015, 4:00 AM

**T**hey stuck out like skunks at a drought-resistant garden party.

While residential water consumers and suppliers throughout California won praise for slashing water consumption 29% recently, a handful of small water agencies caused bewilderment when they reported a surge in water use in May.

In Kern County, [California City](#) reported a puzzling 28% increase in consumption, while the [Casitas Municipal Water District](#), in Ventura County, appeared to have boosted water use 26%. Likewise, the San Gabriel Valley city of [El Monte](#) reported a 10% increase in water use, while the San Joaquin Valley city of [Reedley](#) reported a 9% jump.

## **GRAPHIC: Look up drought report cards for every water district**

Conservationists wondered how this was possible.

Had they somehow missed Gov. Jerry Brown's order to cut urban water use 25%? Did they overlook the many public information campaigns telling Californians to take shorter showers or to let their lawns fade to "gold" instead of watering them? Did they ignore the potential risk of fines from the State Water Resources Control Board?

Embarrassed officials this week offered a variety of explanations for their increased water use, each of which provided a glimpse into the challenges that small municipal water agencies face in trying to comply with the state's first-ever mandatory water restrictions.

"It's frustrating," said Tom Weil, city manager of California City. "Hopefully the next time you see our numbers, there will be a difference."

Weil attributed the 28% increase to several factors, including an expansion of the prisoner population at California City Correctional Center, which grew by almost a third last year. Similarly, he said it was only recently that the city had begun including water consumption at municipal facilities in its monthly reporting.

When cities and water agencies report their monthly water use, those figures are compared with the same month in the baseline year of 2013. Population increases that have occurred since then, or other changes, can skew the reporting, officials said.

But Weil added that an accounting error could have also come into play. He said it was possible that water transfers between holding tanks may have accidentally been counted as water consumption.

"We're working with the state to try to correct the numbers," Weil said.

At the Casitas Municipal Water District, which reported a 26% increase, officials said a dispute with the state water board about the reporting of agricultural water had obscured progress on residential conservation.

Although the governor's order applies to urban areas, and not agriculture, 45% of the district's water goes to citrus and avocado growers. But the water board has ordered the agency to include agricultural water use in its monthly reporting, said Ron Merckling, public affairs resource manager for the district.

"It's disheartening," Merckling said. "We were essentially created as a backup water source for droughts. When the groundwater levels deplete, agricultural customers tend to rely on us a lot more, so water usage goes up."

Merckling said that when agricultural water use was removed from the equation, residential water use showed a drop of roughly 20%.

"We're making a lot of the conservation efforts that many other agencies are doing, and we're seeing results," Merckling said.

In El Monte, Mayor Andre Quintero said he was surprised and disappointed to learn that the city's water department had a 10% increase in use — especially because the privately owned [San Gabriel Valley Water Co.](#), which supplies water to his home and other areas of the city, reported a 35% reduction.

He said the city is revamping its water department, but that it was a challenge. A "dilapidated" and faulty metering system was in the process of being replaced, while the city was searching for an executive director for the department.

"This is a public water agency that has historically been neglected," Quintero said. "We need someone who can really focus in on our water department and make sure we're doing all the things we're supposed to be doing. ... We haven't gotten there yet."

El Monte Public Works Director Frank Senteno said that new construction in the city was also a likely factor in the increase. He said he hoped that the passing of proposed lawn watering restrictions and other conservation measures that are scheduled to go before the City Council next week would improve the situation.

"Hopefully we'll be able to see a reduction in the months following," Senteno said.

In the city of Reedley, in Fresno County, officials said their 9% increase was likely due to belated conservation efforts.

Russ Robertson, the public works director, said a city ordinance restricting outdoor watering to two days a week, as well as other conservation measures, hadn't taken effect until the end of May.

He said the city, along with [Clovis](#) and [Fresno](#), had also just received a grant to fund a lawn rebate program for up to \$1,000 per household.

"I'm disappointed, to tell you the truth," Robertson said. "But ... we're already seeing the numbers trend downward, and we're very hopeful we'll decrease our water usage rather than continue on the trend of increasing."

[monte.morin@latimes.com](mailto:monte.morin@latimes.com)

*Twitter: [@montemorin](#)*

[taylor.goldenstein@latimes.com](mailto:taylor.goldenstein@latimes.com)

*Twitter: [@taygoldenstein](#)*

## **MORE DROUGHT NEWS:**

[Lake Mead hits a new low, but the drought has a silver lining - tourism](#)

---

# Helium finding adds new wrinkle to Newport-Inglewood fault



A long crack splits the sidewalk at Discovery Well Park in Huntington Beach, which is located on top of the Newport-Inglewood fault. (Allen J. Schaben / Los Angeles Times)

By [ROSANNA XIA](#)  
*contact the reporter*

JULY 1, 2015

**W**hen Jim Boles went to the Santa Fe Springs oil field three years ago to study helium samples, he wasn't thinking about earthquakes. As a researcher in petroleum geology and geochemistry, Boles was studying why the temperatures were so hot underground.

Just to be thorough, he took a few other samples from nearby areas.

What he found was surprising. And his research is now sparking a new round of debate on the formations of the Newport-Inglewood fault, which was responsible for one of the most destructive earthquakes in Southern California history.

Boles didn't realize it at the time, but some of his gas samples followed the path of the fault, which runs from Orange County to the Westside of Los Angeles. His research showed that helium was leaking deep underground through the fault.



the original intent."

Boles said this suggests the Newport-Inglewood fault is much deeper than what previous studies showed, connecting somehow all the way to the Earth's mantle.

"A lot of science is done by accident, but what you have to do is recognize, 'Hey, there's something important here that's come out of this,'" said Boles, professor emeritus at UC Santa Barbara and lead author of a new study published in June. "And it has nothing to do with

Seismic experts said the helium doesn't necessarily mean there is a greater quake risk on the Newport-Inglewood fault. Rather, it highlights just how much is still unknown about the deepest sections of the fault.

"This is one step closer to refining our understanding of the deep structure" of the fault, said the U.S. Geological Survey's Ken Hudnut, who was not involved with the study. "We all live here, in Los Angeles County, right on top of a whole bunch of active faults, and we're still stuck with inferring what the deep structure is. We don't have clear images."

The fault is about 46 miles long and is considered particularly hazardous because it runs through heavily populated areas, from Culver City through Baldwin Hills, Long Beach and Huntington Beach before it heads offshore.

The fault unleashed the 1933 Long Beach earthquake, which killed 120 people and prompted some of the state's first seismic building regulations.

It's unclear how often large quakes rupture on the fault. In just the last few months, the Newport-Inglewood fault produced several small quakes that rattled parts of the region.

**“  
It's like a pingpong  
volley between  
scientific ideas about  
the deep structure of  
the Newport-Inglewood  
fault.... The hope is  
that you're getting  
closer to the right  
answer.  
”**

- Ken Hudnut, U.S. Geological Survey

 [SHARE THIS QUOTE](#)

The new findings do not change the way scientists forecast quakes along the fault, Hudnut said. Experts said they have long been uncertain about the depth of the Newport-Inglewood fault, so current earthquake models and calculations already factor in the possibility of a deeper fault.

Boles' study analyzed 24 gas samples taken from oil wells along the fault. Unlike hot spots such as Yellowstone, where there is seeping magma that allows helium to escape to the Earth's surface, helium leakage is unusual for a feature like the Newport-Inglewood fault. Here, the fault is squeezing sections of the Earth's upper crust together, which should be limiting the passage of gas from deep beneath the ground, Boles said.

Helium, or more accurately the isotope helium-3, is a vestige of the big bang and comes from the Earth's mantle, the layer beneath the lower crust, he said. In order for helium to be escaping from the Newport-Inglewood fault, the fissure must go deep enough through the lower crust and connect somehow to the mantle, said Boles, whose study was published in the journal *Geochemistry, Geophysics, Geosystems* (G-Cubed).

The Earth's crust is at least 30 kilometers deep, Boles said. Clear images of the Newport-Inglewood fault currently go down only as far as 10 or 15 kilometers.

Also interesting, Boles said, is that he didn't find just one helium "anomaly" along the fault. His team identified notable amounts of helium in areas from Beverly Hills to Orange County.

Helium-3 is different than the type used to blow up balloons. Although the amounts found were significant for scientists, they would probably go undetected by anyone passing by.

Scientists initially thought the Newport-Inglewood fault was similar to sections of the San Andreas fault — a so-called strike-slip fault that cuts through the Earth's crust in a relatively vertical way.

Starting in the 1980s, however, new studies, more oil-well data and better imaging techniques prompted some scientists to reconsider what the deepest parts of the Newport-Inglewood fault might look like. New theories pointed to the possibility that a flatter, slanted fault cuts off the main sections of the Newport-Inglewood fault — which indicates that the fault might be more shallow and less vertical than initially believed.

Studying the specific angles of the fault at such depths is not easy, said Hudnut of the USGS. The helium findings suggest that seismologists might want to take another look at the original, more vertical strike-slip model of the fault.

"It's like a pingpong volley between scientific ideas about the deep structure of the Newport-Inglewood fault," Hudnut said. "This is the normal progression of science, right? You have one paper, and then another paper, and then another paper. And through time, the hope is that you're getting closer to the right answer."

Hudnut said there were several elements of the study that intrigued him. It found that the amount of helium leaking from the Newport-Inglewood fault was greater than what was found in previous helium studies of the San Andreas fault. The San Andreas fault is slipping apart roughly 10 times faster than the Newport-Inglewood one, so it would make more sense if there were more mantle-derived helium coming out of the San Andreas, Hudnut said.

Boles' study was co-authored by a team from Tufts University, Occidental Oil & Gas Corp. and NOAA's Pacific Marine Environmental Laboratory. The research was supported by NOAA and the U.S. Department of Energy's Office of Basic Energy Sciences.

Boles, who said he's no quake expert, said he hopes his team's research leads to more studies of the fault.

"It's like throwing a grenade into the room," he said, recalling a colleague's reaction to his study.

As for the original Santa Fe Springs sample that prompted his research in the first place? Boles found nothing unusual.

*[rosanna.xia@latimes.com](mailto:rosanna.xia@latimes.com)*

Copyright © 2015, Los Angeles Times

# Getting pumped up on slim gym trend

Fitness fans use studios to become business owners

associated press

Slim one-room gyms are in, and the low cost of starting them is turning gym rats and workout instructors into entrepreneurs.

There are no Olympic-sized pools, rows of treadmills or steam rooms in these small fitness studios. Instead, devotees sweat through hour-long classes in tiny spaces, swinging heavy kettle bells or practicing yoga poses. Some of the studios resemble high-end

nightclubs with dim lights and loud music. Classes can be pricey, at about \$30 each, but that's not keeping people away.

Boutique fitness studios are growing fast, popping up in cities around the country, taking over small spaces that once housed businesses such as beauty salons or video game shops. Starting out small makes these slim gyms a low-risk bet for entrepreneurs.

"We started this with zero dollars," says Brittany Blum, co-owner of yoga studio Ritual San Francisco. Ritual opened this year in a 1,000-square-foot studio that is inside a large gym. Ritual's owners negotiated a deal with the gym, paying it a percentage of sales instead of a monthly rent.

Ritual charges \$25 for its classes. Yoga moves are set to the beat of bass-heavy songs, such as Gwen Stefani's

"Pony" and 50 Cent's "Candy Shop." The studio is lit only with candlelight, and clients get a head massage before leaving. "You feel like a better version of yourself; calmer, happier, more energized," says Anne Fariy, a brand strategist in San Francisco, who goes to Ritual's classes about four times a week.

Blum is looking for a second space for Ritual that's double the size. The



**AN INSTRUCTOR** trains clients how to run with resistant bands at a Flitting Room boutique fitness studio in New York. Starting in small spaces makes these gyms a low-risk bet for aspiring entrepreneurs.

current studio holds 16 customers at a time. "It's packed in there," Blum says.

Two years ago, the Flitting Room in New York opened with a 1,000-square-foot studio; now there are

two additional locations in the city.

The "hit" in Fhitting 's spelling stands for high intensity training, a strength- building workout that uses kettle bells and pull- up bars. Owner Kari Saitowitz was a marketing executive before she quit to raise her two children. She started taking high intensity training classes and decided to open a studio of her own. Saitowitz hires trainers to teach the \$ 35 classes, while she focuses on the studio's branding. The lime green towels, for example, match the color of the Fhitting Room's logo, customers are called "Fhixers" and T- shirts sold at the studios say "Live Fhit."

Boutique fitness studios are the fastest growing part of the gym industry, says Meredith Poppler, spokeswoman for the International Health, Racquet and Sportsclub Assn. They

made up 21% of the fitness industry in 2013, the first and most recent year the IHRSA measured boutique studios. Awareness may grow even more next month, when the E! network airs "Hollywood Cycle," a reality show that follows the owners and instructors of L. A. cycling studio Cycle House.

The trend has been fueled, in part, by cycling chain SoulCycle and intense workout craze CrossFit, says Poppler, both of which gained popularity in the last decade. And word of mouth helps too: "If you're seeing results," Poppler says, "you're going to tell your friends about it."

Fitness fanatics are willing to pay for the high- priced classes because they "see being fit as a status symbol," says health club consultant Bryan O'Rourke. "There's a cool factor."

O'Rourke says studios can be

opened for as little as \$ 30,000, if the space is small and not much equipment is needed, but can balloon to \$ 500,000 if owners go all out with designing the interior. By comparison, hiring staff, buying exercise equipment and building locker rooms for a big, traditional gym can cost up to \$ 1 million or more. Major cities, such as New York, Los Angeles and Miami, face fierce competition from already established studios, O'Rourke says.

Garrett Roberts planned to open a 14,000- square- foot gym in Hoboken, N. J., but negotiations on the \$ 30,000 a month rent fell through and a big gym chain snapped up the space. A real estate agent showed him a nearby 1,000square- foot studio for \$ 2,050 a month in 2011. He took it.

"It wasn't a huge investment," Roberts says. He opened GoRow, a

studio with nine rowing machines that charges \$ 29 a class.

At Grit Fitness in Dallas, classes can sell out a week in advance, says owner Brittani Rettig. She opened the studio in January, using \$ 30,000 she saved up before quitting a consulting job late last year. Grit Fitness packs up to 25 people in its 1,100square- foot studio, charging \$ 25 a person for kickboxing classes or hiphop dance lessons.

When class starts, the overhead lights are turned off, the colorful flashing lights go on and the music is turned up. "Nothing serene, chill or calm," says Rettig.

GH Ginny Hellerud

Add Comment



Los Angeles Times 4 Jul 2015 Page C5

# THE WALL STREET JOURNAL.

## Secret Service

Stores repair men's clothing, even after decades

PERSONAL JOURNAL | D1

DOW JONES | News Corp \*\*\*\*\*

THURSDAY, JUNE 4, 2015 ~ VOL. CCLXV NO. 129

DJIA 18076.27 ▲ 64.33 0.4% NASDAQ 5099.23 ▲ 0.45% NIKKEI 20473.51 ▼ 0.3% STOXX 600 395.93 ▼ 0.1% 10-YR. TREAS. ▼ 28/32, yield 2.366% OIL \$59.64 ▼ \$1.62 GOLD \$1,184.70 ▼ \$9.40 EURO \$1.1276 YEN 124.24



Daniel Henninger  
**Barack Obama,  
Re-Founding Father**

OPINION | A13

WSJ.com

★★★★ \$3.00

### *In California, the Grass Is Always Greener With Paint*

Drought inspires crop of landscaping ideas; 'Ugliest Yard' competition

BY MIRIAM JORDAN  
AND JIM CARLTON

LOS ANGELES—Standing over her kitchen sink, Margarita Odelberg carefully prepared a green potion and poured it into a jug. "This is magic," she said.

Minutes later, a sprayer affixed to the jug, she began treating the browning, sun-scorched lawn in her backyard. Soon, she had transformed it into a verdant esplanade. "I got sick and tired of looking at what looked

like a pile of hay," said Ms. Odelberg. "Now when I look at it, I'm thrilled."

California's relentless drought, and the restrictions on water use it has spurred, has forced homeowners like Ms. Odelberg to face tough questions about maintaining the landscapes they once took for granted. Artificial turf, perhaps? "Cheesy," she says. Rock-and-cactus garden? "Our daughter couldn't roll in it," her husband, Zevon, says. Letting the lawn go

a natural brown? "Depressing," both say.

So, desperate to revive the look of a healthy lawn, Ms. Odelberg sought out North Hollywood Hardware that sells a non-toxic grass-paint concentrate she applied to her yard. "A dead lawn looks alive—without wasting all that water!" she said.

Going faux-green is just one strategy being employed by Golden State homeowners trying to balance the need to save wa-

*Please see GRASS page A12*

# GRASS

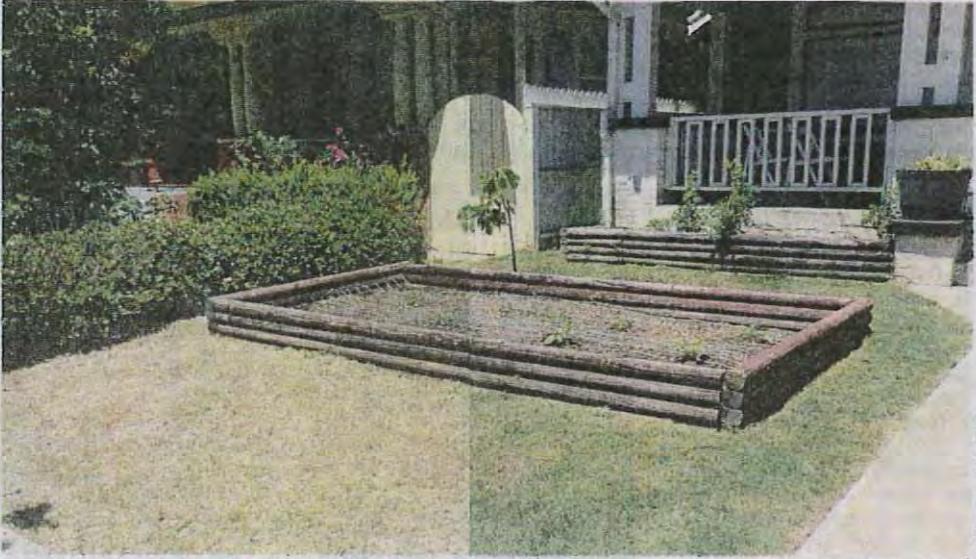
Continued from Page One  
ter with the desire for continued curb appeal.

In Southern California, yard-lovers tend to fall into three camps, all determined to keep up appearances: replacing lawns with drought-resistant plants, putting down artificial turf, or dyeing lawns green.

Letting the grass go brown is popular in some spots. San Francisco's Department of the Environment recently staged an "Ugliest Yard" competition to encourage more water saving. "It's in our value system to do the right thing," said Peter Brastow, senior biodiversity coordinator for the environment department.

For decades, Kerri McCoy has made a living servicing pools that dot many backyards in the L.A. area. In 2007, real-estate agents eager to unload foreclosed homes needing TLC approached her about giving the properties better "curb appeal" by adding a splash of green to the grass. Spraying paint on neglected lawns became a "little side business," she said.

But since Gov. Jerry Brown announced unprecedented water cutbacks across the state in April, Ms. McCoy says she is struggling to keep up with demand for lawn-painting jobs. "Here in Southern California, we like everything looking nice and green," she said.



MARGARITA ODELBURG

Margarita Odelberg's lawn is shown before and after being sprayed with lawn paint to make it greener.

In the land of movie stars and cosmetic surgery, it is perhaps not surprising grass-painting is proliferating. LawnLift, a Southern California-based company, advertises its paint is "like a face-lift for your lawn."

"It's the perfect mix of everything," says owner Jim Power of his concoction, which can result in hues of sage, emerald or forest green and lasts an average of three months per application. "Same stuff cosmetics are made of."

Carol Chait, of Lake Balboa, was convinced to give the pigment a try. "If you would put it on

your face, you'd put it on your lawn," she figured. That same logic dictated where she had the paint applied: on her front lawn only, letting the backyard brown. "The front lawn—it's your face to your neighbors and people driving down the street."

Across the street, Laura Davis said that drought anxiety is giving her ugly-yard nightmares. "I dreamed they were putting rocks on my lawn," she said.

Some are opting for artificial grass. A once-unseemly solution, the shocking-green plastic carpet of old has been replaced by turf types and hues that businesses

like L.A. Faux Grass pledge will pass for the real thing.

That may be why even homes on exclusive Adelaide Drive, situated along a rim overlooking Santa Monica Canyon, and the Pacific Ocean, have installed it.

Resident John Ketcham says he was dazzled to discover more than a dozen types of synthetic grass, in varieties like "spring rye" and "vista natural." "I went over to see and touch them" in person, he said, before settling on a variety with "plush" in the name.

However authentic the blades feel, though, "there is nothing

wrong with calling it fake grass," Mr. Ketcham said. "We are in Hollywood, the land of fakeness."

In San Francisco, it's trendy to go au naturel. In April, the city launched a "Brown Is the New Green" campaign to encourage residents to let lawns go dry. Francesca Vietor, vice president of the San Francisco Public Utilities Commission, has urged homeowners to display signs with the slogan "as a badge of honor."

The city's "Ugliest Yard" competition, meanwhile, let residents enter photos of their drought-ravaged landscapes for a chance to win a free makeover—featuring drought-tolerant plants.

Santa Cruz, a coastal city 75 miles south of San Francisco, has mandatory water rationing, in addition to the state cutbacks. Excess use can bring penalty fees that could boost a monthly bill to \$4,000.

Though a longtime hub for those living a laid-back lifestyle, Santa Cruz has seen some get a bit belligerent about water saving.

"This is a war," said artist Barbara Benish, who stripped out her grassy front lawn and filled it with mulch. She sprinkles used bath- and washing-machine water on her vegetable garden.

For resident Peggy Croghan, saving water is an equalizer: Everyone should live with dead grass. "If we are in a water crisis, we should all be the same," said the dental-office worker.

On a recent "drought patrol," city Water Conservation Representative Kyle Smith was satisfied to find most curbsides free of telltale sprinkler runoff, a violation. "People are doing their best," he said.

For any scofflaws, Santa Cruz has Water School. Akin to traffic school, attendance brings a one-time forgiveness of penalty surcharges. The two-hour course inundates participants with statistics on water supply and drought etiquette, such as when to flush a toilet ("only when necessary"). Graduates will know to distinguish gray water (such as untreated wastewater from bathtubs and sinks) from other kinds ("No diaper water!" the curriculum warns).

For some Los Angeles homeowners like Tom Gabor, there's been another kind of lesson: Even in drought, the weather can be fickle.

Mr. Gabor had arranged weeks in advance for Ms. McCoy to come and paint the browning lawn behind his luxurious Topanga Canyon home. But as he waited, she called to cancel the job. The forecast, she told him, called for rain.

## VIDEO



Watch a video about painting lawns green in California at [WSJ.com/ahedvideo](http://WSJ.com/ahedvideo).



# Stormwater: The Orphaned Utility

*How much longer can we afford to financially strand stormwater utilities?*

by Ken Farfsing

The idea of capturing and using stormwater and urban runoff to supplement water supplies has gained increasing attention in California's fourth year of protracted drought. It's a concept whose full implementation is long overdue. Unfortunately, the Golden State's communities lack the fundamental financial tools to make this common-sense goal a reality. Convoluted laws and court cases have stranded stormwater utilities in this state, rendering them "orphans" compared to drinking water and sanitary sewer utilities. The question is: How quickly can stormwater utilities be rescued from their financial straitjacket so they can start helping resolve the state's chronic water supply problems?

## The Obstacles to Funding

Stormwater should be viewed as a resource that can recharge groundwater supplies via infiltration or be used directly for irrigation. Although systems of storm drains, municipal streets and other conveyances (such as municipal separate storm sewer systems, also known as MS4 systems) are public utilities, they differ from water and wastewater utilities in one significant way: Water and wastewater utilities are financially supported by service fees subject only to the notice and protest requirements of Proposition 218 (1996). With few exceptions, local municipal stormwater utilities are supported by the General Funds of their cities and counties. This presents

major challenges to local elected officials and city and county managers because stormwater funding must be balanced with other programs supported by General Funds, including law enforcement, fire, paramedics, park maintenance, street lighting, libraries and other services.

## The Convoluted Universe of Proposition 218

Traditional utilities, like drinking water and sanitary sewer services, rely on the protest process outlined in Prop. 218. Most cities did not have stormwater utilities in 1996 when Prop. 218 was drafted, so they are not mentioned in the law nor in the 1997 Omnibus

*continued*

---

Ken Farfsing is the former city manager of Signal Hill, where he served for 19 years before retiring in June 2015.

## *Providing long-term and sustainable funding to stormwater utilities is critical to preserving California's quality of life and economic future.*



### Health Care Reform Solutions

Keenan's Health Care Reform Consulting Services help you understand the Affordable Care Act's (ACA) potential impact on your health care benefit plan.

- Analysis of your plan and employee workforce
- Prioritizing next steps in alignment with your objectives
- Creating a recommended action plan
- Evaluating and modeling plan design and contribution strategies
- Developing employee wellness and condition management approaches
- Identifying cost-savings alternatives to Covered California, including PACE, a unique Joint Powers Authority medical benefits program for public agencies

For more information about our Health Care Reform Consulting Services, please contact Steve Gedestad, [sgedestad@keenan.com](mailto:sgedestad@keenan.com).

**Keenan**

*Associates*

*Innovative Solutions. Enduring Principles.*

[www.keenan.com](http://www.keenan.com)

License No. 0451271

WESTERN  
*City*



Secure your access to the publication read by California's leaders

*Western City* is the pre-eminent source for busy professionals, featuring California city government.

Stay informed about city issues across California.

Subscribe online:  
[www.westerncity.com](http://www.westerncity.com)

Call us: (916) 658-8223

Western City Magazine — We're Here to Help

Prop. 218 Implementation Act. In the often convoluted universe of Prop. 218, stormwater fees must survive both a protest hearing and a majority landowner vote or a supermajority electorate vote.

This incongruity seems far from the voters' intent in 1997 to recognize that utilities are necessary for public health and safety as well as communities' economic survival. Imagine that your faucets ran dry and your sewer utility shut down because two-thirds of the voters in your town didn't approve a fee. To prevent this, Californians created an exemption from the vote requirement for traditional water, sanitary sewer and refuse utilities, stipulating instead that they provide public notice and hold public protest hearings for all new rates and increases.

As a result, stormwater is the "orphaned" utility. Fifteen years of failed attempts by numerous local governments to pass stormwater fees have proved this to be true. In the meantime, we have failed to put facilities in place to capture and use stormwater — and squandered precious opportunities.

### A Look at Some Practical Examples

The most recent examples of this unsustainable position can be seen in the failure of regional stormwater fees in 2012 and 2013 proposed respectively by Contra Costa County and Los Angeles County.



The quest for a regional stormwater fee in Los Angeles County began in May 2003 with the recommendation of a multi-stakeholder committee led by the American Society of Civil Engineers. The board of supervisors unanimously approved a motion requesting that the flood control district examine options for a stable, long-term regional fee. The effort required special legislation, AB 2554 (Brownley, Chapter 602, Statutes of 2010), which enabled the flood control district to impose the fee subject to the requirements of Prop. 218. The county worked with a large stakeholder group to initiate a rigorous outreach and fee development process, including a draft ordinance, project guidelines, an engineer's report outlining the rationale for the proposed fee and other documents.

Los Angeles County held protest hearings in January and March 2013 and received nearly 120,000 protests, representing 5.18 percent of property owners. The board tabled the measure, and arguments devolved the measure into a spiral of inactivity. Ironically, if the county's stormwater utility were operated under the same rules as its drinking water and sanitary sewer utilities, the fee could have been adopted. The county invested over \$4.8 million in the failed process, with over \$2.2 million spent to print and mail the protest hearing notices alone. This issue is not unique to Los Angeles County — the Contra Costa County stormwater fee failed at the ballot

when 59 percent of the voters rejected the measure in May 2014.

### Working Toward Solutions

The League's Los Angeles County Division and the California Contract Cities Association formed a work group of local elected officials, city managers and public works officials to examine the funding problems and propose solutions. The group issued a comprehensive set of recommendations in a report to assist the county's cities in developing funding (*Stormwater Funding Options: Providing Sustainable Water Quality Funding in Los Angeles County*, October 2014). Some of the report's recommendations are purely local in nature, while others have statewide implications. Following the report's release, the governor signed AB 2403 (Rendon, Chapter 78, Statutes of 2014) to broaden the definition of water as it applies to implementation of Prop. 218.

The work group also provided a more tailored recommendation to allow Los Angeles County's cities to partner with its sanitation districts on projects that capture and reuse stormwater. This recommendation resulted in the introduction of SB 485 (Hernandez). In addition, the work group recommended correcting the flaw in Prop. 218 to give stormwater utilities the same financial tools traditional utilities possess to address water supply and water quality issues facing their communities.

### Squandered Opportunities

California has squandered the opportunities of the past 15 years by not capturing and using stormwater. Studies in Los Angeles County by the Bureau of Reclamation found that in wet years natural runoff from streams and rivers in the region can exceed 700,000 acre-feet and 150,000 acre-feet in drier years. (An acre-foot is the volume of water that will cover an area of one acre to a depth of one foot and equals 43,560 cubic feet.) Not all areas in California can infiltrate stormwater, but there is great potential in these watersheds to capture and use stormwater for irrigating parks and open spaces.

### A Wake-Up Call

The drought might serve as a wake-up call that we cannot afford to continue constraining stormwater utilities' ability to fund common-sense rainwater capture and use projects. A recent *Los Angeles Times* editorial (April 12, 2015) about the complexities of water and the drought cautioned California communities not to shrug, go about business as usual and consider issues like the capture and use of stormwater as "academic quandaries." Providing long-term and sustainable funding to stormwater utilities is critical to preserving California's quality of life and economic future. ■

### League Website Offers Water-Management Resources

A page on the League website offers resources to help cities meet the state's first emergency water-use restrictions and groundwater management plan mandate.

Located at [www.cacities.org/Water](http://www.cacities.org/Water), the page provides information to assist cities with conservation, groundwater and stormwater issues. The ongoing drought presents cities with unprecedented challenges in all three areas. Other features

on the page include water news headlines from throughout the state and a guide to Proposition 1 (water bond) programs.

League staff also maintains a listserv devoted to water issues, which enables elected officials and city staff to more easily share information. To sign up, visit <http://lists.cacities.org/mailman/listinfo/waterissues>.

# LETTERS

---

— *Wayne E. Dick, Long Beach*

**Offshore oil drilling is safe and highly regulated**

Re “Fracking off coast of Long Beach a bad idea” (Letters, July 26):

With a master’s degree in mechanical engineering, and 35 years of experience in the energy industry, I find Kristen Monsell’s letter attacking the practice of hydraulic fracturing to be false and misleading in the extreme.

The fact is that every single petroleum deposit on Earth can only form when an impermeable layer of hard rock exists above a potential oil field.

This impermeable layer, often referred to as the “Cap Rock,” traps decaying organic material deep underground, creating the precise pressure and temperature conditions needed to enable the formation of hydrocarbons, including natural gas and oil.

The process of fracking involves the injection of high-pressure fluids into wells that have already been drilled, and completed with high-pressure metal casings, cemented in place, and then extensively and carefully tested to insure that the formation retains its pressure integrity.

Fracking technology is fully developed, has been used safely and successfully for decades, and is already highly regulated by state and federal authorities.

Despite dozens of comprehensive studies by the Environmental Protection Agency and other environmental groups, the opponents of fracking cannot point to a single, confirmed instance of fracking causing contamination of potable water-bearing aquifers, or causing earthquakes.

To suggest that the unfortunate pipeline leak at Refugio State Beach in Santa Barbara County is somehow related to fracking is simply not true, and injects unnecessary and prejudicial emotion into what ought to be a fair and reasonable discussion of the pros and cons of fracking.

— *Ralph Paul Jacobs, Long Beach*

# HYDRAULIC FRACTURING

## Environmental group seeks injunction to stop fracking in California

By **Sandy Mazza**, Daily Breeze

POSTED: 07/31/15, 8:28 PM PDT | UPDATED: 4 DAYS AGO

1 COMMENT

A national environmental organization went to court this week demanding an immediate halt to hydraulic fracturing and other intensive well-stimulation methods until California petroleum industry regulators can consider new scientific findings of troubling health and environmental threats.

If a judge agrees with the Center for Biological Diversity, the agency's complaint could lead to a prohibition on any new fracking projects, which constitute about a quarter of the state's petroleum production.

Kassie Siegel, the lead attorney on the lawsuit filed Thursday in Sacramento Superior Court, said state legislators ignored alarming hazards to continue "business as usual" for the oil industry and minimized dangers outlined in a state-commissioned fracking report released in July.

The independent scientific report was designed to inform state policy but it wasn't considered in the California's first large-scale environmental impact report on well-stimulation activities published last month. Both the study and the EIR were ordered by the 2013 passage of Senate Bill 4, which established the first statewide well-stimulation regulations and, in response to a large public outcry, vowed to answer a long-simmering question: How toxic is fracking?

But the report that addressed those hazards was delayed from January to June, and it ultimately was released about a week after the EIR. Therefore, the EIR produced by the state's Division of Oil, Gas, and Geothermal Resources did not include recommendations from the study, including immediate identification and study of all the chemicals used and two-mile setbacks between certain oil operations and places where people can be found. Some of the chemicals have been shown to cause cancer and reproduction problems, among other concerns.

The EIR also found little reason to connect the intense underground water and chemical injections with earthquakes, which have proven to be linked in other areas.

Siegel said the EIR should be rendered moot and well-stimulation permits should be on hold until further study is done. And she had harsh words for Gov. Jerry Brown.

"The promise made to Californians in SB 4 was that decisions on fracking would be made based on the science," said Siegel, director of the Center for Biological Diversity's Climate Law Institute. "It's absolutely shocking and outrageous that the Brown administration delayed the release of the independent scientific review by over six months, and then it came out nine days after the EIR. The whole point was to finish (the scientific study) first so they could use it to inform the EIR."

The center's lawsuit, a writ seeking an injunction on intense well stimulation in California, argues that there is ample scientific evidence to withhold new fracking permits. New York, Vermont and Maryland have recently imposed bans on large-scale fracking operations.

The center's lawsuit, a writ seeking an injunction on intense well stimulation in California, argues that there is ample scientific evidence to withhold new fracking permits. New York, Vermont and Maryland have recently imposed bans on large-scale fracking operations.

"This is a refusal to consider the science," Siegel said. "They're breaking the promise to Californians that the decisions would be made based on science. The science shows severe risks."

Fracking shoots toxic chemicals and water deep underground — often past protected underground drinking water reserves — to aggressively extract oil from shale and other rock formations. Combined with new directional drilling technology, well-stimulation practices have revolutionized domestic oil production by opening up previously unreachable oil deposits.