



## 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  
April 18, 2017

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 3<sup>rd</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 the Signal Hill Community Center 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 may take agenda items out of order and 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.

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

CHAIR AUSTIN  
VICE CHAIR MURPHY  
COMMISSIONER BENSON  
COMMISSIONER FALLON  
COMMISSIONER RICHÁRD

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA

(5) PRESENTATION

a. The Planning Commission will present Beautification Awards to:

- Sean Hitchcock for 2H Construction, the property owner of 2653 Walnut Avenue, for the contemporary and attractive design of the building; and
- Gary Severns, the property owner of 1790 E. Burnett Street, for the restoration of the historic Craftsman style home.

(6) PUBLIC WORKSHOP

a. Single-Family Dwelling at 1900 Temple Avenue

Summary: The applicant, Phala Chhean, is requesting to continue the public workshop for a new single-family dwelling at 1900 Temple Avenue. The project is subject to Site Plan and Design Review and includes a 3,016 square-foot, two-story single-family dwelling with 4 bedrooms, 3 bathrooms and an attached 780-square-foot three-car garage on an 8,250 square foot vacant lot in the RL, Residential Low Density, zoning district. The applicant is requesting the workshop be continued to allow time to update plans to incorporate recent design refinements.

Recommendation:

Open the public workshop to receive testimony and continue it to the next regular meeting of the Planning Commission on May 16, 2017.

(7) COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

a. 2016 General Plan Annual Progress Report

Summary: Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual progress report on the status of the General Plan and progress on its implementation. In addition, the City is required to file the annual progress report with the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Recommendation: Receive and file.

(8) 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.

a. Minutes of the Following Meeting

Regular Meeting of March 22, 2017.

Recommendation: Approve.

b. City Council Follow-up

Summary: Attached for review is a brief summary of the City Council's actions from the last two City Council meetings.

Recommendation: Receive and file.

c. Development Status Report

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

Recommendation: Receive and file.

d. In the News

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

Recommendation: Receive and file.

(9) COMMISSION NEW BUSINESS

COMMISSIONER RICHÁRD  
COMMISSIONER FALLON  
COMMISSIONER BENSON  
VICE CHAIR MURPHY  
CHAIR AUSTIN

(10) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, May 16, 2017 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.

April

**5a.**





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **AGENDA ITEM**

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

**FROM:** PHYLLIS THORNE   
ADMINISTRATIVE ASSISTANT

**SUBJECT:** PRESENTATION - BEAUTIFICATION AWARDS

### **Summary:**

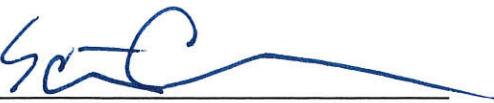
This quarter's Beautification Awards are being presented to:

- Sean Hitchcock for 2H Construction, the property owner of 2653 Walnut Avenue, for the contemporary and attractive design of the building; and
- Gary Severns, the property owner of 1790 E. Burnett Street, for the restoration of the historic Craftsman style home.

### **Recommendation:**

Present the Award.

Approved by:



---

Scott Charney

April

**6a.**





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **AGENDA ITEM**

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

**FROM:** COLLEEN DOAN  
SENIOR PLANNER

**SUBJECT:** PUBLIC WORKSHOP - SINGLE-FAMILY DWELLING AT 1900 TEMPLE AVENUE

### **Summary:**

The applicant, Phala Chhean, is requesting to continue the public workshop for a new single-family dwelling at 1900 Temple Avenue. The project is subject to Site Plan and Design Review and includes a 3,016 square-foot, two-story single-family dwelling with 4 bedrooms, 3 bathrooms and an attached 780-square-foot three-car garage on an 8,250 square foot vacant lot in the RL, Residential Low Density, zoning district. The applicant is requesting the workshop be continued to allow time to update plans to incorporate recent design refinements.

### **Recommendation:**

Open the public workshop to receive testimony and continue it to the next regular meeting of the Planning Commission on May 16, 2017.

### **Background:**

On April 20, 2004, the Planning Commission approved Site Plan and Design Review 04-10, for a 2,691 square-foot, two-story, single-family dwelling with an 850 square foot three-car garage. The project was not constructed and the approval expired in 2006.

There is an abandoned oil well on the site. On November 13, 2015, consistent with the City's Oil and Gas Code, a well discovery and leak test notice was mailed to property owners and residents within a 500' radius of the site. Following distribution of the notice, Oil Code compliance work commenced including:

- Site excavation to discover the abandoned oil well,
- A survey of the location and depth of the well; and
- A methane leak test.

The well was found not to be leaking methane and a vent cone was installed. The applicant provided a NAD 83 survey. The well is not being built over and a Well Access Exhibit is being prepared to demonstrate that access will be provided should serving be necessary in the future.

On March 10, 2017, consistent with the City's View Policy, view notices were mailed to owners and residents within a 500-foot radius of the site. Story poles were installed to depict the height of the dwelling to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer. The deadline to request a view analysis was March 29, 2017. To date, no requests for a view analysis have been received.

### **Analysis:**

#### **Project Vicinity**

The subject site is a vacant infill lot located on the northeast corner of Temple Avenue and 19<sup>th</sup> Street in the Residential Low Density (RL) zoning district. Surrounding properties include:

- North: California Crown single-family residential neighborhood,
- South: Multi-family attached residential,
- East: A single-family residential dwelling; and
- West: Hillbrook condominiums and pending Courtyard condominium project



Continuation Request

The applicant has requested a continuation of the public workshop to allow time to revise plans to reflect some design refinements (Attachment A).

Approved:

---

Scott Charney

Attachment

April 12, 2017

**Subject: Project at 1900 Temple Ave**

**Dear Colleen**

I would like to continue Planning Commission meeting to March 15, 2017.

Currently I am still waiting for renderings revision they should be completed by the end of this week.

Jeremy and I will work with you to complete all requirements before meeting.

**Sincerely Yours**

A handwritten signature in black ink, appearing to read "Phala Chhean".

**Phala Chhean**

**Cell 562-331-6767**

April

7a.





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **AGENDA ITEM**

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

**FROM:** SCOTT CHARNEY  
DIRECTOR OF COMMUNITY DEVELOPMENT

**SUBJECT:** DIRECTOR'S REPORT – 2016 GENERAL PLAN ANNUAL PROGRESS REPORT

### **Summary:**

Government Code Section 65400 mandates that all cities submit to their legislative bodies an annual progress report on the status of the General Plan and progress in its implementation. In addition, the City is required to file the annual progress report with the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

### **Recommendation:**

Receive and file.

### **Strategic Plan Objectives:**

Updating the General Plan was identified as a priority under Goal 3 of the Strategic Plan:

#### **Promote a Strong Local Economic Base**

Objective	Description	Timeframe
3.3	Complete General Plan Update	
3.3.1	Environmental Resources Element	Mid-Term
3.3.2	Land Use Element	Long-Term
3.3.4	Update Community Services Needs Assessment	Short-Term
3.3.5	Update Parks and Recreation Master Plan	Short-Term

#### **Background:**

California State law requires that each city adopt a General Plan. General Plans must:

- Include a comprehensive long-term plan to guide the city's future;
- Cover the city's entire planning area;
- Address a broad range of issues associated with the city's development; and
- Address seven mandated elements including Land Use, Circulation, Housing, Conservation, Open Space, Safety and Noise.

The City's General Plan contains six separate elements including the Environmental Resources Element, which combines the conservation and open space categories. The Environmental Resources Element also includes the Parks and Recreation Master Plan. The Office of Planning and Research considers a General Plan to be comprehensive if at least five of the seven elements have been updated within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986 and various elements have been updated over time. Currently four out of six elements have been updated within the last eight years as shown below and the Environmental Resources Element is currently under revision with the Parks and Recreation Needs Assessment that will serve as the basis for the update of the Parks and Recreation Master Plan:

General Plan Elements	Adoption/Updates
1. Land Use	1986, 1989, 2001
2. Housing	1986, 1989, 2002, 2008, 2014
3. Circulation	1986, 2010
4. Environmental Resources	1987, 1988 1989 - Parks Master Plan Update
5. Safety	1986, 2016
6. Noise	1986, 2010

On March 28, 2017, the City Council authorized staff to submit the Annual Progress Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development. On March 29, 2017, the reports were sent via certified mail to both agencies.

### **Analysis:**

The review of the General Plan Annual Progress Report provides an opportunity to reflect upon the progress made during the past calendar year (Attachment A). It provides an analysis of achievement of goals and implementation of major policies for each of the General Plan Elements.

### **Land Use Element – Update Adopted: June 12, 2001**

The Land Use Element overviews Signal Hill's vision of its future and sets forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. The Element contains criteria for the various land use types and the appropriate locations for each type of land use. Within each land use category are guidelines for the intensity of development, urban design concepts, and standards for measuring the appropriateness of development.

The Land Use Element was last updated in 2001. An update of the Land Use Element is identified as a mid-term goal in the Strategic Plan to be initiated after completion of the update of the Environmental Resources Element.

Achievements in 2016 include:

### **Projects Completed:**

- Medical office building at 845 E. Willow Street.
- Office building at 2653 Walnut Avenue.
- Auto Center accessory use/vehicle storage yard for Long Beach Honda at 2150 E. 28<sup>th</sup> Street.
- Refurbishment and upgrade of Auto Center Freeway Sign at 3100 California Avenue.
- Installation of energy fuel cells at Home Depot stores at Gateway Center and Town Center East.
- A duplex at 924 E. Vernon Street.
- Rehabilitation of the single-family dwelling at 1790 E. Burnett Street.
- Rehabilitation of the single-family dwelling at 2477 Gaviota Avenue.
- Addition to single-family dwelling at 2451 Avis Court.
- Addition to single-family dwelling at 2311 Ocean View Drive.
- Tenant improvements for GD Bro Burger at 1798 E. Willow Street and McDonald's at Town Center West.

Projects Under Construction:

- New City Library.
- Warehouse and office building at 3355 Olive Avenue.
- Gundry Hill – 72 workforce housing units at 1500 E. Hill Street.
- Crescent Square – 25 single-family dwellings at Crescent Heights Street.
- New single-family dwelling at 2085 Freeman Avenue.
- New single-family dwelling at 1995 St. Louis Avenue.
- Second story addition and remodel of a single-family dwelling at 3347 Brayton Avenue.

Projects Approved:

- Conditional Use Permit (CUP) to operate a micro-brewery and tasting room at 1136 E. Willow Street.
- CUP to operate an auto body repair facility affiliated with Long Beach Mercedes-Benz at 2750 Rose Avenue.

Zoning Ordinances:

- Adopted a Zoning Ordinance Amendment (ZOA) permitting, or conditionally permitting, accessory uses associated with Auto Center dealerships to operate in industrial zoning districts.
- Adopted a ZOA listing alcoholic beverage manufacturing including micro/craft breweries, distilleries and wineries with or without tasting rooms as a conditionally permitted use in all of the industrial zoning districts.
- Adopted a ZOA establishing procedures to provide people with disabilities and developers of housing for the disabled reasonable accommodation relief from the strict application of zoning and other land use regulations.
- Adopted a ZOA prohibiting dispensaries, cultivation and delivery of medical marijuana citywide.

**2013 – 2021 Housing Element – Update Adopted: February 4, 2014**

The Housing Element identifies constraints and opportunities in creating affordable housing in the City and serves as a comprehensive strategy of goals, policies, and programs to preserve, upgrade, and create housing in general. It is the only Element that is reviewed separately by the State Department of Housing and Community Development (HCD). HCD also requires that the Annual Housing Element Progress Report be submitted in a prescribed format to track the actual production of housing.

Signal Hill's Regional Housing Needs Assessment allocation (RHNA) for the planning period of 2013-2021 is 169 units – 98 market rate units and 71 affordable units. It is

notable that the City has issued 145 building permits for new dwellings to date representing 86% of the City's total allocation.

Achievements in 2016 include:

- Affordable units production – Construction continues on 71 affordable units (22 extremely low, 22 very low and 27 low income housing units). All 71 of the allocated affordable units have been reported for the planning period of 2013-2021 (100%).
- Market rate – In 2016, three building permits were issued. To date, 74 out of the 98 allocated units have been reported for the planning period of 2013-2021 (76%).

### **Circulation Element – Update Adopted: June 15, 2010**

The Circulation Element establishes guidelines and policy direction for the development and maintenance of a comprehensive transportation system in the City. In addition, it works to achieve long-term development, maintenance, and enhancement of the City's circulation system.

Achievements in 2016 include:

- The City of Signal Hill led the effort to complete the design and federal approval process. Final approval was received from CalTrans for the plans for a \$1 million Federal Highway Administration grant for a widening and reconstruction project on California Avenue between Willow and Spring Streets. The Long Beach City Council awarded the construction contract for this project at their December 2016 Council meeting. Construction of the project will be the responsibility of the City of Long Beach, which is expected to commence in spring of 2017.
- The design phase of the Willow Avenue Overlay Project (Cherry Avenue to the western City boundary) was completed. The Project consists of grinding the existing street surface and applying a new 2-inch thick asphalt concrete road surface. Project phasing is planned for two fiscal years. The project is expected to go out to bid in spring of 2017, with completion by summer of 2017.
- Design for the pavement management of City streets was completed. The project includes grinding the existing street surface and application of a new 2-inch thick asphalt concrete road surface. Bids are expected in spring of 2017 with completion by summer of 2017. Streets scheduled to be resurfaced include:
  - 28<sup>th</sup> Street from Cherry Avenue to Walnut Avenue
  - 29<sup>th</sup> Street from Cherry Avenue to Walnut Avenue
  - Gaviota Avenue, north of Hill Street
  - Gardena Avenue from 28<sup>th</sup> Street to 29<sup>th</sup> Street

- Design for the grinding and resurfacing of 23<sup>rd</sup> Street between Walnut and Orange Avenues was completed. The project includes a new 2-inch thick asphalt concrete road surface and is being funded by a Community Development Block Grant. The bid process and project completion is expected by June 2017.
- Design was completed for the Civic Center Parking Lot Improvements. The project consists of reconstructing the retaining wall adjacent to the back of the sidewalk along Hill Street, reconstructing the planters, installing new paving, and installing new lighting for the upper and lower parking lots. The bid process is expected to commence in 2017.

**Environmental Resources Element – Update Adopted: February 16, 1988  
Parks and Recreation Master Plan Updated December 1989**

The Environmental Resources Element combined the open space and conservation categories into one element. The purpose of the Element is to guide the management of natural resources and open space. In 1989, the Element was amended to include the Parks and Recreation Master Plan to provide a blueprint for the development of the City's parks and trails system.

To update the Element, the City must first conduct a Community Needs Assessment (CNA) and then update the Parks and Recreation Master Plan based on the results of the CNA. These two tasks were included as short-term objectives in the Strategic Plan. The CNA project is underway and will be completed in the upcoming fiscal year. The Parks and Recreation Master Plan Update will be considered as part of the upcoming two-year budget cycle. The update of the Environmental Resources Element is identified as a mid-term goal and is anticipated to be included in a subsequent budget cycle.

Achievements in 2016 include:

*Implementation of Oil and Gas Code Amendment:*

- City Standard documents were prepared and refined outlining procedures for developing over, and in close proximity, to abandoned wells. The process for development includes well discovery, survey, leak testing and venting, and methane mitigation. The inclusion of an equivalency standard and Well Abandonment Report (WAR) allows for expanded development opportunities throughout the City. In 2016, continued implementation of the new code consisted of:
  - Providing information on new regulations and standards on the City website and refining City Standard handouts and permit information;
  - A total of 19 abandoned wells were leak tested and vented;
  - A total of 3 WARs were submitted and approved; and
  - A total of two methane site assessments were completed.

### Signal Hill Petroleum CUP

- The 30-month extension of the CUP is set to expire on June 30, 2017. The extension was intended as an interim step to provide time to agree to terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. Although no significant progress was made on the Development Agreement concept in 2016, Signal Hill Petroleum (SHP) has agreed to focus on two priority development sites to act as a template for a larger Development Agreement as follows:
  - Heritage Square Central Business District (CBD) adjacent to the former Fresh & Easy market
  - Vacant parcel south of Target
- SHP has chosen to focus on the CBD site first. The City's General Plan Land Use Element envisioned the area to be development with commercial along Cherry Ave. and residential to the west. To that end, SHP has:
  - Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site.
  - Agreed to language for an Exclusive Right to Negotiate Agreement (ENA) between the City and SHP.
  - Agreed to proceed with geotechnical investigations and directed KTGY to further refine the development concept upon execution of the ENA.
  - SHP has agreed to request a one year extension of the CUP to allow time to demonstrate meaningful progress on the Development Agreement and related master planning effort.

### Water Resources:

- In 2016, the Sustainable City Committee extended the 2015 water conservation goal, consistent with the initial State goal to reduce water use by 12% from the 2013 rate. The City monitored water use and noted an average 21% reduction in overall water use.
- Based on improved water reservoir storage levels as reported by the Metropolitan Water District, the City reduced the water restrictions to Level 1 but continues to promote and educate the community about water conservation.
- Construction of Well No. 9 continued which will decrease the City's reliance on imported water and provide a reliable source of potable water to the City in the case of damage during an emergency.
- The City Water Department received an \$11 million Caltrans Environmental Grant for construction of a stormwater retention facility. Construction is underway.

### Parks:

- The City began the process of updating the Parks Master Plan. The Community Services Department prepared bids and oversaw selection of a consulting firm to conduct a Community Needs Assessment of parks and recreation programs, services, and amenities. The firm initiated stakeholder interviews and will complete the assessment report in 2017.
- The City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. The Public Works Department is preparing a documentation package for submittal to the Conservancy. The City of Long Beach has reviewed concept plans for the park expansion in consideration of allowing an adjacent property belonging to Long Beach to be included in the design.
- Design and planning were initiated for a future Dog Park at 3100 California Avenue just south of the 405 Freeway construction is expected to begin in late summer 2017.

### **Safety Element – Update Adopted: November 8, 2016**

The Safety Element was recently updated in 2016. This document focuses on programs and policies to mitigate and minimize the level of risk. Some of the main topics include public safety, evacuation routes, and potential hazards. As a supplement, the Safety Element Update incorporates a Local Hazard Mitigation Plan which outlines mitigation strategies specific to Signal Hill to reduce risks by protecting life and property, enhancing public awareness, preserving natural systems, encouraging partnerships and/or strengthening emergency services.

Achievements in 2016 include:

- Six Neighborhood Watch programs supported by the Signal Hill Police Department.
- 16 local residents completed Citizen's Police Academy training.
- 21 residents received Community Emergency Response Team (CERT) training conducted by Los Angeles County in partnership with the Signal Hill Police Academy.
- Promotion of the Red Cross "21 Weeks to Prepare" Program during City Council meetings.

### **Noise Element – Update Adopted: June 15, 2010**

The Noise Element is intended to limit the community's exposure to excessive noise levels and ensure local regulations are consistent with state and federal regulations. The Element identifies noise sources and the goal is to effectively reduce noise.

Achievements in 2016 include:

- 11 Construction Time Limit notices were sent to property owners adjacent to construction sites. Notices provide disclosure of the potential for construction related noise, the permitted hours for construction, and contact information.
- 34 Well Work Notifications were distributed by SHP to provide neighbors with information regarding well work. The notification identifies the type of work that will be done, the expected duration of the work, and contact information.

Attachment

**Progress Report 2016**  
**General Plan Policies, Goals and Implementation Measures**

**Land Use Element**

Status Overview

The 2001 Land Use Element contains 4 goals and 63 implementation programs. **The significant achievements for the year 2016 are listed by neighborhoods and bolded below:**

North End Neighborhood

- **Permit issued and construction initiated for an addition and remodel to a single-family dwelling at 3347 Brayton Avenue.**
- **Construction continued at a warehouse and office building at 3355 Olive Avenue.**
- **Sustainability Award granted to homeowner at 3240 Cerritos Avenue for replacing turf with drought tolerant landscaping.**
- **Sustainability Award granted to homeowner at 3347 Lemon Avenue for replacing turf with drought tolerant landscaping.**

Central Neighborhood

- **Construction completed on new office building at 2653 Walnut Avenue.**
- **Adopted Auto Center Accessory Use Ordinance to facilitate shifting eligible uses from Auto Center dealerships to nearby locations in industrial zoning districts to maximize core sales functions at dealerships.**
- **Auto Center Accessory Use/Vehicle Storage Yard for Long Beach Honda completed at 2150 E. 28th Street.**
- **Auto Center Accessory Use/Auto Body Repair CUP approved for off-site Mercedes-Benz affiliated body shop at 2750 Rose Avenue (Class Auto).**

West Side Neighborhood

- **Construction completed at new duplex at 924 E. Vernon Street.**
- **Beautification Award and Sustainability Award granted to property owner at 1136-40 E. Willow Street for renovating commercial building with new glass windows and doors, new metal awnings, and new paint color for the exterior walls and upgrading landscaping to drought tolerant material.**

Civic Center Neighborhood

- **Relocation of library to a temporary location and demolition of old library facility completed in anticipation of new City Library on Hill Street. Bids are**

**expected to be circulated in April 2017 with completion of construction by summer 2018.**

- Construction continued at Gundry Hill development consisting of 72 workforce housing units at 1500 E. Hill Street.
- Grading was under way for 25 single-family dwellings at the Crescent Square project. Permits for two model homes were also issued.
- Renovations completed at two single-family dwellings in the Crescent Heights Historic District at 1790 E. Burnett Street and 2477 Gaviota Avenue.
- The Successor Agency negotiated terms for an Exclusive Right to Negotiate Agreement with Signal Hill Petroleum related to a potential mixed use development on approximate 1.9-acre site adjacent the former Fresh & Easy market on Cherry Avenue.
- Tenant improvements completed at GD Bro Burger and McDonald's at Town Center West.
- Mayor's Clean-Up Event held at Crescent Heights Historic District neighborhood.
- Beautification Award granted to Proscape Landscape for innovative and attractive design using drought tolerant landscaping at their facility at 1446 E. Hill Street.

#### Hilltop Neighborhood

- Construction underway for a new single-family dwelling at 2085 Freeman Avenue.
- Additions to single-family dwellings completed at 2451 Avis Court and 2311 Ocean View Drive.
- Energy fuel cell installed at Home Depot in Town Center East.

#### South East Neighborhood

- Demolition of existing structures completed in anticipation of construction of a single-family dwelling at 1995 St. Louis Avenue.
- Mayor's Clean-Up Event held at Raymond Arbor Park.
- Sustainability Award granted to homeowner at 1843 Junipero Avenue for replacing turf with drought tolerant landscaping.

#### Atlantic / Spring Neighborhood

- Medical office building completed at 845 E. Willow Street.
- Energy fuel cell installed at Home Depot in Gateway Center.
- Refurbishment of Auto Center freeway sign completed at 3100 California Avenue.
- Beautification Award granted to Signal Hill Petroleum for the contemporary design and attractive outdoor dining area at 959-999 E. Spring Street in the Gateway retail center.

## Goals

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.

Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints and the City's unique characteristics and natural resources.

Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Goal 4: Ensure future land use decisions are the result of sound and comprehensive planning.

## Implementation Programs

1. *The City will encourage home ownership and improvement of the existing housing stock through residential rehabilitation grants for owner and non-owner occupied single-family dwellings and duplexes.* No grants were approved due to the State action dissolving the Signal Hill Redevelopment Development Agency and subsequent elimination of the City's residential rehabilitation grant program.
2. *The City will adopt an Infractions Ordinance and seek other ways to improve the code enforcement system and require that property owners maintain their properties.* Adopted in 2002. **In 2016, no administrative citations (infractions) were issued as cases were closed without resorting to the infraction process.** Additionally, the City continued to do the annual review and inspections to review property maintenance and other conditions for Adult Oriented Businesses, Conditional Use Permits and Institutions.
3. *The City will use traffic calming strategies to reduce cut-through traffic in residential areas.* In 2010, the vacation of a segment of Orizaba Avenue south of 19<sup>th</sup> Street to construct a cul-de-sac as part of the proposed townhome projects reduced cut-through traffic. In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduced cut-through traffic in adjacent neighborhoods. **In 2016, no complaints were received.**
4. *The City will discourage the development of new "unattractive" storage yards and the City will consider amendments/programs designed to improve the appearance of existing storage yards.* In 2005-2006, the City adopted storage yard fencing standards and achieved full compliance on the fencing of

approximately 100 storage yards in the City. In 2011, the City adopted standards for storage yards for concealment of items from public view and prohibiting new yards. Additional standards were added for storm water runoff. Notices went out to approximately 100 storage yards and areas with initial compliance estimated at 80%. In 2012, as part of a comprehensive study of trucking yards, the Planning Commission considered new regulations for existing trucking yards and preparing property specific Compliance Plans to address fencing and storm water runoff standards. In 2013, the City adopted standards for trucking yards. As part of the process the City inspected the properties and approved compliance plans. There were 3 properties classified as trucking yard uses and 9 were reclassified as storage yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. In 2014, all 12 yards made significant property improvements. There are 6 yards, housing a total of 8 separate businesses that have completed all of their required improvements. An additional 2 yards have requested property inspections to document full compliance. The remaining 4 properties have additional improvements to complete. **In 2016, three storage yards transferred ownership and compliance has been significantly improved. One yard was confirmed to have been operating at the time of the Ordinance change and has therefore been added to the list of existing yards. The owner of that yard on Brayton Avenue is in the process of completing driveway and site improvements, after which a site inspection will be performed and a compliance plan will be prepared. Site visits and compliance updates will continue in 2017.**

5. *The City will revise the Commercial/Industrial zoning standards to discourage the establishment of tractor-trailer truck, van, or bus storage or parking facilities.* In 2006, the City adopted a Trucking Yard Ordinance with performance standards for new trucking yards. Under the Ordinance new trucking yards were only allowed in General Industrial (GI) zones. In 2013, the City adopted maintenance and operational standards for trucking yards and established compliance plans to facilitate implementation. In 2014, all 3 existing trucking yards made improvements to their properties in accordance with their compliance plans. There are 2 yards with pending items to complete and 1 yard is in full compliance. No new trucking yards were requested or established. **In 2016, two of the three trucking yards maintained compliance with regulations. The third trucking yard made significant improvements to reduce dust, track-out dirt and debris, by installing a concrete entrance band, rumble plates and crushed, compacted aggregate in the high traffic areas. These actions completed all pending compliance items; however, the trucking tenant continues to illegally park truck cabs and containers outside the yard on City owned property. Enforcement measures are ongoing. No new trucking yards were established.**
6. *The City will discourage the development of tractor trailer truck terminals and storage yards. See response to #4 above.*

7. *The City will encourage home ownership and homeowners' efforts to repair and restore existing housing.* See response to #1 above.
8. *The City will encourage further development of neighborhood shopping opportunities.* **In 2016, the following commercial activity occurred:**
  - Tenant improvements for GD Bro Burger and McDonald's were completed at Town Center West.
  - The Successor Agency negotiated terms for an Exclusive Right to Negotiate Agreement with Signal Hill Petroleum related to a potential mixed use development on approximate 1.9-acre Central Business District site adjacent to the former Fresh & Easy market on Cherry Avenue.
9. *The Agency will acquire and restore the Las Brisas apartments and establish common ownership and management and maintenance programs.* Completed. Construction completed on Las Brisas I in 2004 and Las Brisas II in 2007. Most recent improvements included addition of solar panels on the Las Brisas Community Center in 2010.
10. *The City will implement the Park Master Plan and acquire and develop a Westside park.* Accomplished in 2005 with the construction of Calbrisas Park (0.5 acres) on California Avenue. In 2012, the City adopted a zoning ordinance to facilitate development of a publically managed community garden at 1917 E. 21<sup>st</sup> Street. **In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system.** The City of Long Beach reviewed concept plans for the park expansion which could include a small piece of their property. Design plans for the Dog Park at 3100 California Avenue, just south of the 405 Freeway, were completed.
11. *The City will consider ways to improve the interface or create buffer areas between existing commercial/industrial areas and residential uses.* In 2011, the City adopted updated standards for outdoor storage yards and areas, including concealment of items from public view and prohibition of new storage yards. **See responses to #4 and #5 above.**
12. *The City will prepare specific plans for the Crescent Heights Historic District and the Central Business District.* The Crescent Heights Historic District Specific Plan was completed in 2002. Incentives in the plan have resulted in the development of five houses, including one in 2010. The Central Business District Specific Plan has not been started. In 2014, plans were approved for the Crescent Square development of 25 detached single-family dwellings. The project will complement the Crescent Heights Historic District's architectural style. **In 2016, the Successor Agency negotiated terms for an Exclusive Right to Negotiate Agreement with Signal Hill Petroleum related to the**

**potential development of the Central Business District on an approximate 1.9-acre site adjacent to the former Fresh & Easy market.**

13. *The City should encourage the repair and renovation of architecturally or historically significant houses by creating incentives to relocate dwellings into the Crescent Heights area. The Crescent Heights neighborhood should be given a special designation and a Specific Plan should be prepared to establish precise district boundaries, guidelines for design, landscaping, house moving projects, etc. The Crescent Heights Historic District Specific Plan was completed in 2002. In 2009, the City abated a historic property on Gaviota Avenue, removing inoperable vehicles, junk, and overgrown vegetation. After securing the structure, the City examined its use as a historic museum. In 2016, renovations of two single-family homes in the Crescent Heights Historic District at 2477 Gaviota Avenue and 1790 E. Burnett Street were completed.*
14. *The City should continue to require the undergrounding of overhead utilities when practicable for new development, except for high-voltage stems (16kv and above). Accomplished as conditions of approval for site plan and design review. In 2016, the plans to underground utilities at the Crescent Square development and workforce housing at 1500 E. Hill Street were approved. In addition, utilities at the Browning High School on Obispo Avenue at Hill Street will be relocated underground.*
15. *The City should coordinate traffic circulation studies and traffic enforcement efforts with the Long Beach Unified School District to improve pedestrian safety and traffic flow in the vicinity of Signal Hill schools. Implementation through on-going program. The City works with LBUSD on the review of environmental documents for new school sites. In 2013, the City installed a traffic signal at the Cherry Avenue/E. 20<sup>th</sup> Street intersection near Jessie E. Nelson and Alvarado schools. In 2014, the City coordinated with Long Beach Unified School District for the creation of a traffic safety committee to address the City's and residents' concerns about traffic and other impacts regarding the Browning High School that is under construction at the corner of Hill and Obispo Avenue. In 2015, the City had a meeting with the Long Beach Unified School District and Signal Hill Elementary Principal regarding the development at 1500 E. Hill Street to consider options to address street parking and pedestrian safety. In 2016, City staff reviewed a restricted parking plan for street parking adjacent to Signal Hill Elementary. Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20<sup>th</sup> Street and Redondo Avenue to improve safety at the Browning High School. The City of Signal Hill is preparing a Safe Routes to School grant application to off-set costs. In addition, Signal Hill re-striped Obispo Avenue to accommodate two lanes of traffic in each direction.*
16. *The City will streamline its housing-moving ordinance and consider developer impact fee waivers to encourage the relocation of architecturally significant/historical dwellings into the Crescent Heights Neighborhood.*

Completed. House-moving process was streamlined in development standards contained in the Crescent Heights Historic District Specific Plan.

17. *The City will encourage mixed-use development to encourage housing near retail centers and transportation corridors.* In 2014, plans were approved for the Crescent Square residential development of 25 single-family homes adjacent to Town Center West. **In 2016, construction of Gundry Hill development for 72 affordable housing units at 1500 E. Hill Street started. The project is within close proximity to retail centers and the Cherry Avenue and Orange Avenue bus lines. In addition, permits for the two model homes for the Crescent Square residential development adjacent to Town Center West were issued.**
18. *The City should encourage the continuation of the development of the hilltop with high-quality housing.* **In 2016, two additions to single-family dwellings were completed and construction commenced for a new single-family dwelling at 2085 Freeman Avenue.**
19. *The City should require developers to pay their fair share for improving roads and infrastructure related to their projects.* Implemented through ongoing fees and impact fee program. **In 2016, the City collected \$169,192.36 in traffic impact fees. See response to #29 below for additional detail.**
20. *The City should follow the recommendations in the Hilltop Area Specific Plan regarding landscaping and the careful planting of trees so as not to create view obstructions.* Implemented through view analysis during Site Plan and Design Review. A landscape architect is under contract with the City to review all hilltop landscape plans. The Hilltop Area Master Street Tree Plan was revised in 2003 to minimize view impacts from City street trees through selection of lower and slower growing tree species. In 2010, the City began a tree inventory in preparation of updating the Hilltop Area Master Street Tree Plan. In 2011, this tree inventory was expanded Citywide and the City adopted a Street Tree Ordinance that regulates the planting, maintenance and removal of street trees.
21. *Views from existing dwellings should be preserved when feasible, but efforts to preserve views should not infringe on the rights of property owners to develop in accordance with the existing Hilltop Area Specific Plan.* Implemented through view analysis during Site Plan and Design Review. **In 2016, the City's view analysis process was utilized during the design review process for three residential projects.**
22. *The City should encourage the development of a comprehensive system of sidewalks and trails to encourage walking and hiking and the enjoyment of the view from the Hilltop.* Implemented through Hilltop development. In 2014, the City encouraged the developer of the Crescent Square project to include a sidewalk trail. Approved plans included a trail segment to and from the Hilltop Trail System, Historic District and Town Center. In 2015, the Official Plan Lines

Map and Zoning Code was amended to include pedestrian connection as a designation, the segment of Creston Avenue was designated as a pedestrian connection to facilitate a future City View Park that will provide an additional connection to sidewalks and trails. **In 2016, a grant for trail renovations in the Bixby Ridge neighborhood was extended with improvements to be installed in 2017. In addition, construction began on the Crescent Square development which includes a trail system connection to the Town Center West retail center.**

23. *The City should consider revision or deletion of PD-2 zoning district.* In 2007, 17 single-family homes were completed under the SP-14 Hathaway Ridge Specific Plan, formerly a part of the PD-2 zoning district.
24. *The City should encourage home ownership through efforts to develop affordable housing and home improvement through rehabilitation grants.* See responses to #1 above.
25. *The City should encourage further renewal efforts along Pacific Coast Hwy.* The City continues to implement the Pacific Coast Highway Specific Plan. **In 2016, concept plans for a residential development on PCH at Molino Avenue were reviewed by staff. The project anticipates adoption of a specific plan.**
26. *The City should prepare a Specific Plan and rezone the Atlantic/Spring neighborhood for General Industrial and Commercial use.* In 2008, construction was completed of the A&A concrete batch plant at 900 Patterson Street. In 2010, construction began on the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2012, construction was completed on both the EDCO administrative offices and truck terminal at 950 E. 27<sup>th</sup> Street and the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2014, the improvements at the Signal Hill Gateway Center for a Chipotle, Starbucks, Sprint and a Bank of America ATM were completed.
27. *The City shall provide a range of housing types to meet the needs of the community.* **In 2016:**
  - **Construction of 72 affordable housing units at 1500 E. Hill Street was underway.**
  - **Construction of a single-family dwelling at 2085 Freeman Avenue was underway.**
  - **Permits for the model homes at the Crescent Square residential development consisting of 25 single-family dwellings were issued.**
  - **The City approved plans for a single-family dwelling at 1843 Junipero Avenue.**
28. *The City shall provide its fair share of affordable housing consistent with State regulations.* Construction completed on Las Brisas I in 2004 and Las Brisas II in

2007. In 2008, the City approved plans for SP-7, Special Purpose Housing for the development of 60 multi-family dwelling units for very low and low-income households at a 1.4 acre site on Hill Street at Walnut Avenue. In 2014, Meta Housing was selected as the developer for affordable housing at 1500 E. Hill Street. Conceptual plans for 72 affordable dwellings in compliance the SP-7 Specific Plan were submitted for staff review. **In 2016, construction was underway for 72 multi-family dwelling units for extremely low, very low and low-income households at 1500 E. Hill Street. The City's Regional Housing Needs Assessment for low and very low income levels for the period of 2013-2021 is for 71 units. The 1500 E. Hill Street development fulfills the City's fair share obligation.**

29. *Developers shall pay their fair share for the cost of providing infrastructure improvement costs.* Implemented through ongoing programs. Impact fees for water, parks and recreation and traffic improvements collected on all eligible projects are as follows:

- In 2010, the City collected a total of \$550,699 in impact fees –
  - \$268,929 in water fees
  - \$205,834 in parks and recreation fees
  - \$75,936 in traffic fees
- In 2011, the City collected a total of \$350,090 in impact fees –
  - \$100,138 in water fees
  - \$220,418 in parks and recreation fees
  - \$29,534 in traffic fees
- In 2012, the City collected a total of \$186,391 in impact fees –
  - \$122,427 in water fees
  - \$49,907 in parks and recreation fees
  - \$14,057 in traffic fees
- In 2013, the City collected a total of \$664,529 in impact fees –
  - \$619,016 in water fees
  - \$29,238 in parks and recreation fees
  - \$16,275 in traffic fees
- In 2014, the City collected a total of \$70,050 in impact fees –
  - \$29,119 in water fees
  - \$17,121 in parks and recreation fees
  - \$23,810 in traffic fees
- In 2015, the City collected a total of \$695,773 in impact fees –
  - \$364,217 in water fees
  - \$83,721 in parks and recreation fees
  - \$247,835 in traffic fees
- **In 2016, the City collected a total of \$236,715 in impact fees –**
  - **\$26,590 in water fees**
  - **\$40,933 in parks and recreation fees**
  - **\$169,192 in traffic fees**

30. *Gated communities with private security measures are encouraged to lower public policing costs.* **In 2016, no new projects were approved that featured entry gates.**
31. *The City shall use the Specific Plan process for planning major development projects.* Ongoing. **In 2016, two residential projects under construction, Crescent Square and the development at 1500 E. Hill Street, were subject to specific plans.**
32. *The City shall protect and enhance public viewing areas.* Accomplished with the Sunset View and Discovery Well parks, the Panorama Promenade, hilltop trails and Tribute to the Roughneck statue and public viewing area west of the Sunset View Park on Skyline Drive. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. **In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system.** The City of Long Beach reviewed concept plans for the park expansion which could include a small piece of their property.
33. *The City will discourage the planting of trees that may mature to view obstructing heights through the Site Plan and Design Review process, and encourage property owners to enforce their homeowner's association rules and regulations concerning tree pruning and landscape maintenance.* Ongoing.
34. *The City shall, through the Site Plan and Design Review process, maintain a high level of control over design and architecture to achieve highest quality development.* Implemented through the Site Plan and Design Review process. **In 2016, 2 Site Plan & Design Review applications were approved** (5 approved in 2016, 5 approved in 2014, 6 approved in 2013, 3 approved in 2012, 6 approved in 2011, 6 approved in 2010, 7 approved in 2009, 8 approved in 2008, 21 approved in 2007).
35. *The City shall consider historic preservation when renovating City Hall and Civic Center buildings.* In 2012, the City Council approved the conceptual design and site plan for the development of a new library to be located across the street from City Hall. **In 2016, plans for the new Library were finalized.** The architectural treatment complements the nearby City Hall design. In addition, the building will feature a history room and include a skylight designed to evoke the image of an oil derrick.
36. *The City shall assure long lasting beauty and durable development through providing high quality plan review and inspection of construction.* Implementation ongoing through building plan-check and inspection programs. **In 2016, 3 certificates of occupancy were granted for residential units and 1 for the medical office building on Willow Street.** (2015: 1 certificate for residential and 2 certificates for commercial; 2014: 48 certificates of occupancy were granted for

residential units and 1 for a restaurant/retail building; 2013: 63 certificates of occupancy were granted for residential units and 1 for restaurant/commercial building; 2012: 16 certificates of occupancy were granted for 13 residential units and 3 commercial/industrial buildings; 2011: 18 residential units and 1 commercial/industrial building; 2010: 10 residential units and 3 commercial/industrial buildings).

37. *The City shall maintain an attractive oil field by enforcement of the Oil Code landscaping and painting regulations.* Implemented through annual oil field inspections program. In 2016, as part of the Conditional Use Permit annual review, all seven drill sites for Signal Hill Petroleum were inspected and landscaping, fencing and equipment were found to be in good condition. Stormwater runoff protection measures were also inspected as was the recently upgraded vapor recovery system at drill site #2. The City continues regular maintenance and landscape inspections at individual well sites outside drill sites. Signal Hill Petroleum has agreed to upgrade fencing and landscaping at certain high profile well sites in 2017.
38. *The City shall strive to improve the appearance of existing storage yard and older industrial properties through creative programs like the Orange Avenue Improvement Programs.* The City adopted new storage yard fencing standards in 2005 and by the end of 2006, 100% of the yards had complied with the ordinance. In 2011, the City held public workshops and hearings and approved updated standards for concealing items within outdoor storage yards and areas from public view. Additionally, stormwater standards were added and new outdoor storage yards prohibited. **See responses to #4 above.**
39. *The City will review and revise, as necessary, parking lot standards and parking requirements for all land use categories.* In 2004, residential garage parking standards were revised in 2004 to require more garage spaces for larger dwellings. In 2005, a requirement for 72 cubic feet of accessory storage space was made for all new residential construction. In addition, a new ordinance was adopted increasing parking standards for multi-family residential projects by requiring one extra parking space per bedroom over two. In 2006, the City adopted stricter standards for single-family and duplex development by requiring 2, 3 or 4 stall garages based on the number of bedrooms. In 2008, the City modified the zoning ordinance to eliminate off-site parking for commercial properties requiring all projects to provide their parking on-site.
40. *The City shall encourage the repair and restoration of historically/architecturally significant dwellings.* The Crescent Heights Historic District Specific Plan was adopted in 2002. To date, two dwellings have been moved into the district and an existing dwelling was restored. In 2008, construction was completed on one replica dwelling at 2450 Gaviota Avenue. In 2009 construction was completed on another replica dwelling at 1698 Crescent Heights Street. In 2009, the City abated nuisances (trash, junk vehicles, and overgrown vegetation) on a historic property on Gaviota Avenue. **See response to #13 above.**

41. *The City will, through its land use policies, continue to diversify the City's economic base. The City will encourage the growth of the Auto Center and Town Center retail sales tax generating businesses and the development of diversified sources of sales taxes such as business-to-business sales. In 2008, the City rezoned several properties along Spring Street to SP-4, Auto Center Specific Plan, to expand the Auto Center. In 2013, construction of a temporary showroom for the Glenn E. Thomas FIAT dealership was completed and charging stations for electric vehicles were installed. Additionally, the expansion and renovation plans for Long Beach Honda were approved. In 2014, the Gateway Center was completed, the final building pad included both retail and restaurant uses. The Costco gas station in the Town Center East completed construction and opened for business. In 2016, the City adopted the Auto Center Accessory Use Ordinance to facilitate shifting eligible uses from Auto Center dealerships to nearby locations in industrial zoning districts to maximize core sales functions at dealerships.*
42. *The City shall enforce the Oil Code to minimize the effects of the interactions of oilfield activities and other urban uses. In 2010, Signal Hill Petroleum Company implemented the Long Beach-Signal Hill geophysical survey. In 2014, the CUP for the seven drill sites operated by Signal Hill Petroleum (the SHP drill sites) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. In 2016, the following oil related progress was made:*
  - **As part of the Conditional Use Permit annual review, all seven drill sites for Signal Hill Petroleum were inspected and landscaping, fencing and equipment were found to be in good condition. Stormwater runoff protection measures were also inspected as was the recently upgraded vapor recovery system at drill site #2. The City continues regular maintenance and landscape inspections at individual well sites outside drill sites. Signal Hill Petroleum has agreed to upgrade fencing and landscaping at certain high profile well sites in 2017.**
  - **The 30-month extension of the SHP drill sites CUP expires June 30, 2017. The extension was intended as an interim step to provide time to agree to terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. Although no significant progress was made on the Development Agreement concept in 2016, SHP agreed to focus on two priority development sites to act as a template for a larger Development Agreement as follows:**
    - **Heritage Square Central Business District (CBD) adjacent to the former Fresh & Easy market.**
    - **Vacant parcel south of Target.**
  - **SHP has chosen to focus on the CBD site first. The City's General Plan Land Use Element envisioned the area to be development with**

**commercial along Cherry Ave. and residential to the west. To that end, SHP has:**

- Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site.
- Agreed to language for an Exclusive Rights to Negotiate Agreement (ENA) between the City and SHP.
- Agreed to proceed with geotechnical investigations and directed KTGY to further refine the development concept upon execution of the ENA.
- Agreed to request a one year extension of the CUP to allow time to demonstrate meaningful progress on the Development Agreement and related master planning effort.
- The City continues to implement new provisions of the Oil and Gas Code establishing procedures for developing over and in close proximity to abandoned wells, including provisions related to well discovery, survey, methane mitigation, and Well Abandonment Reports.
- Signal Hill Petroleum distributed 34 well work notifications to advise neighbors of well maintenance work.

43. *The City shall study the nonconforming uses ordinance and mechanisms to abate nonconforming uses over time.* In 2013, a study session was held with the Planning Commission to discuss discontinuance time frames for nonconforming uses and properties.

44. *The City should improve library services and seek funding to develop a new larger library.* In 2012, the City Council approved the conceptual design and site plan for the construction development of a new library to be located across the street from City Hall. **See response to #35 above.**

45. *The City will continue to collect developer impact fees from developers of new projects consistent with the need to upgrade and complete park, sewer and water storm drain and circulation master plans.* Accomplished and ongoing (Ordinance was last revised in October 2003). **See response to #29 above.**

46. *The City shall periodically review and revise developer impact fees to assure that development pays its fair share of the infrastructure costs, and also to assure that developer impact fees do not discourage new development.* Accomplished through annual evaluation of the list of improvements to be constructed with the fees. The numerous projects approved in recent years suggest that the fees are not detrimental to development.

47. *The City shall require the construction of flood control facilities concurrent with new development.* Ongoing.

48. *The City will adopt and implement storm water discharge regulations consistent with State regulations in order to improve water quality of urban runoff and of the*

*Pacific Ocean.* In 2013, the City amended Chapter 12.16 of the Signal Hill Municipal Code (SHMC) to incorporate low impact development measures in response to the Municipal Separate Storm Sewer System (MS4) permit requirements. **In 2016, construction began on the Los Cerritos Channel Sub-Basin 4 Stormwater Capture Facility Project.** The project is identified in the adopted Watershed Management Plan for the Los Cerritos Channel as the regional Best Management Practice (BMP). Signal Hill has partnered on the project with Long Beach and secured grant funding from Caltrans. The project is located at the Long Beach Airport and will infiltrate/retain stormwater from the downstream limit of the watershed in the City. The diverted flow will be directed to a water capture facility consisting of buried chambers where stormwater will infiltrate into the groundwater and eventually augment to local water supply. The City also participated with 10 neighboring cities for a Prop 84 Multi-Agency grant project to install tree box filters at 28<sup>th</sup> Street at Junipero Avenue, a location selected based on high concentrations of metals. The City is also actively studying incorporating additional regional BMPs at the View Park.

49. *The City will adopt storm water discharge regulations to improve water quality consistent with State law.* Implemented through ongoing compliance program. **The City's Low Impact Development (LID) Best Management Practices (BMP) installed through the City's LID ordinance and "Small Site" LID ordinance are expected to reduce the total volume of stormwater discharges that reach the MS4 system.** In 2016, the City reviewed and approved two LID Plans and one Small Site LID Plan. Additionally, one Post-Construction BMP Verification Inspection was conducted and the site was deemed in compliance with NPDES requirements. The site contains an OldCastle SC-1 Infiltration Vault capable of retaining 630 cf (over 4,700 gallons) of storm water per storm event, in addition to a pre-treatment Stormwater Filter Corporation HydroMaster Filter. The City's consultant also coordinates stormwater enforcement action. In 2016, the firm generated Corrective Action Notices (CANs) and Notice of Violations (NOVs). There were 10 CANs and 5 NOVs related to commercial and industrial facilities; 1 CAN related to construction at development sites; and 11 CANs and 5 NOVs related to illicit connections and discharges.
50. *The City will periodically adopt the most recent editions of the Uniform Building Codes.* In 2016, the City continued to implement the 2013 California Code of Regulations.
51. *The City will consider adopting energy conservation regulations consistent with State law and local needs.* Implemented through enforcement of State law. In 2008, the City created a Sustainable City Committee to study and implement an action plan to address environmental issues such as energy conservation. In 2012, the Sustainable City Committee continued to meet monthly to discuss and implement programs toward achieving greenhouse gas reduction per AB 32 and SB 375, and provide residents with education to encourage energy conservation

and use of renewable alternatives. The City also continued to enforce the State's CALGreen building code. As recommended by the Sustainable City Committee, the City Council adopted the Green City Report which documented the accomplishment of nine local urban environmental goals and qualified the City for self-certification as a One-Leaf Green City. **In 2016, the City continued to implement the CALGreen building code. 26 permits for rooftop solar energy systems were issued and fuel cell generators were installed at each of the two Home Depot stores.**

52. *The City will consider the formation of its own school district.* The City funded a study in consideration of its own school district in 2002 and no further action was taken.
53. *The City will support the Spring Street Corridor Joint Powers Authority to facilitate the coordination of development projects in the cities of Long Beach and Signal Hill.* The JPA contributed to the Spring Street widening process during the expansion of the Long Beach Memorial Hospital and the inactive Long Beach Sports Park.
54. *The City should form a joint powers authority or other agreement with the City of Long Beach for the coordinated improvement of PCH.* In 2006 and 2009, the City approached the City of Long Beach about expanding the role of the Spring Street JPA to other areas along the shared boundaries but no further progress has been made.
55. *The City will continue to coordinate with the City of Long Beach traffic studies, grant applications and capital improvement projects to improve the circulation system.* Accomplished through the Cities working together and completing the widening of Spring Street from California Avenue to Long Beach Boulevard. In 2005, Federal funding was appropriated for the improvement of the intersection of PCH and Cherry Avenue. In 2015, construction of the Cherry Avenue Widening Project was completed. **In 2016, the two cities continued to work together on the California Avenue Widening Project.** Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20<sup>th</sup> Street and Redondo Avenue to improve safety at the Browning High School. The City of Signal Hill is preparing a Safe Routes to School grant application to off-set costs. In addition, Signal Hill re-striped Obispo Avenue to accommodate two lanes of traffic in each direction.
56. *The City will continue the Planning Commission recognition program to encourage homeowners and businesspersons to update and beautify existing development. Implemented periodically by Planning Commission nominations.* **In 2016, the Planning Commission granted three Beautification Awards for commercial projects.**
57. *The City will hold General Plan workshops to obtain community input for the General Plan and future updates.* In 2015, the City adopted the 2015-2020

Strategic Plan which supports goals and programs of the General Plan and identified updating the General Plan as a priority. **In 2016, the City began the process of updating the Parks Master Plan. The Community Services Department prepared bids and oversaw selection of a consulting firm to conduct a Community Needs Assessment of parks and recreation programs, services and amenities. The firm initiated stakeholder interviews and will complete the assessment report in 2017.**

58. *The City will prepare an annual report on the implementation of the General Plan consistent with State law.* Implemented through completion of the annual progress report.
59. *The City will contribute data for the State Department of Finance's annual population estimate program and monitor U.S. Census information.* Implemented through annual response to State survey requests. In 2009, Planning Department staff participated in the U.S. Census address and boundary update process. In 2010, staff received and monitored 2010 Census counts. **In 2016, the Department of Finance's population estimate for Signal Hill was 11,673 (11,585 in 2015, 11,411 in 2014, 11,218 in 2013, 11,135 in 2012; 11,060 in 2011; 11,016 in 2010).**
60. *The City will monitor State and Federal land use legislation that may impact Signal Hill and, when appropriate, advocate positions advantageous to the improvement of the City.* Ongoing. The City actively monitors legislation and advocates positions through participation in the Gateway Cities Council of Governments.
61. *The City will continue to use Specific Plans to improve on the quality of new development.* Ongoing. **In 2016, two residential projects under construction, Crescent Square and the development at 1500 E. Hill Street, were subject to specific plans.**
62. *The City will monitor and when appropriate, support State and Federal legislation that maintains or improves local financing capabilities.* Implemented through ongoing legislative review.
63. *The Agency will continue its efforts to implement the Redevelopment Project Area No. 1, as amended.* In 2012, the State approved the dissolution of redevelopment agencies. In response, the City established a Successor Agency and began work with the Oversight Board created to oversee the winding down of the Signal Hill Redevelopment Agency. In 2014, the Long Range Property Management Plan (PMP) was submitted to the California State Department of Finance for review. The former agency owned 25 acres of property slated for commercial and retail uses that have been included in the PMP which was prepared in 2013. The purpose of the PMP is to outline the process for selling the former agency properties. Properties may be categorized as follows: properties for government use; properties to sell; and properties for future

development. In 2015, the PMP was approved. **In 2016, per the Plan, staff is working on selling several of the parcels. Construction of the affordable housing development at 1500 E. Hill Street is underway.**

## **Housing Element**

### Status Overview

The Housing Element was adopted in 2014 and contains 11 goals and 17 implementation programs for the planning period 2013-2021. It is the *only* element that is reviewed both by the State Office of Planning and Research (OPR) *and* separately by the State Department of Housing and Community Development (HCD) in a prescribed format, attached.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Signal Hill  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
None											0
(9) Total of Moderate and Above Moderate from Table A3 ► ►							3				
(10) Total by income Table A/A3 ► ►							3				
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Signal Hill  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	None
(2) Preservation of Units At-Risk				0	None
(3) Acquisition of Units				0	None
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	3					3	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Signal Hill  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		44			44							44	
Very Low													
Low		27			27							27	
Moderate													
Above Moderate		70	44	1	2	3						50	20
Total RHNA by COG. Enter allocation number:		169	50	18	74	3						145	24
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Signal Hill		
<b>Reporting Period</b>	1/1/2016	-	12/31/2016

**Table C**

**Program Implementation Status**

<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
1. Adequate Sites Program	Minimum of 13 housing units for lower income households	Dec. 3, 2013	Completed - On December 2, 2013 the City Council approved a Zoning Ordinance Amendment 13-04 to increase the capacity of 1500 E. Hill Street to 72 housing units.
2. Second Unit Development Program	20 second units constructed	October 2013 - October 2021	In progress - In 2016, a certificate of occupancy was issued for a new duplex at 924 Vernon (an existing SFD was demolished) for 1 net increase of unit.
3. No Net Loss Program	Establish the evaluation procedure to monitor housing capacity	June-July 2014	In 2016, all residential units identified in the 2013-2021 Housing Element to accommodate the City's share of regional planning need remain zoned for residential uses.
4. Zoning Ordinance Amendments to Provide a Variety of Housing Types	Adopted amendments	January 7, 2014 and June-July 2014	Completed - On January 7, 2014, the City approved Zoning Ordinance Amendment 13-05 for emergency shelters. On September 9, 2014 the City approved Zoning Ordinance Amendment 14-02 to update the definitions for transitional and supportive housing, single room occupancy, licensed group home, family and single housekeeping unit. The special needs housing types were allowed as permitted uses either by right or with a conditional use permit in designated zoning districts. In 2016, the City adopted a Reasonable Accommodation Ordinance to comply with State housing law.
5. Section 8 Rental Assistance for Cost Burdened Lower Income Households	55 units for lower income renter households	October 2013 - October 2021	Ongoing - The LA County Housing Authority (HACoLA) administers the Los Angeles County Section 8 Housing Choice Voucher Program. In 2015, there were 50 families receiving housing assistance who reside in Signal Hill. Informational housing assistance links are provided on the City website.
6. Hill Street Affordable Housing Development	72 housing units for lower income households	ZOA on December 3, 2013; Development October 2013-October 2021	In progress - In 2015, Meta Housing was awarded TCAC credits for the project, permits were issued and construction began for the 72-unit affordable housing project at 1500 E. Hill Street. Construction of the project is ongoing and expected for occupancy in June of 2017.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Signal Hill		
Reporting Period	1/1/2016 - 12/31/2016		
7. First Time Home Buyer Assistance	5 lower income households	October 2013 - October 2021	In process - The City does not have money in the affordable housing fund due to the dissolution of the Signal Hill Redevelopment Agency. The City has information about non-City programs on the City website.
8. Outreach Program for Persons with Developmental Disabilities	Coordinate with Harbor Regional Center	Implement outreach components mid-year 2015	In process - The City is developing coordination and outreach programs with the Harbor Regional Center, which provides services for the disabled and plans to implement the programs in the upcoming year. Informational links for the Regional Housing Center are posted on the City website.
9. Extremely Low Income Housing Program	Assist 57 extremely low income households	October 15, 2013 through October 15, 2021	Ongoing - Administered through Implementation of Programs #5, 6, 8, and 12.
10. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled	Adopted amendments	June-July 2014	In process - On November 5, 2015, the Community Development Department had a training session regarding reasonable accommodations on the basis of disability/handicap. The City also entered into a conciliation agreement/voluntary compliance agreement for an addition to an existing residential dwelling. An ordinance amendment for reasonable accommodation was adopted by City Council on 11/08/2016.
11. Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing - Update Density Bonus Ordinance (DBO)	Adopted DBO	June-July 2014	In process - The City has draft language to update the density bonus ordinance to meet Government Code Requirements and the Ordinance is scheduled for an update during the mid-part of the 2013-2021 Housing Element cycle.
12. Annual Housing Monitoring Program	Monitor height limits and parking standards as potential constraints	October 2013 - October 2021	Completed - The City has eliminated the height limit and parking constraints by approving increased height limits and reduced parking requirements for housing developments with affordable housing units.
13. Housing Code Enforcement Program	2-5 new cases per month	October 2013 - October 2021	Completed and Ongoing - In 2016, the City closed 67 code enforcement cases.
14. Housing Rehabilitation Program	20 housing units	October 2013 - October 2021	In 2016, the City monitored the program, but the CalHome Program did not make funds available for new applications.
15. Fair Housing Services Program	65 lower income households	October 2013 - October 2021	Ongoing - The City provides residents with flyers provided by the Housing Rights Center and attended a homeless focused workshop with local PATH staff and additional housing rights workshops are planned for 2017.
16. Fair Housing Information Program	Information disseminated	June 2014 and then ongoing	Ongoing - The City provides residents with informational flyers provided by the Housing Rights Center.
17. Energy Conservation Program	Promote <i>Primer</i> and encourage weatherization and energy efficient home improvements	October 2013 - October 2021	Ongoing - The City implements the 2013 CALGreen requirements and promotes Green Building by providing developers with information on the City's Green Building policy.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Signal Hill		
<b>Reporting Period</b>	1/1/2016	-	12/31/2016

**General Comments:**

*Table A Supplemental Information:* The Signal Hill Housing Authority, a public agency ("Authority"), and Meta Housing Corporation, a California corporation ("Developer") entered into a Development and Disposition Agreement (DDA). The agreement was made pursuant to Health & Safety Code Section 34200 et seq., which authorizes Authority to carry out, provide financing for, and/or assist in the construction, reconstruction, improvement, alteration, or repair of housing projects for persons of low, very low, and extremely low income. Through the DDA, Authority intends to assist with the residential development of a high quality 72-unit affordable apartment community together with a tot lot, play area, laundry facilities, a community room and open space to be located at 1500 Hill Street, City of Signal Hill. All of the residential units within the project (other than the Manager's Unit), will be rental units covenanted to be available to Low, Very Low, and Extremely Low Income Households consisting of 1, 2 and 3 bedroom units. Rental of the Restricted Units shall be administered as follows: twenty-two (22) of the units shall be restricted to rent to Extremely Low Income Households; twenty-two (22) of the units shall be restricted to rent to Very Low Income Households; and twenty-seven (27) of the units shall be restricted to rent to Low Income Households. The term "Affordable Rent" shall have the meaning prescribed for that term in Health and Safety Code Section 50053(b) and the regulations promulgated pursuant to or incorporated therein, including, without limitation, any applicable regulations promulgated thereunder. A full copy of the DDA can be made available upon request.

## Circulation Element

### Status Overview

The 2010 Circulation Element contains 8 goals and 33 implementation programs. **The significant achievements for the year 2016 are bolded below:**

- Goal 1: Ensure that new development results in the preservation and enhancement of the City's circulation system.
- Goal 2: Provide a safe and efficient roadway system for all users.
- Goal 3: Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.
- Goal 4: Maintain and enhance the City's public transportation network, increasing its role as a critical element for mobility in the area.
- Goal 5: Permit safe and efficient goods movement to support regional commerce and industry, while minimizing undesirable impacts on Signal Hill residents.
- Goal 6: Provide safe, efficient, and environmentally-friendly utilities systems and pipelines.
- Goal 7: Reduce single-occupant vehicle travel by establishing Transportation Demand Management (TDM) programs.
- Goal 8: Minimize the environmental impact of transportation systems in Signal Hill.

### Implementation Programs

#### NEW DEVELOPMENT AND REGIONAL COOPERATION

1. *Evaluate development projects for General Plan consistency, including goals, policies, and implementation measures in other General Plan elements.* Accomplished during plan review. **In 2016, the Planning Commission reviewed 2 Site Plan and Design Review applications and four Zoning Ordinance Amendments for General Plan consistency.**
2. *Discourage further development of truck yards and truck storage facilities that support the port activities and instead encourage residential, commercial, and light industry less likely to generate high volumes of tractor-trailer type truck traffic.* In 2013, staff continued to work on the comprehensive study of the negative impacts associated with the twelve existing trucking yards and potential mitigation measures to reduce them. Property inspections of the twelve properties were completed, and as part of

the process three of the properties were designated as trucking yards and the others were reclassified as various types of storage yards. The City adopted standards for new trucking yards in the General Industrial (GI) zone and established compliance plans for the three designated existing non-conforming trucking yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. **In 2016, two of the three trucking yards maintained compliance with regulations. The third trucking yard made significant improvements to reduce dust, track-out dirt and debris, by installing a concrete entrance band, rumble plates and crushed, compacted aggregate in the high traffic areas. These actions completed all pending compliance items; however, the trucking tenant continues to illegally park truck cabs and containers outside the yard on City owned property. Enforcement measures are ongoing. No new trucking yards were established. In 2016, three storage yards transferred ownership and compliance has been significantly improved. One yard was confirmed to have been operating at the time of the Ordinance change and has therefore been added to the list of existing yards. The owner of that yard on Brayton Avenue is in the process of completing driveway and site improvements, after which a site inspection will be performed and a compliance plan will be prepared. Site visits and compliance updates will continue in 2017.**

3. *Require traffic studies for development proposals to improve the flow of traffic, reduce parking and traffic congestion, and mitigate noise and odor impacts on sensitive receptors.* Required on a case-by-case basis as part of plan review.
4. *Participate in regional planning efforts to strengthen coordination and compatibility of local and regional plans and circulation systems.* Accomplished by participation in committees, events and meetings of the Southern California Area of Governments (SCAG), particularly the Gateway Cities Council of Governments (COG). In 2010, the City actively participated in the “Sustainable Community Strategies” (SCS) meetings conducted by SCAG to develop regional reduction targets for greenhouse gas emissions as required under Senate Bill 375. In 2012, Signal Hill continued to actively participate in the Gateway Cities COG, which completed its SCS and submitted it to SCAG to be included as a part of the 2012-2035 Regional Transportation Plan (RTP). The draft RTP was adopted in 2012. Additionally in 2012, the City, in conjunction with the Metropolitan Transit Authority and the Gateway Cities COG, completed a mitigation impact fee pilot study. **In 2016, the following occurred:**
  - **Signal Hill continued to actively participate in the Gateway Cities COG, which has continued work on the 2016-2040 draft RTP/SCS, through general plan, zoning, existing land use and resources data collection, a local government questionnaire for submittal to SCAG for inclusion in their database and development of the Strategic Transportation Plan.**
5. *As part of the annual review of the Capital Improvement Program (CIP), define the needs and deficiencies within the circulation system and introduce the most urgent*

*projects into the City's budget process. Accomplished during annual budget review. In 2016, the following activity occurred for each of the transportation projects below:*

- Final approval was given by CalTrans for the plans for a \$1.0 million Federal Highway Administration grant widening and reconstruction project on California Avenue between Willow and Spring Streets. The Long Beach City Council awarded the construction contract for this project at their December 2016 Council meeting. Construction of the project is expected to commence in spring of 2017. As a result of the pending Widening Project, the City of Long Beach will construct the required ROW improvements. Design is pending and the work will be in coordination with the City of Long Beach.
- The design phase of the Willow Avenue Overlay Project (Cherry Avenue to the western City boundary) was completed. The Project consists of grinding the existing street surface and applying a new 2-inch thick AC road surface. Project phasing is planned for two fiscal years. The project is expected to go out to bid in spring of 2017, with completion by summer of 2017.
- Design for the pavement management of City streets was completed. The project includes grinding the existing street surface and application of a new 2-inch thick AC road surface. Bids are expected in spring of 2017 with completion by summer of 2017. Streets scheduled to be resurfaced include:
  - 28<sup>th</sup> Street from Cherry Avenue to Walnut Avenue
  - 29<sup>th</sup> Street from Cherry Avenue to Walnut Avenue
  - Gaviota Avenue, north of Hill Street
  - Gardena Avenue from 28<sup>th</sup> Street to 29<sup>th</sup> Street
- Design for the grinding and resurface of 23<sup>rd</sup> Street between Walnut and Orange Avenues was completed. The project includes a new 2-inch thick AC road surface and is being funded by Community Development Block Grant. The bid process and project completion is expected by June 2017.
- Design was completed for the Civic Center Parking Lot Improvements. The project consists of reconstructing the retaining wall adjacent to the back of the sidewalk along Hill Street, reconstructing the planters, installing new paving, and installing new lighting for the upper and lower parking lots. The bid process is expected to commence in 2017.
- The City continues to receive updates from the COG on cap and trade funding for future transportation and affordable housing projects.

6. *Require that developers dedicate right-of-way and construct required public works improvements on streets adjacent to construction projects concurrent with development.* Accomplished as conditions of approval for site plan and design review.
7. *Prepare guidelines that describe the City's process for qualifying for CEQA streamlining for residential mixed-use projects and "Transportation Priority Projects" as provided under State law.* Not implemented.
8. *Evaluate the City roadway system and vacate roads that are redundant or unnecessary.* Accomplished during plan review.
9. *Consider the use of private roadways in new development to reduce short- and long-term maintenance expenses incurred on the City.* Accomplished and ongoing. In 2014, the City approved plans for Crescent Square a residential development for 25 single-family dwellings. The streets, Green and Gaviota Place, will be private roadways and will be maintained by the Homeowner's Association. **In 2016, construction began on two model homes in the Crescent Square project. Two private street names renamed to Green House Place, Gaviota Avenue and Summit Drive.**

## ROADWAYS

10. *Study the re-design and seek funding for improvement of the Cherry Avenue/I-405 Freeway off-ramp at Cherry Avenue (north) including realignment and signalization to allow southbound turns onto Cherry Avenue.* In 2015, the I-405 Freeway and Cherry Avenue off-ramp modification project was not funded. **In 2016, the I-405 off-ramp project at Cherry Avenue was being considered for inclusion in the Gateway Cities Strategic Transportation Plan.**
11. *Amend the Plan Lines Map Ordinance (SHMC Chapter 20.72) to:*
  - *List all streets which do not meet the minimum right-of-way width for the applicable roadway designation.* Not implemented.
  - *Remove all other lists of streets.* Not implemented.
  - *Establish the Plan Lines Map as a separate document from the General Plan, and incorporate it by reference into the SHMC.* Accomplished and shall be amended as needed. In 2015, the Official Plan Lines Map and Zoning Code was amended to include pedestrian connection as a designation. A segment of Creston Avenue and Panorama Promenade were designated as a pedestrian connection. Accomplished following plan approval.
12. *Support efforts by the City of Long Beach to widen Cherry Avenue from Pacific Coast Highway north to the Signal Hill city limits.* In 2015, construction of the Cherry Avenue Widening Project was completed. Construction improvements completed included:
  - Phase 1 Cherry Avenue from 19<sup>th</sup> Street to Pacific Coast Highway (PCH): added 10 feet to allow for two new lanes of travel, as well as a new shared

through / right turn lane on south bound Cherry Avenue at PCH in addition to the existing right-turn-only lane. Construction of new curb and sidewalk improvements, improved surface drainage, and a new traffic signal at the intersection of Cherry Avenue and PCH.

- Phase 2 Cherry Avenue from 20<sup>th</sup> Street to 19<sup>th</sup> Street: installed a new landscaped median in the center of Cherry Avenue, new asphalt paving for the entire width of Cherry Avenue, and new lane markings and striping.

13. *Continue use of traffic calming strategies to preserve the peace and quiet of residential neighborhoods.* In 2010, the City vacated Orizaba Avenue as a traffic calming strategy for the residents to the north and as part of the Pacificwalk Specific Plan development. In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduced cut-through traffic in adjacent neighborhoods. Accomplished and ongoing.

14. *Include landscaped medians and decorative street furniture in designs for circulation system improvements.* In 2010, the City funded irrigation improvements for the landscaped medians along E. Willow Street. In 2015, the City adopted the State standards for Water Efficient Landscaping, which prohibits turf for new medians. The completed Cherry Avenue Widening Project included installation of drought tolerant plant material in the landscaped median. Accomplished and ongoing.

15. *Require efficient use of parking facilities and develop new parking lots concurrently with new developments consistent with the zoning ordinance requirements and land use categories of the Land Use Element.* **Accomplished and ongoing through plan review.**

16. *Support the implementation and future expansion of the Douglas Park Advanced Traffic Control System and/or other Intelligent Transportation Systems along Pacific Coast Highway and other major roadways.* **Accomplished through monitoring by Long Beach Traffic Management Center. The traffic signals along Willow Street, Cherry Avenue and Pacific Coast Highway are synchronized at a regional level.**

17. *Evaluate and consider reducing transportation impact fees for mixed-use projects near major transit corridors that offer extensive facilities and programs that will reduce vehicle miles traveled.* Not implemented.

#### PEDESTRIAN AND BICYCLE CIRCULATION

18. *As areas redevelop or roadways are widened, consider the addition of bike lanes to street sections.* **Considered during plan review.**

19. *Increase and improve the network of public and private trails and sidewalks to encourage active recreation and fitness, and to provide public access to parks, open space areas, and public view and vista locations.* In 2013, the City applied for a trail renovation grant as part of the Los Angeles County Competitive Trails Program

requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations. In 2015, the grant was extended and a segment of Creston Avenue south of Burnett Street was designated as a pedestrian connection for a future City View Park that will provide an additional connection to sidewalks and trails. **In 2016, construction began on the Crescent Square residential project, including the north-end retaining wall and connecting trail system. Design work to restore the Bixby hiking trail is pending and expected to be completed before the end of 2017.**

20. *Where appropriate, require new residential development to include trails and sidewalks that link to parks and view locations.* Accomplished during plan review. In 2014, Crescent Square was approved which included a pedestrian trail at the east side of the development to provide an additional connection from the Hilltop and Historic District to the Town Center. **In 2016, the City's View Park project was on hold pending the award of a \$2 million grant from the Rivers and Mountains Conservancy to expand the View Park project and begin construction of the City's first recycled water system.** However, the Public Works Department continued to support the application process of these projects. The City of Long Beach reviewed concept plans for the park expansion which included a small piece of Long Beach property. Construction began on the Crescent Square residential project, including the north-end retaining wall and connecting trail system.
21. *Consider amending the SHMC to increase the amount of required bicycle parking for projects in commercial, mixed-use, and other heavily-trafficked areas.* Not implemented.
22. *Coordinate future bikeway expansion with the City of Long Beach to ensure appropriate connectivity is provided at City boundaries.* The 2010 Circulation Element added 5.5 miles of bike paths designated throughout the City as part of a new Bicycle Master Plan.
23. *Design access to new developments and buildings to encourage walking.* Considered during plan review.
24. *Participate in and implement recommendations of the Safe Routes to Schools Program.* In 2013, the signal and crosswalk improvements at Cherry Avenue for Alvarado Elementary School and Jessie E. Nelson Middle School were installed and completed. **In 2016, following the City of Long Beach's receipt of a federal Safe Routes to Schools grant, the intersection of 21<sup>st</sup> Street and Walnut Avenue crosswalk project began in order to make it safer for kids to cross the street.** The intersection will be reconfigured and a new traffic signal will be added. The expected completion date is spring 2017. City staff reviewed a restricted parking plan for street parking adjacent to Signal Hill Elementary. Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20<sup>th</sup> Street and Redondo Avenue to improve safety at the Browning High School. The City

**of Signal Hill is preparing a Safe Routes to School grant application to off-set costs. In addition, Signal Hill re-striped Obispo Avenue to accommodate two lanes of traffic in each direction.**

### PUBLIC TRANSIT

25. *Support increased-frequency transit service and capital investments to serve high-density employment, commercial, residential, or mixed-use areas and activity centers.*  
**In 2016, the City continued discussions with Long Beach Transit (LBT) with the goal of integrating greater and more diverse bus routes in the underserved areas of Signal Hill.**
26. *Support continued implementation of TranSmart technologies by Long Beach Transit at Signal Hill bus stops.* **Accomplished and ongoing.**

### GOODS MOVEMENT

27. *Continue to enforce truck route regulations to minimize the impacts of truck traffic on residential neighborhoods.* In 2013, the City adopted standards for trucking yards and compliance plans. As part of the process the City inspected the properties and designated 3 of the properties as trucking yards and reclassified the others as storage yards or contractors' storage yards. A traffic study was prepared analyzing current and alternative truck routes. In 2014, no change in trucking routes was recommended. No new trucking yards were requested or approved in the City. **In 2016, one of the trucking yards had multiple reported traffic and dust complaints due to speeding and parking truck cabs/containers on Rose Avenue. Conditions have improved at the site. To eliminate these nuisances, code and traffic enforcement are ongoing.**
28. *Design review for new commercial, industrial, and mixed-use developments shall consider and minimize noise and other impacts of truck traffic, deliveries, and staging on nearby homes.* **Accomplished and ongoing.**

### UTILITIES

29. *Where physically and economically feasible, underground overhead utility lines.* **In 2016, the plans for underground utilities at the Crescent Square development and workforce housing at 1500 E. Hill Street were approved. In addition, utilities at the Browning High School on Obispo Avenue at Hill Street will be relocated underground.**
30. *Promote pipeline safety by requiring compliance with State pipeline inspection and safety monitoring programs.* **Accomplished and ongoing.**
31. *Evaluate City standards to ensure that no undue restrictions are placed on the development of small-scale renewable energy units such as rooftop photovoltaic*

*panels.* In 2009, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist the public with the installation of solar energy devices, including rooftop panels. In 2015, a Bloom Energy fuel cell was installed at the Gateway Center Home Depot. The cell converts fuel and produces energy for the store. **In 2016, 26 building permits were issued for solar panels for single-family homes and/or commercial development throughout the City. In addition, two Bloom Energy fuel cells were installed at the Gateway Center and Town Center East Home Depots. The cells produce more efficient electricity for the store.**

#### TRANSPORTATION DEMAND MANAGEMENT (TDM)

32. *Encourage major employers to develop and implement TDM programs to reduce peak-period trip generation.* Not implemented.
33. *Develop TDM programs for City employees, and provide incentives for their use.* Not implemented.

## **Environmental Resources Element**

### Status Overview

The Environmental Resources Element was last updated February 16, 1988. The Parks and Recreation Master Plan was last updated December 1989. The Environmental Resources Element contains seven goals and 38 implementation programs. **The significant achievements for the year 2016 are bolded below:**

### Goals

Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential, and a City that is carefully managing its transition from resource extraction to balanced land uses.

Goal 2: Maintain and enhance the City's unique cultural, aesthetic, and historic areas.

Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.

Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.

Goal 5: Ensure minimal degradation to the physical environment from development or operational activities, and require restoration of the environment where degradation has occurred.

Goal 6: Ensure and protect the public safety in natural hazard areas.

Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress and issues.

### Implementation Programs

1. *Review and revise zoning to encourage preservation of the natural terrain.* Accomplished and ongoing through Park and Recreation Master Plan and specific plans. In 2005, the North Slope Steering Committee was formed to develop a land acquisition plan for the North Slope to create the Chawot Nature Preserve. In 2006, the Committee submitted a report to the City Council recommending that the City acquire 11 acres of land for the preserve. In 2007, the City submitted a grant application to the Conservancy and was granted Tier II status but funding was never secured. In 2015, a Zoning Ordinance Amendment and a General Plan Amendment were adopted to facilitate the pedestrian trail system and future View Park at the southwest corner of Cherry Avenue and Burnett Street. An approximate 60 feet by

350 feet segment of public right-of-way for Creston Avenue immediately west of Cherry Avenue was reclassified from Local Street to Pedestrian Connection. **In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. The project remained on hold pending the anticipated award of the grant. The Public Works Department continued to support the application process. The City of Long Beach reviewed concept plans for expansion of the park to include property they own. Design plans for a Dog Park at 3100 California Avenue just south of the 405 Freeway were completed.**

2. *Evaluate individual projects to ensure protection of views and preservation of the natural topography wherever possible.* Accomplished through view analysis procedure and site plan and design review. In 2014, the City's view analysis process was utilized for two residential projects: 2799 E. 21<sup>st</sup> Street and the Crescent Square development. In 2015, two residential projects were reviewed under the City's view analysis process: A single family dwelling at 1995 St. Louis and a 10 unit condominium project at 1933-39 Temple Avenue. **In 2016, the view analysis for the 10 unit condominium project continued, and the project was denied due to building heights and impacts on views. The applicant is revising the plans for re-submittal.**
3. *In preparing capital improvement plans, consider view protection and protection of natural resources.* In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. In 2015, the construction documents for the View Park at the southwest corner of Cherry Avenue and Burnett Street were completed. The Park includes a landscaped trail for pedestrian access, benches and an electronic monument sign. In keeping with the City's trail system designs, the trail head entry points at the corner of Cherry/Burnett and at the cul-de-sac on Creston Avenue will have decorative elements similar to the entry points at Panorama Promenade. Design and planning for a Dog Park continued at 3100 California Avenue just south of the 405 Freeway. **See response to #1 above.**
4. *Adopt green belt plan.* Accomplished through Park and Recreation Master Plan 1989 and specific plans. **See response to #1 above.**
5. *Adopt design review ordinances.* Accomplished. In 2014, the Planning Commission approved 5 projects subject to Site Plan and Design Review. In 2015, the Planning Commission approved two projects subject to Site Plan and Design Review and conducted workshops for two additional pending residential development projects. **In 2016, the Planning Commission approved two Site Plan and Design Review (SPDR) projects for a single family dwelling. The Commission held two workshops regarding views and a micro-brewery, and six public hearings for SPDR regarding a remodel of the auto center freeway sign, changes to the model homes at Crescent Square, the conditional use permit and zoning ordinance amendment for the micro-brewery, and three Beautification awards.**

6. *Preserve Alamitos Well No. 1.* Accomplished in Discovery Well Park which has decorative fencing and informative signage.
7. *Prepare historic resources study.* Windshield survey completed. More detailed historic resources work is needed.
8. *Recommend funding for historic preservation.* Not implemented.
9. *Require park dedication.* Ongoing through impact fees and dedications. **See response to #1 above. The future View Park will be funded by development park impact fees. In 2016, park impact fees collected were \$40,933, which decreased from 2015 (\$83,721), but increased from 2014 (\$17,121).**
10. *Develop parks in hilltop area.* Accomplished with three parks with a trail system linking them to Civic Center. **In 2016, construction of the Crescent Square project located on Walnut Avenue and Crescent Heights Street began and includes a pathway connection between the Walnut/Willow condominiums, Town Center West and the Hilltop Trail System. The future View Park will provide an additional pedestrian link between the Hilltop Trail System and the Civic Center.**
11. *Improve park accessibility for the young, elderly and disabled.* Accomplished in all existing parks. Plans for new parks include accessible features. In November 2014, the community garden opened and includes 2 accessible plots. **In 2016, the slope of the View Park trail was reduced to improve accessibility, and the design for a Dog Park at 3100 California Avenue includes handicap accessibility.**
12. *Adopt Open Space Ordinance.* Accomplished in Chapter 20.18 Open Space. In 2012, the City adopted a zoning ordinance to facilitate development of publicly managed community gardens. In November 2014, the community garden project was completed and the garden opened. **In 2016, the City began the process of updating the Parks and Recreation Master Plan. The Community Services Department prepared bids and oversaw selection of a consulting firm to conduct a Community Needs Assessment of parks and recreation programs, services and amenities. The firm initiated stakeholder interviews and will complete the assessment report in 2017.**
13. *Encourage parkland gifts.* In 2005, the City received a half acre of parkland as a gift adjacent to Sunset View Park along Skyline Drive. This space has been used as a viewing area and setting for the 'Roughnecks' bronze sculpture. **In 2016, the City of Long Beach reviewed concept plans for the Signal Hill View Park expansion to include property they own.**
14. *Review public works projects annually.* Implemented through Annual Capital Improvement Projects planning, budget process, and General Plan annual review.
15. *Develop bike and trails plans.* Bike path study determined not to develop bike paths. Extensive pedestrian trail system completed. In 2007, trail system segment at

Hathaway Ridge project was completed. In 2010, the Circulation Element was updated which includes a trails plan and bicycle master plan. In 2013, the City applied for a trail renovation grant as part of the L.A. County Competitive Trails program requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations from the Los Angeles County Competitive Trail Program. Approved plans for the Crescent Square project included a trail segment linking the Historic District neighborhood to the Town Center West retail center and the hilltop. In 2015, an extension of the \$109,000 in grant funding was approved and funds are expected to be used for trails within the Bixby Ridge development and other trail renovation projects. **In 2016, design work for the Bixby Ridge trail improvements continued and the bid process is expected to begin in spring of 2017.**

16. *Capitalize on view opportunities.* Accomplished at Hilltop and Sunset View parks and Panorama Trail. See responses to #1 above for efforts to create the Chawot Nature Preserve which will include viewing opportunities. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. In 2015, a Zoning Ordinance Amendment and a General Plan Amendment were adopted to accommodate a future View Park and pedestrian trail system at the southwest corner of Cherry Avenue and Burnett Street. **In 2016, design plans for a Dog Park were completed. See response to item #1 above.**
17. *Work with School District to use school sites after hours.* Accomplished and ongoing. In 2015, the City began discussions with the Long Beach School District (LBUSD) to secure an updated joint use agreement for after-hours use of school sites. **In 2016, LBUSD continued to finalize the draft Joint Use Agreement for staff review.**
18. *Work with City of Long Beach to assure use of parks in Long Beach.* Accomplished through a collaborative effort that allows Signal Hill's Youth Sports Program to use Long Beach facilities.
19. *Amend zoning to regulate oil facilities.* Accomplished through the 2015 Oil Code update. In 2010, the State Division of Oil and Gas revised the process for oil well abandonment under their Construction Site Plan Review. In 2013, the City adopted an ordinance with development standards for properties with oil wells in response to these changes from the State. The ordinance allows development near to, but not over, oil wells. The City continues to work with specialists in water quality and oil recovery to complete a comprehensive analysis for an amendment to the ordinance allowing development over abandoned oil wells. In 2014 the conditional use permit (CUP) for the seven drill sites operated by Signal Hill Petroleum (SHP) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. In 2015, the City adopted a comprehensive Oil and Gas Code, establishing procedures for developing over and in close proximity to abandoned wells, including improved well discovery, survey, methane mitigation, and a Well Abandonment Report. The inclusion of the equivalency standard in the Oil and Gas Code amendment lifts restrictions on development throughout the City. The 30-month extension of the SHP drill sites CUP expires June 30, 2017. **In 2016, the SHP**

landscaping maintenance, fencing, and equipment on drill site and well properties were found to be in generally good condition; however, SHP has agreed to make improvements in high-profile locations. SHP prepared concept plans for the improvements and shared them with staff with the intent to install in 2017. Maintenance of stormwater protection measures is ongoing at each drill site. Some track out of sediment from the site onto the street at the driveway entrance had been observed at drill site #3 during high activity and rain events. Additional improvements are pending.

The 30-month extension of the CUP is set to expire on June 30, 2017. The extension was intended as an interim step to provide time to agree to terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. Although no significant progress was made on the Development Agreement concept in 2016, near the end of the year SHP recently agreed to focus on two priority development sites to act as a template for a larger Development Agreement as follows:

- Heritage Square Central Business District (CBD) adjacent to the former Fresh & Easy market.
- Vacant parcel south of Target.
- SHP has chosen to focus on the CBD site first. The City's General Plan Land Use Element envisioned the area to be development with commercial along Cherry Ave. and residential to the west. To that end, SHP has:
  - Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site.
  - Agreed to language for an Exclusive Right to Negotiation Agreement (ENA) between the City and SHP.
  - Agreed to proceed with geotechnical investigations and directed KTGY to further refine the development concept upon execution of the ENA.
  - SHP has agreed to request a one year extension of the CUP to allow time to demonstrate meaningful progress on the Development Agreement and related master planning effort.

20. *Resolve hazardous sites.* Accomplished through environmental review.

*Amend oil related municipal codes as needed. In 2016, implementation of the adopted Oil and Gas Code continued as follows:*

- Public information was posted on the City website.
- City Standards were refined to assist with the new procedures for development over, or in close proximity to, abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration.
- A total of 19 abandoned wells were leak tested and vented.

- **A total of 3 WARs were submitted and approved.**
- **A total of 2 methane site assessments were completed.**

21. *Update drilling standards.* Accomplished and ongoing.

22. *Review oil interface issues.* Accomplished and ongoing. **See response to #19 above.**

23. *Implement SCAQMD standards.* Accomplished and ongoing - dust mitigation measures implemented at all new development sites.

24. *Promote water conservation.* In 2007 and 2008, the Public Works Department implemented public outreach and education programs to promote water conservation through flyers included with water billing. In 2010, the City amended Title 13.10, Water Conservation in Landscaping, to require water efficient landscape in new construction and rehabilitated landscapes. In 2010 the City completed construction of a water conservation demonstration garden at the City Yard and approved plans for a water conservation garden/pathway at Reservoir Park. In 2011, the City's Sustainable City Committee (SCC) demonstrated a reduction in water consumption by 150.6 gallons per capita per day, as part of Signal Hill's continued effort to conserve water. In 2014, the City received \$41,758 in grant funding from the Gateway Water Management Authority to initiate a demonstration project to replace 260 antiquated residential water meters with new smart meters that record usage data and send high usage alerts automatically. The Public Works Department prepared a bid package to select a contractor to install the meters. **In 2016, the City selected UtiliWorks to prepare a study to provide a cost analysis and recommend an approach to tie into Long Beach Gas infrastructure.**

**The following water conservation activities continued:**

- **The City maintained the previously adopted local goal to demonstrate that the City is on track to reduce total water used by 12% for 2016, as compared to the 2013 usage for the months of July 2013–February 2014. The 2016 goal was exceeded and averaged 21% reduction for the year.**
- **As a result of staff and community efforts, reporting shows that Signal Hill water customers remain among the lowest water users statewide.**
- In response to the Governor issued Executive Order B-29-15 issued on April 1, 2015, directing a statewide overall reduction in potable water use of 25%, on May 19, 2015, the City declared a Level 2 Water Supply Shortage. On September 15, 2015, the City updated the Level 2 water restrictions. **In July 2016, based on improved water reservoir storage levels as reported by the Metropolitan Water District, the City reduced the water restrictions to Level 1 as follows:**
  - **Limits on Watering Days.** Watering or irrigating of any lawn, landscape or other vegetated area with potable water is limited to the following three days per week: Tuesday, Thursday and Saturday. This provision does not apply to landscape irrigation systems that exclusively use very-low flow drip type irrigation systems if no emitter produces more than one gallon

of water per hour. Automated landscape irrigation systems may only be operated on other days for very short periods of time, such as ten minutes, or as reasonably required for the express purpose of adjusting or repairing a landscape irrigation system.

- **Obligation to Fix Leaks, Breaks, or Malfunctions.** All leaks, breaks or other malfunctions in the water user's plumbing or distribution system must be repaired within seventy-two hours of notification by the city unless other arrangements are made with the city.
- **Limits on Filling Ornamental Lakes or Ponds.** Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent necessary to sustain aquatic life that has been actively managed or cared for within the ornamental lake or pond, prior to the city declaring a supply shortage level pursuant to this chapter.
- **Other Prohibited Uses.** The city may implement other prohibited water uses as determined by the city after providing notice to the city's water customers.
- **Exemptions to Level 1 Shortage Restrictions:**
  1. Watering with a hand-held hose or a refillable watering vessel, such as a bucket or a tree irrigator is allowed at any time on any day of the week.
  2. Drip irrigation systems with emitters of less than two gallons per hour capacity are exempt from duration and day of week restrictions due to increased efficiency.
  3. Soaker hoses or automatic tree bubblers may be used to water trees so long as watering is done under the drip-line of the tree canopy.
  4. Watering a vegetable garden with a soaker hose is exempt from the watering limitations.
- In 2016, in accordance with the newly adopted State Water Efficient Landscape Ordinance (WELO) for new development the City reported on implementation measures and the number of developments reviewed under the ordinance for the year. There were three single-family and one multi-family residential projects that trigger the review; however, they will not be reported until the projects are completed.
- In 2016, there were 17 nominations and eight properties that received a Sustainability Award in the category of Water Efficient Landscaping. Yard signs continued to be offered to awardees to increase awareness of the program and promote sustainability.
- In 2015, the City applied for and was granted a SoCal Water Smart Turf Removal Rebate by the Metropolitan Water District to replace turf in the parkway at City Hall with drought tolerant plants and drip irrigation. The landscaping was replaced and the parkway landscape replacement project will serve as a demonstration project. **In 2016, the project was completed.**

- On July 14, 2015, City staff conducted a public workshop to educate residents about drought conditions and to obtain feedback on preferences for alternative turf replacement materials and design applications. In addition, on November 23, 2015, the City adopted new regulations for all residential zoning districts to promote planting of alternative landscape materials, emphasize that turf is not a required or preferred material and establish limitations on the use of hardscape. **In 2016, 17 properties were nominated to be awarded for a Sustainability Award in the category of Water Efficient Landscaping.**
- In 2015, outreach to the community with water conservation information, tips and regulations continues via pamphlets, the City website and features in the City Views with links to bewaterwise.com. In addition, the Public Works Department purchased 500 water conservation kits for distribution to residents at public events such as the Summer Concert Series. **In 2016, the City's outreach efforts were continued and featured at the Sustainable City Committee's summer concerts booth.**
- In consideration that water pumping and distribution represents the single highest energy use for the City, Edison grant funds were awarded for a program to install variable speed motor drives on City water pumps that match the speed of the motor with the service need and reduces energy use. **In 2016, the project is pending.**
- In 2015, design for an advanced wellhead water treatment facility was underway for installation at well No. 9, to decrease the City's reliance on imported water and provide a reliable source of potable water to the City in the case of damage from an emergency. **In 2016, the well facility was completed. Completion of the Treatment facility is pending.**
- In 2014, the City applied for a grant to expand the recycled water system, but funding was not granted. In 2015, the City applied for a Mountains and Water Conservancy Grant. **In 2016, the City pursued a \$2 million grant from the Mountains and Water Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. See response to #1 above.**
- The City received an \$11 million grant to construct a regional storm water infiltration project that when completed will help Signal Hill, Long Beach and Caltrans meet Storm Water Quality TMDL requirements within the Los Cerritos Watershed. The grant requires that the project be constructed within 3 years necessitating a Design-Build project delivery process. **In 2016, the Design Build contract was approved, construction has begun and the estimated completion date is December 2017.**
- The *Groundwater Reliability Improvement Program (GRIP)* will replace a significant portion of the imported water purchased by the Water Replenishment

District (WRD) for replenishment in the Central Groundwater Basin with highly treated recycled water, thus reducing the region's reliance of imported water. In 2014, the draft Environmental Impact Report was circulated for the Ground Water Reliability Improvement Program (GRIP) Recycled Water Project. The project would allow WRD to offset current use of imported water with tertiary and advanced water treatment recycled water supplies for groundwater replenishment in the Central Basin. An Integrated Regional Water Management (IRWM) Grant Proposal provides funding for the project. **In 2016, the project is ongoing.**

- The City received a \$65,000 Proposition 84 grant to construct 2 curbside Filterra stormwater pretreatment systems. **In 2016, construction began. The estimated completion date is April 2017.**
- The City received a \$75,000 County Prop. "A" Grant to upgrade and modernize the Signal Hill Park irrigation system. **In 2016, through a program administered by the Central Basin Water District, aimed at reduction of water use, Ecotech completed irrigation retrofits (nozzle/spray head replacements, new controllers, etc.) at multiple City facilities/parks. Low flow toilets, water efficient faucets and mulch rings around trees were also installed at Signal Hill Park.**
- A minimum of 10% of City owned catch basin inserts are required to be installed in the Los Cerritos Channel and Lower Los Angeles Riverbed watershed. **In 2016, the project is partially complete.**

27. *Coordinate hazmat response.* **Accomplished and ongoing.**

28. *Participate in regional hazardous waste management planning.* Accomplished through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57.

29. *Amend codes for hazardous materials facilities.* Ongoing through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57. In 2009, the City approved plans for the EDCO facility, a waste recovery recycling and transfer facility that will include a household hazardous waste drop-off center. In 2012, construction of the transfer facility and administrative offices was completed. In 2014, a video promoting EDCO's household hazardous waste operations was produced and promoted on the City's website and at public meetings. **In 2016, EDCO continued to offer their transfer facility as a drop-off for household hazardous waste. The drop-off is hosted by Los Angeles County every 2<sup>nd</sup> Saturday of the month. EDCO also offers electronic waste collections, on-call bulky item pick-up. Home Depot also has a take-back program for used compact fluorescent lamp bulbs (CFL).**

30. *Abate hazardous industries.* Accomplished and ongoing through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57.

31. *Review hazardous facilities.* Accomplished through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57.
32. *Require construction site cleanup.* Accomplished through building inspections. In 2014, Cal Green construction recycling mandates were implemented. In 2015, additional and more rigorous Cal Green regulations were implemented by the State and the City. New regulations require all new development projects to submit a construction demolition and debris management plan to divert construction related debris. Construction recycling increased from 50% to 65%. CALGreen water regulations incorporated the State MWELO requirements for new construction including:
  - Water efficient fixtures and irrigation systems.
  - Building Operations and Maintenance Manual for commercial.
  - Decreased valuation from \$200,000 for new construction or 1,000 SF for additions.

**In 2016, the City Building Inspector reviewed the newest Cal Green changes to the 2013 regulations with the Sustainable City Committee as follows:**

**Construction Waste Recycling**

- **Construction waste recycling is now required for alterations as well as new construction.**

**New Definitions**

- **Electric Vehicle (EV) Charger.** Off-board charging equipment used to charge an electric vehicle.
- **Electric Vehicle Charging Space (EV SPACE).** A space intended for future installation of EV charging equipment and charging of electric vehicles.
- **Electric Vehicle Charging Station(s) (EVCS).** One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. Electric vehicle charging stations are not considered parking spaces.
- **Universal Waste. (1) Batteries, as described in Title 22 CCR, Section 66273.2, Subsection (a);**
- **(2) Electronic devices, as described in Title 22 CCR, Section 66273.3, Subsection (a);**
- **(3) Mercury-containing equipment, as described in Title 22 CCR, Section 66273.4, Subsection (a);**
- **(4) Lamps, as described in Title 22 CCR, Section 66273.5, Subsection (a);**
- **(5) Cathode ray tubes, as described in Title 22 CCR, Section 66273.6, Subsection (a);**
- **(6) Cathode ray tube glass, as described in Title 22 CCR, Section 66273.7, Subsection (a); and**

- **(7) Aerosol cans, as specified in Health and Safety Code, Section 25201.16.**

### **Recycling Containers**

- **Required for multi-tenant residential.**

### **Commercial Waste Disposers**

- **Required to have automatic shut off valves.**

33. *Implement code enforcement.* Accomplished through the City's code enforcement program. In 2010, the City completed 102 code enforcement cases. In 2011, the City completed 58 code enforcement cases. In 2012, the City completed 29 code enforcement cases. In 2014, the City completed 46 code enforcement cases. **In 2016, the City completed 67 code enforcement cases.**

34. *Amend code for developing on steep slopes.* Accomplished through specific plans, and site plan and design review process.

35. *Respect natural land forms.* Accomplished through specific plans, and site plan and design review process.

36. *Maintain setbacks from oil wells.* Accomplished through Fire Department review of compliance with L.A. County Fire Code. In 2013, the City amended the Oil Code to allow development near to but not over oil wells and setbacks for safety and access is included. In 2014, special studies for establishment of standards for development over and near abandoned oil wells were completed to be considered as a part of a future Oil Code Amendment. No changes to required setbacks from active wells are anticipated. **Accomplished ongoing.**

37. *Prepare solar energy brochure.* In 2008, the City formed a Sustainable City Committee (SCC). Part of the committee's purpose is to provide public education. In 2009, upon recommendation from the SCC, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist in preparing a solar energy brochure for the public. On September 2, 2015, the City Council adopted an Ordinance in accordance with AB2188, the ordinance set provisions to streamline the small residential rooftop solar energy system permitting and inspection process. **In 2016, 26 residential and commercial solar permits were issued.**

38. *Develop an educational program for oil interface issues.* In 2005, staff participated in State Department of Conservation, Division of Oil and Geothermal Resources Construction Site Review Committee. The committee recommends recordation of disclosure documents. In 2012, the City extended an urgency ordinance for development standards for properties with oil wells in response to changes in the State

review program. This ordinance requires recordation of disclosure documents. In 2013, the City amended the Oil Code to allow development near to but not over oil wells and setbacks for safety and access were included. In 2014, as part of the educational process for development of the oil code amendment and extension of the CUP for the seven SHP drill sites, the City facilitated an additional drill site tour and two lunch-and-learn programs hosted by Signal Hill Petroleum. **In 2016, implementation of the adopted Oil and Gas Code continued as follows:**

- **Public information was posted on the City website.**
- **City Standards were refined to assist with the new procedures for development over or in close proximity to abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration.**
- **A total of 19 abandoned wells were leak tested and vented.**
- **A total of 3 WARs were submitted and approved.**
- **A total of 2 methane site assessments were completed.**

39. *Periodically provide City newsletter information covering environmental issues and progress, for delivery to residents and businesses.* Accomplished and ongoing by providing articles to City Views, the quarterly newsletter, and posting items on the City website such as water conservation and the Sustainable City Awards. **In 2016, the City provided “City Views” articles and inserts in the City water bill on the drought, water conservation, turf replacement and tree care. Water bill inserts also included information on the EDCO recycling programs. “In the News” articles were added to the Planning Commission and Sustainable City Committee (SCC) agendas. The SCC continued to meet bi-monthly with all meetings open to the public. Each SCC agenda includes current environmental, sustainability and conservation items, news, guest speakers, City participation and accomplishments, local action items and the reports on Green City Report goals and accomplishments. The SCC recommended and the City Council awarded quarterly sustainability awards to local residents, businesses and school clubs. The adopted Green City Report developed and updated annually by the SCC is publically available. The SCC’s mission, meetings, members, the Green City Report and Annual Update and sustainability award recipients are posted on the City website and updated regularly.**

## **Safety Element**

### Status Overview

The Safety Element was recently updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2016 are bolded below.**

### Goals

- Goal 1: PREVENTION: Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.
- Goal 2: PREPARATION: Take necessary steps to allow for effective responses to disasters.
- Goal 3: RECOVERY: Plan for efficient and rapid recovery from disasters.

### Implementation Programs

1. *Continue to adopt the most-recent California Building, Electrical, Fire, Mechanical, Plumbing, and Residential Codes, as they are updated. In 2016, the Building Department continued to enforce the 2013 California Building Code and the 2014 LA County Fire Code for all new and existing projects.*
2. *Conduct annual reviews and updates, as necessary, of the Emergency Operations Plan. In November 2016, the City adopted a Hazard Mitigation Plan to supplement the Safety Element Update of the General Plan. It details how the City identifies, schedules, and mitigates natural hazards, structural hazards, organizational processes, and funding streams to achieve a safer public environment for residents and businesses within the city.*
3. *Require geologic engineering and/or soils site investigations on all potential development sites located within Alquist-Priolo Earthquake Fault Zones. Such investigations are to be completed prior to issuance of a building permit. Accomplished and ongoing.*
4. *Increase public awareness by developing an education program for residents and businesses on emergency preparedness. Accomplished and ongoing.*
5. *Maintain the City's agreement with the Los Angeles County Fire Department for fire protection services and periodically review the adequacy of fire protection services. Accomplished and ongoing. The agreement with the Los Angeles County Fire Department was initially adopted on December*

**22, 1987 and renews automatically for successive one-year terms, provided that neither party elects to cancel the agreement.**

6. *Continue to require Fire Department approval prior to project plan approval and completion.* Accomplished and ongoing.
7. *With the assistance of the Fire Department, encourage employers to establish training programs regarding fire prevention, control, and evacuation.* Accomplished and ongoing. **During the annual safety review of every business in the City, the LA County Fire Department encourages fire prevention, control, and evacuation.**
8. *Coordinate with the Fire Department in their review of minimum fire flows and availability and distribution requirements for water in new developments.* Accomplished and ongoing. **Fire flow tests are required for new development as a condition of approval for the Site Plan and Design Review process.**
9. *Establish procedures for prioritizing services and assistance provided by mutual aid organizations, including the Long Beach Police and Fire Departments, the Los Angeles County Sheriff's Department, and the California Highway Patrol.* Accomplished and ongoing. **The Emergency Operations Plan (EOP) fully describes the procedures and processes whereby the city would request mutual aid assistance from its local, operational area, state, and federal response partners. The Plan details the three levels of emergency operations activation, and the follow-on requests and responses to be placed and received from our response partners. Procedures for reporting the status of the city's infrastructure, businesses and residents are clearly articulated for each level of activation. Mutual aid would be requested from the appropriate response partner if the incident requiring emergency response exceeded the available local resources.**
10. *Increase community awareness of potential crime hazards through public education programs conducted by qualified law enforcement personnel for all members of the community.* In 2016, the Signal Hill Police Department continued to offer the Citizen's Police Academy to its local residents. 16 residents successfully completed the training. Classes are held biannually for two hours per week for ten weeks and focus on topics such as crime prevention, patrol operations, and emergency dispatch procedures.
11. *Encourage City residents to become active in their community by continuing the support programs such as the Neighborhood Watch program.* In 2016, there were six Neighborhood Watch programs. The Signal Hill Police Department continues to implement its Neighborhood Watch Program

**which encourages the community to take an active role in being the eyes and ears of the department. When suspecting criminal activity, residents are advised to contact the police immediately. Specific instructions are outlined on the City's public website.**

12. *Periodically review and update, as necessary, all law enforcement procedures and services to ensure the protection of public safety and welfare within Signal Hill.* Accomplished and ongoing. **The Police Department is constantly adapting to meet the needs of its residents, by updating services and procedures.**
13. *Perform regular inspections of all water storage facilities located within the City and, if necessary, implement new procedures to ensure the safety of these facilities.* Accomplished and ongoing.
14. *Periodically review and update all municipal and building codes regulating the development and maintenance of facilities that extract, process, transport, and store petroleum, natural gas, chemical acid materials, and other potentially hazardous or toxic material.* Accomplished and ongoing. **These regulations are outlined in the 2013 California Building Code.** City staff continues to remain in constant contact with Signal Hill Petroleum, the City's largest petroleum and natural gas operator, and other potentially hazardous facilities.
15. *Continue to conduct safety inspections of hazardous and toxic materials facilities and implement, as necessary, any new requirements for the regulation of safety in these facilities.* **In 2016, all safety inspections for hazardous and toxic materials were conducted by the City's environmental consulting firm, John L. Hunter & Associates.**
16. *Collaborate with appropriate agencies and industries to define responsibility and cost allocation for repair and cleanup of hazardous, dangerous, toxic, and other spilled materials.* Accomplished and ongoing.
17. *Require the annual updating of the City's inventory of all facilities, pipelines, and transport routes involved with hazard and toxic material activities.* Accomplished and ongoing.
18. *Periodically update local standards, and support strengthening of state and federal standards concerning the transportation of hazardous and toxic materials within Signal Hill.* Accomplished and ongoing.
19. *Specify those roadways that are designated as transportation routes for hazardous and toxic materials within Signal Hill.* **The 2016 General Plan Safety Element update includes a map outlining the specific evacuation**

**routes within the city. These evacuation routes encompass the transportation of hazardous and toxic materials.**

20. *Develop educational programs for public safety, public works, and inspection personnel identifying the types of hazardous materials located within the City and/or proper handling procedures in the event of a hazardous or toxic material emergency. See response to #15.*
21. *Maintain a capability for dealing with hazardous or toxic materials emergencies, and seek funding for such a capability. Accomplished and ongoing. This topic is addressed in the Emergency Operations Plan (EOP).*
22. *Maintain and revise, as necessary, the City's Emergency Operations Plan, to ensure the optimal safety and welfare of Signal Hill residents. In 2016, the current version (2015) of the EOP is currently undergoing revision, as required on a two year cycle. The maintenance and revision of this document is the responsibility of the Signal Hill Police Dept. During this current cycle, the components that require updates include mass sheltering and evacuation. The Post Katrina Emergency Management and Reform Act mandates that the local and regional jurisdictions' EOP make provisions for household pets in the pre-disaster planning, response efforts, and recovery missions. Additional updates occur throughout the document to bring it into compliance with the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).*
23. *Continue regular exercises of Emergency Operations Plan procedures by City personnel in a simulated setting. Implemented through Emergency Operations Center. Accomplished and ongoing. In 2016, the Emergency Operations Center (EOC) continues to implement the EOP, which is carried out by City staff. For example, City personnel utilizes the cloud based app (veoci) to connect with other public agencies as part of the EOP in the event of a large-scale emergency.*
24. *Develop an agreement with appropriate emergency medical service providers to serve Signal Hill's residents and workers in the event of a disaster. Accomplished and ongoing. The City's EOP contains descriptions of how the EOC will request medical resources from external agencies to provide emergent care for residents injured during the response phase of a disaster.*
25. *Maintain an evacuation plan providing routes and procedures. Update the plan as necessary to account for changes in the roadway network, new development, and new hazards. The 2016 General Plan Safety Element*

**update contains a map denoting the specific evacuation routes within the City's boundaries.**

26. *Develop an educational program aimed at informing the public of proper emergency response procedures.* Accomplished and ongoing. **In 2016, the City promoted Community Emergency Response Team (CERT) training for the public, which is conducted by Los Angeles County in partnership with the City of Signal Hill Police Department. 21 local residents successfully completed the training. Furthermore, the City has published the Red Cross Program “21 Weeks to Prepare” on its website to provide individuals and families with a supply checklist to readily prepare for an emergency. In addition, a series of presentations were given at each City Council meeting which focused on each of the 21 weeks outlined in the checklist.**
27. *Periodically review the coordinated efforts of all emergency response agencies to ensure the availability of services and efficiency of communications.* Accomplished and ongoing.
28. *Prepare a recovery plan for reconstruction of essential services and facilities in the event of an emergency; develop resources and available sources of funding.* **In 2016, the City adopted the Safety Element update, which includes the EOP that is compliant with SEMS/NIMS standards.**
29. *Maintain an emergency operations center in accordance with the City’s Emergency Operations Plan.* Accomplished and ongoing. **The EOC is currently located at the Signal Hill Police Station.**
30. *Continue to train City employees in emergency response and management skills.* **In 2016, City staff attended the Annual Emergency Preparedness Training which was held at the EOC.**
31. *Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.* **In October 2016, the City published an updated Hazard Mitigation Plan, in accordance with the Safety Element Update of the General Plan.**

## Noise Element

### Status Overview

The 2010 Noise Element has one goal and 20 implementation programs. **The significant achievements for the year 2016 are bolded below:**

#### Goal

Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.

#### Implementation Programs

1. *Provide information to the public regarding the effects of high noise levels and the means to reduce noise levels and their impacts. In 2016, staff continued to communicate the standards in the noise ordinance to the public verbally and in writing (SHMC Title 9 Chapter 9.16).*
2. *Utilize the site plan review process and California Environmental Quality Act (CEQA) review of new developments to minimize impacts of noise-generating activities whenever feasible. In 2016, the impacts of noise generated by project operations and construction, as well as traffic noise from impacted roadways, are analyzed in compliance with CEQA guidelines. Mitigation measures are applied as necessary.*
3. *Review City functions and activities to ensure that noise from concerts, construction, refuse collection, and street cleaning is reduced to the lowest possible level. The City's noise ordinance establishes standards and regulations for noise levels, days, and hours for business operations. Notices provide descriptions of construction activities and potential noises related to the erection, demolition, excavation, modification, alteration, or repair of any buildings or structures and the permitted hours for construction. In 2014, 15 Construction Time Limit (CTL) notices were sent to nearby property owners. In 2015, seven CTL notices were sent to nearby property owners. In 2016, 11 CTL notices were sent to nearby property owners.*
4. *Consider the use of noise criteria in the purchase of new equipment by City departments and agencies as part of bid evaluation. In 2016, the City's building inspector conducted research for purchasing a noise meter for field inspection visits.*
5. *Encourage the Federal and State governments to continue to provide standards of allowable industrial noise exposure so that all workers are adequately protected against noise-induced hearing loss. In 2016, as a member of the Gateway Cities COG, the City continues to receive information and provide feedback on State and Federal regulations.*

6. *Review the City's noise ordinance and recommend amendments as needed.* In 2014, several code enforcement cases were worked on related to noise complaints regarding a noisy business use, new equipment, construction noise, oil well work, and private street sweeping and leaf blowing. Staff continues to implement noise reduction and mitigation methods on a case by case basis, working with business and property owners for mutually beneficial resolutions. In 2015, eight code enforcement cases were worked on related to noise complaints regarding music and/or noise from exercise and sports facilities, neighbors, auto repair, an air compressor, an exhaust fan, and a trucking yard. **In 2016, four code enforcement cases were received related to noise complaints regarding illegal construction, unpermitted garage conversion, unruly parties, and a trucking yard.**
7. *Review the Noise Element and update, if necessary, every five to ten years.* The Noise Element was last updated in 2010.
8. *Continue to review County and regional plans for transportation, airport operation, etc. to identify the environmental impact of noise and to develop alternatives for the control of major noise sources on a County and regional basis.* As a member of the Gateway Cities COG, the City continues to participate in regional reviews.
9. *Work closely with Caltrans in the early stages of design modification or expansion of State-owned highways to ensure proper consideration of noise impacts on the City.* Accomplished during plan review and CEQA review process as required. **In 2016, the City continued to participate in the Gateway Cities COG Technical Advisory Committee (TAC) for the development and review of preliminary designs and required environmental documents for the expansion of State-owned highways such as the 710 Freeway Widening Project.**
10. *Work with Caltrans to incorporate source noise reduction, barriers, and other design elements for future freeway ramp or access alignments.* Accomplished and ongoing.
11. *Continue enforcement procedures to effect compliance with Motor Vehicle Code noise standards for motor vehicles.* Accomplished and ongoing. Enforcement is managed by the Police Department.
12. *Review the City's truck routes to limit to the extent practicable truck traffic in noise-sensitive areas.* In 2013, as part of the review of trucking yards, a traffic study was prepared analyzing current and alternative truck routes in the City. As a result, the trucking yard standards was adopted later that year. **In 2016, no new trucking yards were approved and no truck route related complaints were received.**
13. *Support the currently-adopted Aircraft Noise Compatibility Ordinance (Long Beach Municipal Code Chapter 16.43) and noise abatement procedures for Long Beach Airport. Strongly oppose the establishment of flight patterns of aircraft over the City and relocation of runways, which would include noise impacts on land uses in Signal Hill.* In 2014, communications with Long Beach Airport staff resulted in a change to the take-off and landing patterns for small planes during instructional flights in

response to noise concerns from residents. **In 2016, no aircraft related noise complaints were received. However, staff continues to maintain communication with Long Beach Airport personnel.**

14. *Encourage Long Beach Transit to use noise criteria as an important factor in their purchase of new buses.* Accomplished and ongoing.
15. *Mitigate new noise sources to an acceptable exterior level of 65 dB CNEL or less and an interior level in habitable rooms of 45 dB CNEL or less at existing noise-sensitive land uses.* In 2014, Crescent Square was reviewed for compliance with the Traffic Noise Impact Distances map listed in the City's Noise Element. Ongoing. In 2015, staff hired a noise engineer to gather data related to a noise complaint for an oil well adjacent to a residential dwelling. **In 2016, the Community Development Department gathered cost estimates on purchasing a City-owned noise meter and conducting staff training to operate the meter.**
16. *Require an acoustical analysis report where the introduction or addition of a new noise source has the potential to result in exterior noise levels exceeding 60 dB CNEL at a noise-sensitive location. The report must show how noise mitigation measures have been incorporated into the design of the new noise source to reduce interior noise levels at noise-sensitive locations to 45 dB CNEL.* Accomplished and ongoing.
17. *For new residential structures to be located where the predicted CNEL exceeds 60 dB, require an acoustical analysis assuring that the proposed design will limit exterior noise to allowable levels: 45 dB in any habitable room and to the extent practicable, 65 dB for outdoor living areas.* Accomplished and ongoing during plan review and the CEQA review process (as required).
18. *Enforce the California Building Standards Code (CCR, Title 24) for sound transmission between adjacent multifamily dwellings to ensure an acceptable interior noise level of 45 dB CNEL in habitable rooms.* Accomplished through the City's building plan check process. The City enforces noise standards incorporated as a part of the 2013 California Building Code.
19. *Consider the use of reduced street widths and traffic calming to reduce vehicular noise.* Accomplished and ongoing (where feasible). **The Crescent Square project incorporates private streets that are narrower than typical public streets. The reduced street width serves as a traffic calming purpose, thus reducing vehicular noise.**
20. *Enforce existing noise ordinance requirements for the construction of new single-family detached or multifamily residential dwellings within 600 feet of an operating well, injection well, or other appurtenant oil field equipment (SHMC Section 9.16.085).* Accomplished as part of annual inspections of oil fields and site plan and design review. **In 2016, 34 well work notifications were distributed by Signal Hill Petroleum (SHP).** In an effort to provide the community with information regarding well work, SHP provides a courtesy notice to nearby residents and

**the City about the type of work that will be done, the duration of the work, what to expect with the work and contact information for Signal Hill Petroleum. Noise mitigation measures are incorporated into well work operations.**

April

**8a.**



**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION**  
**March 22, 2017**  
**7:00 P.M.**

**CALL TO ORDER**

Chair Austin called the meeting to order at 7:00 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Senior Planner Colleen Doan
- 3)      Assistant Planner Ryan Agbayani
- 4)      Assistant City Attorney Gina Chung
- 5)      Senior Engineering Technician Anthony Caraveo

In addition, there were 2 people in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC HEARING**

a.      Site Plan and Design Review 17-02 – A Request to Revise Expansion Plans at an Existing Auto Dealership Sales and Service Building at 1500 E. Spring Street in the SP-4, Auto Center Specific Plan, Zoning District

Community Development Director Scott Charney read the form of notice and Assistant Planner Ryan Agbayani gave the staff report.

There was a discussion regarding why changes have been made to the plans.

Commissioner Benson noted that the canopy in front of the delivery center would be useful to block sun for the building and for customers. Staff noted that the old canopy will remain.

There were no comments from the public.

It was moved by Vice Chair Murphy and seconded by Commissioner Richárd to waive further reading and adopt the following resolution as recommended:

Assistant City Attorney Gina Chung read the title of Resolution No. 801-03-17:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-02, A REQUEST TO REVISE EXPANSION PLANS AT AN EXISTING AUTO DEALERSHIP SALES AND SERVICE BUILDING AT 1500 E. SPRING STREET IN THE SP-4, AUTO CENTER SPECIFIC PLAN, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR AUSTIN; VICE CHAIR MURPHY; COMMISSIONERS BENSON, FALLON AND RICHÁRD

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

## **COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

### a. Review of Land Use Regulations for Fitness and Training Facilities

Senior Planner Colleen Doan gave the staff report.

There was a discussion regarding the gymnastics academy location and parking. Commissioner Benson asked for information regarding hilltop safety and the concentration of fitness training at parks and on streets. Staff clarified the difference between Non-Traditional fitness facilities and park occupants. The Commission requested further data from Community Services regarding park use.

Chair Austin ask for clarification on the current number of non-traditional fitness facilities and staff confirmed there were 28.

The Commission received and filed the report.

## **CONSENT CALENDAR**

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file the Consent Calendar.

The motion carried 5/0.

## **COMMISSION NEW BUSINESS**

Commissioner Benson reported that there was water running from Discovery Park into Bixby Ridge. Staff noted they would report the issue to public works for follow up. Commissioner Benson asked about the details of the story pole heights for two projects on Temple Avenue. Staff provided clarification.

Commissioner Murphy noted that several properties around the City with low maintenance landscaping are in need of maintenance and reminded that low maintenance still requires weeding and trash removal.

Commissioner Benson asked for the status of Mother's Market moving into the former Fresh & Easy location. Director Charney noted that the existing conditional use permit (CUP) allows alcohol sales for off-site consumption, but Mother's Market wants to add food and alcohol service for on-site consumption which would require a new CUP. Director Charney noted he has had discussions on the topic with the market.

Commissioner Fallon asked for clarification regarding whether two co-habitants can both be commissioners. Assistant City Attorney Chung noted that there is no legal restriction per se however, but that the appearance of impropriety regarding the Brown Act could be a factor in Council consideration of candidates.

Commissioner Benson requested staff to encourage artificial turf. Director Charney noted that staff will update the Green Building Primer to include artificial turf.

## **ADJOURNMENT**

It was moved by Commissioner Fallon and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 18, 2017, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Austin adjourned the meeting at 7:55 p.m.

---

Devon Austin  
Chair

Attest:

---

Scott Charney  
Commission Secretary

April

**8b.**





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **AGENDA ITEM**

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

**FROM: SCOTT CHARNEY  
DIRECTOR OF COMMUNITY DEVELOPMENT**

**SUBJECT: CITY COUNCIL FOLLOW-UP**

#### **Summary:**

Below for your review is a brief summary of the City Council's actions from the last two Council meetings.

#### **Recommendation:**

Receive and file.

#### **Background and Analysis:**

- 1) At the March 28, 2017 City Council meeting:
  - The City Council received a report on the Mid-Year 2016-2017 Budget Review (Attachment A).
  - The City Council chose the date of May 31<sup>st</sup> for the Annual Budget Workshop. Please plan to attend.
  - The City Council adopted a resolution on Council Appointments to Various Organizations (Attachment B). Please note that the terms of Commissioners Murphy, Austin, and Benson will end on May 31<sup>st</sup>, 2017. Applications for the vacancies will be accepted online until Friday, April 21<sup>st</sup> at 4:30pm. You may also call Kimberly Boles, Deputy City Clerk at (562) 989-7305 to request application materials by mail.
- 2) At the April 11, 2017 City Council meeting:
  - The City Council selected the date of May 23, 2017, as the Schedule for Appointments to the Planning Commission, Parks and Recreation Commission, and Civil Service Commission.



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 28, 2017

### **AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: SCOTT WILLIAMS  
ACTING ADMINISTRATIVE SERVICES OFFICER/FINANCE DIRECTOR**

**SUBJECT: MID-YEAR 2016-2017 BUDGET REVIEW**

#### **Summary:**

The City Council will conduct a mid-year budget review regarding the City's financial positions based on the first six months of the fiscal year as of December 31, 2016.

#### **Recommendation:**

Receive and file.

#### **Fiscal Impact:**

There is no fiscal impact resulting from the receipt and filing of this report. The fiscal impact from the budgeted projections in this report will ultimately be determined by the actual results at the close of the fiscal year ending June 30, 2017 and the months following when the audited financial statements are issued.

#### **Strategic Plan Goal:**

Goal No. 1: Ensure Long-Term Fiscal Stability.

#### **Background:**

This report provides the status of the City's budget based on year-to-date actual revenues and expenditures for the first half of the fiscal year through December 31, and projections for the remaining half of the year. Staff reviews the year-to-date as well as annual budgeted figures for the entire fiscal year, in order to determine whether the original

budget accurately reflects current year operations. This review provides an opportunity to identify changes in economic or assumptions and provide guidance for recommended adjustments.

In June 2016, the City Council approved a \$47.4 million operating and capital improvement expenditure budget for Fiscal Year 2016-17 for all City funds, and a General Fund Budget with projected revenues of \$21.2 million and expenditures of \$21.1 million including transfers to other funds. At the beginning of Fiscal Year 2016-17, the fund balance in the Economic Uncertainties Fund was \$5.1 million and remains unchanged.

### **Analysis:**

#### **General Fund**

The second quarter ended on December 31, 2016. This report summarizes the activities of the General Fund, but is not meant to be inclusive of all finance and accounting transactions and excludes encumbrances. It is intended only to provide the City Council and the public with an overview of current trends and state of the City's fiscal condition. Timing of the various revenue streams do not follow the calendar year, and therefore percentages of revenues collected year-to-date do not reflect the same percentage of the fiscal year that has elapsed (50%). Revenues collected are summarized below.

#### **City Revenues**

#### **GENERAL FUND REVENUES Fiscal Year 2016-17 As of December 31, 2016**

<b>Funding Sources</b>	<b>2016-2017 Adopted Budget</b>	<b>2016-2017 YTD Actuals</b>	<b>YTD % of Adopted Budget</b>
<b>Revenue Type</b>			
Property Taxes	1,860,387	287,254	15.44%
Sales Taxes	14,809,771	6,022,447	40.67%
Oil Production Taxes	600,000	168,058	28.01%
Other Tax (TOT, etc.)	1,095,000	283,359	25.88%
Licenses & Permits	421,910	173,111	41.03%
Intergovernmental (Fed, State, County)	36,000	7,316	20.32%
Charges for Services	765,879	347,161	45.33%
Fines & Forfeitures	220,200	125,867	57.16%
Use of Money & Property	755,000	322,213	42.68%
Other Revenue	25,000	1,451	5.80%
Transfers	645,000	-	0.0%
<b>TOTAL REVENUES</b>	<b>21,234,147</b>	<b>7,738,237</b>	<b>36.44%</b>

Property tax is the second largest source of revenue in the General Fund. The City's property tax revenue is stable at the budget estimate of \$1,860,387. The City receives \$0.0678 for every dollar in property tax that is collected on property in Signal Hill. Receipt of property taxes does not follow the calendar year, and therefore percentages of property taxes collected year-to-date do not reflect the same percentage of the fiscal year that has elapsed (50%). Lack of inventory has kept housing prices at stable and improving levels, and this continuing trend may result in a slight increase in property tax revenue over the next fiscal year.

Sales tax continues to be the largest source of revenue in the General Fund. The City receives 1% of the 8.75% sales tax percentage that is applied to goods that are sold in the City. The City's sales tax is budgeted at \$14.8 million (net), representing approximately 70% of the General Fund budgeted revenue. Revised estimates from the City's sales tax analytics firm indicate that sales tax revenue will be approximately \$900,000 below previous budget estimates. Primary factors include slowing in the sectors of Petroleum Products & Equipment, Service Stations, Office Supplies & Furniture, and New Motor Vehicle Dealers.

Sales tax revenue generated from the Petroleum Products & Equipment sector has fallen because of slower activity in petroleum production and related equipment sales as a result of low crude oil prices. Gasoline prices have also remained low affecting sales tax generation from the Service Station sector and sales have pulled back in the sector of Office Supplies & Furniture. Also affecting sales tax revenue was the recent transition in ownership of the Nissan dealership.

Use of Money and Property is estimated to produce \$755,000 by the end of this fiscal year. Also included in this revenue are returns on the investments that the City makes under its Investment Policy. Returns on fixed investments have fallen in recent years to record lows and although rates may increase, expectations are still modest in the near-term. Current funds invested for the maximum of the five-year term are returning an average of less than 2%.

## **City Expenditures**

With 50% of the fiscal year elapsed, the General Fund operating expenditures across all City Departments are at 44% of budgeted expenditures. Expenditures were at 46% during the same period last year. Department Directors continue exercising discipline and are working to control expenditures in their annual budgets. The City Council has set goals, objectives and strategies for the fiscal year, which include long-term fiscal sustainability. This strategic goal requires the most efficient and effective use of City's resources. City Administration and Finance met with each department to review current year-to-date expenditures, summarized in the table below. The table shows one division, Economic Development, at over 126% YTD expenditures versus budget. However, these expenditures are offset by corresponding rent revenue.

**GENERAL FUND EXPENDITURES**  
**Fiscal Year 2016-17**  
**As of December 31, 2016**

Departments	2016-2017 Adopted Budget	2016-2017 YTD Actuals	YTD % of Adopted Budget
<b>General Government</b>			
City Council	218,330	101,760	46.61%
City Treasurer	6,110	2,395	39.19%
City Clerk	199,305	60,189	30.20%
Executive Administration	591,660	269,093	45.48%
Program Administration	257,780	101,298	39.30%
Personnel	358,210	120,017	33.50%
Economic Development	232,580	291,965	125.53%
Non-Departmental	1,427,780	833,892	58.27%
IT/Technology	190,500	90,120	47.31%
Finance	923,825	432,199	46.78%
<b>Total General Government</b>	<b>4,406,080</b>	<b>2,302,928</b>	<b>52.27%</b>
<b>Community Development</b>			
Planning Services	328,890	145,874	44.35%
Neighborhood Enhancements	109,650	42,893	39.12%
Building Safety	320,630	73,342	22.87%
Oil Field Services	138,290	51,766	37.43%
<b>Total Community Development</b>	<b>897,460</b>	<b>313,875</b>	<b>34.97%</b>
<b>Police</b>			
Police Community Outreach	77,850	30,535	39.22%
Patrol Services	4,796,690	2,237,130	46.64%
Investigative Services	1,070,690	389,563	36.38%
Police Support Services	1,716,110	794,188	46.28%

Police Communications	734,650	349,225	47.54%
Police Records	376,970	158,375	42.01%
Emergency/Disaster Services	83,250	26,094	31.34%
<b>Total Police</b>	<b>8,856,210</b>	<b>3,985,110</b>	<b>45.00%</b>
<b>Community Services</b>			
Library	432,110	212,101	49.08%
Community Services	794,445	301,664	37.97%
Recreation	421,990	235,984	55.92%
<b>Total Community Services</b>	<b>1,648,545</b>	<b>749,749</b>	<b>45.48%</b>
<b>Public Works</b>			
Engineering	719,390	231,460	32.17%
Building Maintenance	816,360	272,659	33.40%
Environmental Programs	830,320	328,712	39.23%
Grounds Maintenance	969,200	403,685	41.65%
Street & Graffiti Maint.	1,627,715	614,435	37.75%
<b>Total Public Works</b>	<b>4,962,985</b>	<b>1,850,951</b>	<b>37.30%</b>
<b>Transfers to Other Funds</b>	<b>288,900</b>	<b>4,504</b>	<b>1.56%</b>
<b>Total General Fund All City Departments</b>	<b>20,771,280</b>	<b>9,202,613</b>	<b>44.30%</b>

Staff is confident that lower than budgeted expenditures will offset the revised revenue forecast, therefore, no adjustments are recommended at this time.

### Water Fund

This Enterprise Fund is used to account for operations that are financed and operated in a manner similar to a private business enterprise - where the intent of the City Council is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Sale of water for FY 2016-17 is estimated at \$3.7 million. This projection includes the increases that were adopted by Council in May 2016 following a Prop 218 Hearing.

With 50% of the fiscal year elapsed, the Water Fund operating expenditures are at 39% of budgeted expenditures. The Water Department takes steps to proactively manage personnel costs and continues to look for opportunities to operate the system more efficiently. Total Water Fund expenditures for FY 2016-17 as of mid-year are summarized in the following table.

**WATER FUND EXPENDITURES**  
**Fiscal Year 2016-17**  
**As of December 31, 2016**

Departments	2016-2017 Adopted Budget	2016-2017 YTD Actuals	YTD % of Adopted Budget
<b>Water Fund</b>			
Water Operations	3,614,510	1,316,143	36.41%
Water Billing Administration	415,346	204,843	49.32%
Transfers	246,326	127,519	51.77%
<b>Total Water Fund All Divisions</b>	<b>4,276,182</b>	<b>1,648,505</b>	<b>38.55%</b>

**Summary**

The next major financial update will be in April with the presentation of the Fiscal Year 2015-16 audited financial results with recommendations for reserve allocations. In May, the second year of the Fiscal Year 2016-2018 budget will be presented to the Council in a budget workshop.

Approved by:

---

Charlie Honeycutt



## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, California 90755-3799

March 28, 2017

### **AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CHARLIE HONEYCUTT  
CITY MANAGER**

**SUBJECT: COUNCIL APPOINTMENTS TO VARIOUS ORGANIZATIONS**

#### **Summary:**

The City Council will consider appointments to various committees and organizations resulting from the recent City Council reorganization.

#### **Recommendation:**

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,  
CALIFORNIA, AMENDING RESOLUTION NO. 2016-04-6161,  
CONFIRMING THE APPOINTMENT OF DELEGATES AND ALTERNATES  
AS OFFICIAL REPRESENTATIVES OF THE CITY

#### **Fiscal Impact:**

The City Council's attendance and participation in various Council committees and organizations are reviewed and budgeted annually.

#### **Strategic Plan Goal:**

Goal No. 6: Promote a Transparent and Open Government.

### **Background:**

The City Council participates in various intergovernmental committees and organizations which enhance the overall objectives of the City of Signal Hill. These organizations and agencies include California Contract Cities, Long Beach Unified School District, Southern California Association of Governments, League of California Cities, National League of Cities, and others.

### **Analysis:**

Title 2, California Code of Regulations Section 18705.5 Section (c) allows a public official to name themselves to paid positions on government boards. In Signal Hill, appointments to the Gateway Cities Council of Governments, Gateway Cities Council of Governments I-710 Committee, and the Southern California Association of Governments (SCAG) would be subject to this regulation. The information on these meetings, stipends paid, and current representation are noted in the table below. The following positions need to be filled:

- League of California Cities – Alternate
- Southeast Resource Recovery Facility (SERRF) – Delegate
- Southern California Association of Governments (SCAG)
  - Energy & Environmental Subcommittee – Alternate
- Oversight Board – Delegate

The City Council also appoints a Trustee to the Greater Los Angeles County Vector Control Board, which pays a stipend of \$100/month. The term for this position expired on January 2, 2017 and is currently vacant. The City Council directed staff to open a recruitment to seek community interest in filling the Trustee vacancy. Applications from two eligible candidates have been received and staff will place the appointment on the April 11, 2017 City Council meeting agenda.

The positions of board members to the Sanitation Districts of Los Angeles County, which also pay stipends for attendance, are not subject to this rule as they are special districts established by State Law.

Below is a listing of all organizations with the current delegates and alternates. The City Council will review and consider appointments to these various organizations for the ensuing year. A row has been added for Southern California Association of Governments (SCAG) General Assembly which is required by SCAG to represent the City at the annual meeting in May.

Board/Committee Name	Delegate(s)	Alternate(s)
California Contract Cities Association (CCCA) Meets 3 <sup>rd</sup> Wednesday monthly No compensation	Council Member Woods	Council Member Forester

## Council Appointments to Various Organizations

March 28, 2017

Page 3 of 4

Board/Committee Name	Delegate(s)	Alternate(s)
Central Basin Municipal Water District Quarterly general meeting No compensation	Mayor	Public Works Director
Central Basin Water Association As called – No compensation	Mayor	Public Works Director
County Sanitation District No. 3 Meets 2 <sup>nd</sup> Wednesday monthly Occasional special meetings \$125/meeting + \$.555/mile	Mayor	Vice Mayor
County Sanitation District No. 29 Meets 2 <sup>nd</sup> Wednesday monthly \$125/meeting + \$.555/mile	All Council Members	N/A
Gateway Cities COG Meets 1 <sup>st</sup> Wednesday monthly \$125/meeting	Mayor Wilson	Council Member Forester
Gateway Cities COG I-710 Committee Meets quarterly \$100/meeting	Council Member Woods	Council Member Forester
Gateway Water Management Authority Meets 2 <sup>nd</sup> Thursday monthly No compensation	Public Works Director	Deputy City Manager
Joint City/LBUSD Meets quarterly – No compensation	Vice Mayor Hansen	Mayor Wilson
L.A. Co. City Selection Committee As called – No compensation	Mayor	Mayor's Designee
League of California Cities Meets 1 <sup>st</sup> Thursday monthly No compensation	Council Member Forester	Vacant
Signal Hill/Long Beach Joint Council Committee Meets Quarterly – No compensation	All Council Members	N/A
Southeast Resource Recovery Facility (SERRF) As called – No compensation	Vacant	Council Member Forester
Southern California Association of Governments (SCAG) Energy & Environment Subcommittee Meets 1 <sup>st</sup> Thursday of each month \$120 per meeting	Mayor Wilson Council Member Forester	Vacant
Southern California Association of Governments (SCAG) Audit Committee As called – \$120 per meeting	Mayor Wilson	N/A

Council Appointments to Various Organizations

March 28, 2017

Page 4 of 4

Board/Committee Name	Delegate(s)	Alternate(s)
Southern California Association of Governments (SCAG) General Assembly	Mayor	Mayor's Designee
Southern California Joint Powers Insurance Authority (JPIA) Annually in July – \$100	Council Member Woods	Vice Mayor Hansen
Vector Control District Meets 2 <sup>nd</sup> Thursday monthly \$100 per month	Vacant	N/A
Workforce Investment Network As needed – No compensation	Mayor Wilson	N/A
Oversight Board (AB1X26) Meets monthly – No compensation	City Accountant Pearl Yu	N/A
Sustainable City Committee	Mayor Wilson Council Member Woods	N/A

April

8c.





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **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**  
**April 18, 2017**

**Commercial-Industrial**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b><u>Status</u></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>	
2355 Walnut Avenue	Proposal for new 9,976 sf warehouse and office building  Applicant: Roger Vititow	Administrative Review  ☒ WELO req.	Required	N/A	N/A	Required						Revised preliminary plans were submitted for planning review. Plan review is pending completion of the well discovery and leak test. Discovery was completed and survey document has been received. An agent for the applicant has indicated they would soon be proceeding with the project (4/17).  CTD/JH
2200 E. Willow St.	Amendment to CUP 13-01 to extend the gas station hours of operation from 5 am to 10 pm seven days a week  Applicant: Costco Wholesale	Amendment to CUP  ☐ WELO req.	N/A	7/15/15	Required							Community meeting held (2/15).  Planning Commission public hearing on 7/14/15.  Staff continues to work with the applicant and the property management company to create a permanent plan to address on-site circulation issues (3/17).  CTD
3201 California Ave.	Abandoned well leak testing and WAR review	Administrative Review  ☐ WELO req.	N/A						N/A			Methane leak tests completed and approved. Three Well Abandonment Reports (WARs) have been approved. (5/16).

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Commercial-Industrial**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b><u>Status</u></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>	
SHP Inc.	Applicant: SHP Inc.											Applicant has indicated development plans are on hold (6/16).  CTD/JH
1400 Spring St.  City of SH Successor Agency	In preparation future auto related development two WARs have been submitted for review  Applicant: City Successor Agency	Administrative Review  <input type="checkbox"/> WELO req.	N/A						N/A			Methane leak tests completed and approved.  Two WARs have been submitted and approved, but no project is pending at this time (7/16).  CTD/JH
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP  <input type="checkbox"/> WELO req.	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 with CUP request and a signed application 2/17 however, no improvement plans were included and the application indicates the facility would like to request additional hours of operation until midnight. Staff will schedule a workshop for the May PC mtg. (4/17).

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>		
Futsal Indoor Soccer	Applicant: Mike Biddle											CTD	
1136 Willow St.	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones.	ZOA 16-04 CUP 16-02  <input type="checkbox"/> WELO req.	N/A	6/21/16	7/12/16	Building Permit Issued: 11/28/16			5/22/18 				Planning Commission workshop held 5/17/16 to discuss the ZOA and CUP.  City Council approved on 7/12/16, and the ordinance became effective on 8/25/16.  Building permit issued on 11/28/16. Underground plumbing complete, awaiting delivery of equipment for installation (4/17). (Same)
Micro-brewery ZOA/CUP	Applicant: Daniel Sundstrom											CTD/JH	
2750 Rose Avenue	Application for a CUP to allow vehicle body repair and painting as an Auto Center accessory use	CUP 16-03  <input type="checkbox"/> WELO req.	N/A	11/15/16	12/13/16							Planning Commission held a public hearing on 11/15/16 and recommended City Council approval of the CUP.  City Council approved on 12/13/16. A recorded parking covenant is pending and removal of outdoor storage (90 days). Completion date was 3/13/17 all stored items have been removed from the parking lot and the recorded covenant for parking is pending (4/17).	
Collision and auto body repair CUP	Accessory Dealership: Mercedes Benz Applicant: Class Auto Center Inc.											CTD	

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Commercial-Industrial**

---

**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 6 business licenses.
- Building Department staff issued 32 permits including 1 residential solar permit. The valuation of the projects is approximately \$403,900 with permit revenues at \$5,094.66.

**Training/Forums**

- Staff participated in the City's diversity training on March 21, 2017.
- Staff received a storm water compliance training session on April 5, 2017 from the City's waste and storm water consultant.

**Current Projects**

- Dog Park ZOA 16-01 and General Plan Amendment 16-01 (schedule yet to be determined).

**Ongoing / Upcoming Projects**

- Vacant Parcel Ordinance.
- Oil Well Inspections.
- Density Bonus Ordinance Amendment.
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding the extension of the drill sites CUP and development agreement for future projects citywide.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Auto Center Vehicle Storage**

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	Term I			Term II		<u>Status</u>
			Term	<u>Submit Permanent Improvement Plan</u>	<u>Review/Approve Permanent Improvement Plan</u>	Extension	<u>Install Permanent Improvements</u>	
1250 28 <sup>th</sup> Street	Auto Center Vehicle Storage Yard	Permanent Improvement Terms  Property Owner: SHP Applicant: Honda	Expires 8/12/19	Tentatively 4/2017	PC Review Required No later than 8/12/17 	Optional 1 year	TBD	<ul style="list-style-type: none"> <li>Deposit payment was paid (8/16).</li> <li>Business license was issued (8/16).</li> <li>Compliance Plan approved w/final edits (9/16).</li> <li>Non-oil field related storage removal is still pending and staff have inquired about the removal time frame (4/17).</li> <li>Following the recent rainfall, a plan to improve stormwater BMP's was developed and installation of improvements is pending (4/17)</li> </ul> CTD

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Auto Center Dealership Improvements**

<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>	
1500 E. Spring Street	<b>Honda Expansion Revision:</b>  A request to make improvements at the existing auto dealership, including: <ul style="list-style-type: none"><li>• 802 sf showroom addition;</li><li>• 262 sf office area addition;</li><li>• 1,300 sf service dept. write-up area; and</li><li>• New facade treatment and signage.</li></ul> Applicant: Goree Architects for Long Beach Honda	SPDR 17-02 <input type="checkbox"/> WELO req.	N/A	3/22/17	N/A							Application and plans for a Site Plan & Design Review received on 2/7/17. Project is scheduled for a PC public hearing on 2/21/17.  The previous 2/21/17 approval was rescinded. A new application with revised plans was approved by the PC on 3/22/17.  Applicant submitted plans for building plan check on 4/4/17.  RA
2300 E. Spring Street	<b>Mercedes-Benz Renovation:</b>  A request to make interior and exterior changes to the existing auto dealership, including: <ul style="list-style-type: none"><li>• Glazing update;</li><li>• Signage update;</li><li>• Column color change; and</li><li>• Service drive canopy shape change.</li></ul> Applicant: Rudy De La O for Mercedes-Benz of Long Beach	SPDR <input type="checkbox"/> WELO req.	N/A	Required	N/A							Preliminary plans received 2/6/17, and tentatively scheduled for PC public hearing on 3/22/17.  RA

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

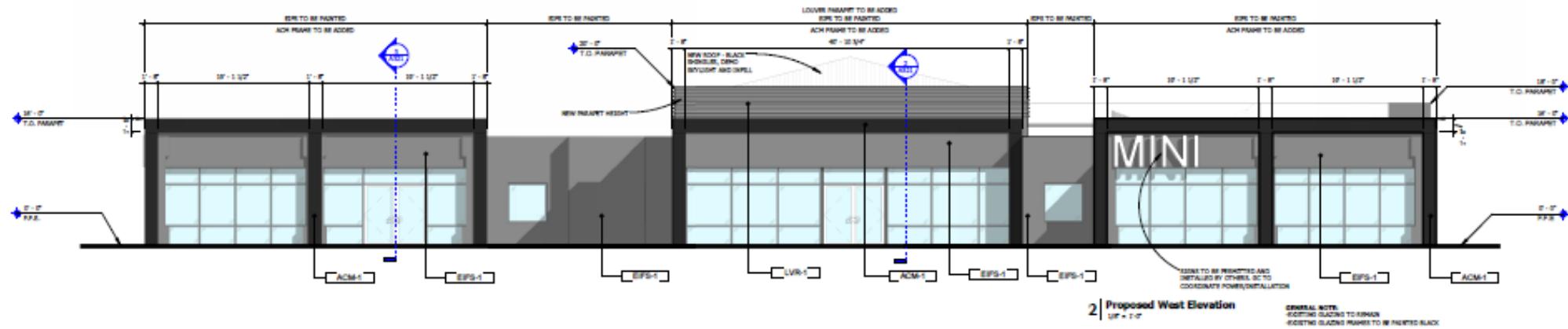
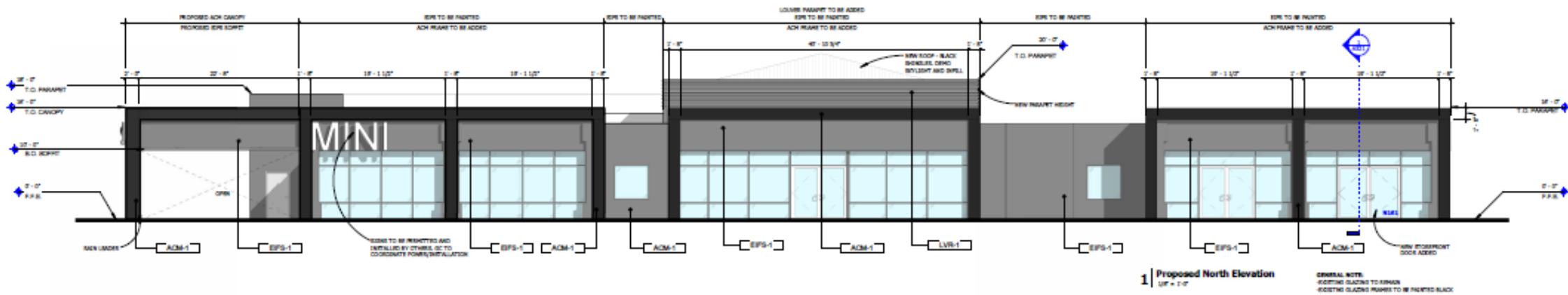
**Auto Center Dealership Improvements**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b><u>Status</u></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>	
2998 Cherry Avenue	<p><b>MINI Renovation:</b>  A request to renovate the existing auto dealership, changes will include interior floor finishes, exterior renovation to the building and a new 1,000 sf exterior unenclosed canopy.</p> <p>No new addition of bldg. sf.</p> <p>Applicant: Sparc Plus LLC for Sonic Automotive</p>	Administrative Review	Required	N/A	N/A							<p>Preliminary plans received 2/6/17 (See next page for elevations).</p> <p>The applicant advised us that they are not proceeding with the renovation plans at this time. However, they have made a commitment to submit plans for staff review to upgrade the existing sign program. 4/17</p> <p>RA</p>

**City of Signal Hill  
Community Development Department  
Development Status Report  
April 18, 2017**

## Auto Center Dealership Improvements

			REVIEW			SPDR/CUP			CTL					
Address	Project Description	Application	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.	Status		



**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Wireless Communication 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.	<p>A request to add 2 new Tower Dishes and 3 Antennas, to the Cell Tower as allowed by CUP 99-05 (Cal. Internet).</p> <p>A request to add structural modifications was reviewed by City consultants and approval is pending payment of the developer deposit and an estimate of the structural to equipment capacity for the CUP allowed equipment additions (Crown Castle).</p> <p>A request to add 10 Micro Wave dishes is incomplete pending an updated equipment audit and compliance with the Master Operating Agreement (MOP) with Long Beach.</p> <p>Applicant: Crown Castle</p>	<p>Administrative to add equipment allowed under CUP 99-05</p>	✓	N/A	N/A	Building permit issued 2/5/16						<p>Updated equipment/tenant audit was received.</p> <p>Plans approved for Cal Internet additional equipment as allowed under the CUP. A request to add tower shoring is pending and will require an amendment to the CUP (1/16).</p> <p>Building permit issued for additional equipment on 2/5/16 and structural modification on 2/25/16. Structural work is complete, fence and gate have been painted and landscape clean-up work is pending. Due to removal of Long Beach tower property fence, site is accessible to the public. A letter was sent to Crown Castle and a site visit with Crown Castle was conducted on 9/14/16. A gate has been installed to secure the area. (9/16).</p> <p>Revised plans for Telepacific equipment have been approved and Bldg. permits have been issued (4/17).</p> <p>CTD/JH</p>

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**Wireless Communication 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>	
1855 Coronado rooftop facility	Six 6' high panel, 9 RRUs antennas, new hybrid cables and larger screen boxes screen the equipment  Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A							Plans ready for permit issuance, applicant notified on 5/16 and 9/16.  Third reminder sent (1/17).  CTD
2525 Cherry Avenue	Removing and replacing the 3 existing antennas  Applicant: Core Dev. for Sprint	Administrative to modify CUP 02-01	✓	N/A	N/A							Building permit ready for issuance 1/26/16.  Reminders sent to applicant for permit issuance on 3/16, 7/16, 9/16, and 12/16.  Final reminder sent notifying the applicant that the plans will expire on 1/25/17.  Building permit issued on 1/13/17.  CTD/JH
2201 Orange Avenue	Remove 3 existing antennas and replace them with 3 antennas which are the same size and shape  Applicant: Crown Castle for T-Mobile	Administrative to modify 07-04	✓	N/A	N/A							Building permit issued on 12/7/16.  CTD/JH

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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  <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued 6/2/16						Building permit issued 6/2/16.  Retaining wall was not constructed per plans. Contractor was ordered to reconstruct 3 times (9/16).  Guard shack framing completed (10/16).  Work is progressing slowly for the new front entry gate (4/17). (SAME)  CTD/JH
2016 E. 19 <sup>th</sup> St	441 sf addition for a new bedroom, new bathroom and new detached 2-car garage to an existing single-family dwelling  Applicant: Miguel Munoz	Administrative Review  <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16			11/21/17 			Building plans approved (12/16).  Building permit issued 11/21/16.  Foundation and framing complete (2/17). (SAME)  CTD/JH
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  <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16			5/31/17 			Grading and building permits issued 4/15/16.  Footing inspection completed (8/16). Framing completed (9/16). Lath installed (10/16). Stucco completed, Interior work ongoing (2/17).

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
	Applicant: Reginald McNulty											Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (417).  CTD/JH
2085 Freeman Ave.	New two-story 4,050 sf SFD with attached 3-car garage on a vacant lot	SPDR 16-01 <input checked="" type="checkbox"/> WELO req.	N/A	Approved 1/19/16	N/A	Building Permit Issued 9/8/16			3/2/18 			Grading and building permit issued on 9/8/16.  Grading completed, foundation installation underway (12/16).  Methane barrier is installed.  Foundation poured. Framing started (3/17).  Retaining walls have been completed (4/17).  CTD/JH
	Applicant: RPP Architects											
1900 Temple Ave.	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06 <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A							Application and deposit submitted 10/7/16. A view analysis is required and the story pole plan was approved and story poles installed 3/2016. No view requests were received and the project is scheduled for a 4/18/17 PC workshop (4/17).  CTD
	Applicant: Phala Chhean											
1995 St. Louis	Demolish existing dwelling	SPDR 15-04	N/A	8/11/15	N/A	Demo			9/28/16			Demolition permit pulled on

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
Ave.	and garage and construct a two story 3,187 sf SFD with attached 3-car garage	<input checked="" type="checkbox"/> WELO req.				Permit Issued 4/1/16			(Demo finalized)			4/1/16. Demolition started (5/16). Demo permit finalized on 8/31/16.  Building plans are approved. Issuance pending completing all COAs (1/16). Landscape plans are approved (3/16).  Methane assessment approved, no barrier required (12/16).  Grading permit issuance is pending Public Works receiving the street improvement bond (2/17).  CTD/JH
2227 Rose Ave.	A 432 SF room and terrace addition over an existing 2-car garage.  Applicant: Manuel Lopez	Preliminary Review  <input type="checkbox"/> WELO req.	Required									Applicant's agent submitted preliminary plans for review however, due to the nonconforming nature of the property, additional SF is limited and no additional plans have been submitted (2/17).  CTD
2260 Walnut Ave.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot	SPDR 16-05  <input type="checkbox"/> WELO req.	N/A	Required	N/A							Leak test passed, vent cone was not installed (2/15). Well survey and access exhibit approved (9/15).  Applicant has submitted story

**City of Signal Hill  
Community Development Department  
Development Status Report  
April 18, 2017**

## Residential

			REVIEW			SPDR			CTL					
Address	Project Description	Application	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.	Status		
														pole plans and the datum line cross sections, and the story poles were scheduled to be installed at the first of the month however, a delay has occurred. Staff has requested a new schedule. Story pole were installed and a letter extending the comment time frame was mailed. The comment time frame ended on 8/12/16. One request for a view analysis was made and the report has been prepared. Revisions to the design to improve views have not been submitted however the applicant has indicated new plan will be submitted soon (4/17).

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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 approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	

**Large Subdivisions (5 or more lots) and Multi-family Developments**

Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot	SPDR 14-04 ZOA 14-03 VTTM 72594  <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16			8/14/19 				Clearing and grubbing and vent cone permit issued (6/16). Vent cones were installed.  Models and conformity package reviewed at 7/19/16 PC. Final Map to City Council on 8/23/16.  Grading is in process (10/16).  Geogrid wall and retaining wall completed (12/16).  Methane barrier plans, building plans, landscape plans are approved (12/16).  2 Model home permits issued on 12/7/16 and grading and construction are underway (1/17). Model homes are expected to be completed early 2017.  Framing of the 2 model homes started, methane barrier permits for all 25 homes issued (3/17).  Stucco and siding started, and drywall complete, on model homes. Underground utilities being installed for rest of project (4/17).
													CTD/JH

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
Gundry Hill	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 on a 1.61-acre lot	Administrative Review (SPDR 15-01)  <input checked="" type="checkbox"/> WELO req.	Approved 2/18/15	N/A	N/A	Building Permit Issued 11/30/15			11/09/19 			Demolition completed 10/21/15. On-site grading started (1/16). Underground plumbing and foundation completed (9/16). Building 1 rough plumbing and electrical completed (10/16).  Framing for all three buildings are 90% completed, roofing started. Contractor has requested to exchange some exterior materials (1/17).  Staff met with the contractor and made the determination that the new materials are comparable to the previously approved materials and approved the changes (2/17).  Underground utilities are being installed (3/17).  Target date of project completion is June 2017. (SAME)
1500 E Hill St.	Applicant: Meta Housing											JH/SC

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>	
1939 Temple Avenue	Residential development on a .6-acre lot for 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height.  SP-21, Courtyard Residential Specific Plan to deviate from current RH zoning for 3-stories height and a reduced front and rear setback.	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)  <input type="checkbox"/> WELO req.	N/A	5/17/16	Required							2 wells discovered, leak tested and vent cones installed (8/15).  View Notice mailed 10/26/15. Planning Commission (PC) workshop #1: 12/15/15. View Notice for revised plans mailed 2/17/16. PC workshop #2: 3/15/16. PC public hearing: 5/17/16.  At the 6/28/16 City Council (CC) meeting, CC continued the ZOA to the 9/13/16 CC meeting.  New story poles were installed (10/16). Neighborhood meeting held on 10/10/16.  The CC held a study session on 12/13/16 and recommended denial without prejudice of ZOA at the next CC meeting. At that time the applicant indicated they would like to make additional revisions.  On 1/10/17 City Council denied the project without prejudice, which means a new project can be submitted without a 1 year waiting period. The applicant intends to submit a new project with 2-story bldgs. that meet the maximum height requirement. As preparation for the new submittal, a neighborhood meeting was conducted to review the plan revisions. Following the meeting four new view analyses have been requested and are pending.
The Courtyard	Applicant: High Rhodes Property Group											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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 approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
												New plans and application were submitted on 3/16/17 and the view analysis was received 4/10/17. Review of all is pending with a possible May PC workshop (4/17).  CTD/SC
2599 Pacific Coast Highway	Residential SP-10 on a .4-acre lot  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 detached units	Preliminary review  PC Workshop 8/14/12  PC Workshop 9/9/14  SPDR  <input type="checkbox"/> WELO req.	N/A	Required	Required							Staff met w/owner who reported an unsuccessful lot consolidation outreach effort (9/12). A revised design (10 units) more closely meets the intent of SP-10. Access & guest parking revised (6/14). PC requested additional design changes. Plan revised to 9 units & met most of the standards. Some buildings still exceed height limit.  Condo map and story pole plan were submitted and view analysis request letter was sent 4/1/16. Due to delays of story pole installation, viewing period was extended 4/14/16. Story poles were installed and comments received. A view analysis report was prepared & reviewed with residents. Due to impacts on views, the applicant further reduced bldg. heights however, most still exceed the 30' height limit. The City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line. Review of the revised view report is complete a story pole cert has been submitted.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 18, 2017**

**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>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
		Applicant: Mike Afiuny										<p>Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence and site clean-up items are required. Final inspections are pending (3/17).</p> <p>A neighborhood mtg. was held 2/23/17 and nearby residents and property owners noted that 6/9 of the bldgs. are over the height limit and blocking views. Concerns were voiced about traffic, the density of the project, and parking and traffic impacts on an already impacted neighborhood and alley. The applicant was instructed to meet with the neighbors and develop options to revise the project. The applicant has not revised the project and has requested a meeting to discuss how to proceed. Staff is preparing a detailed memo prior to the meeting regarding project deficiencies and past Council direction on a similar project (4/17).</p> <p>CTD</p>

April

**8d.**





## CITY OF SIGNAL HILL

---

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 18, 2017

### **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:

- Architectural Record Design Vanguard: Young & Ayata, and CUAC Arquitectura
- Cities Restore Lost Streets, Local Charm After Razing Failed Malls
- Condos Conquer Los Angeles
- Sustainability for Planning Commissioners

#### **Recommendation:**

Receive and file.

# Young & Ayata

## Brooklyn, New York



**FOUNDED:** 2008

**DESIGN STAFF:** 4-8

**PRINCIPALS:** Michael Young, Kutan Ayata

**EDUCATION:** Young: Princeton University, M.Arch., 2005; California Polytechnic University, B.Arch., 1997. Ayata: Princeton University, M.Arch., 2004; Massachusetts College of Art, B.F.A., 1999

**WORK HISTORY:** Young: Reiser-Umemoto, 2004, 2006; Stan Allen Architects, 2005; Pfau Architecture, 1997-2003. Ayata: Resier + Umemoto, 2004-08; Agrest & Gandelsonas, 2003; Friedrich St Florian Architect, 1998-2002

**KEY COMPLETED PROJECTS:** Exquisite Corpse Cone (with Harmen Brethouwer), London, 2016; Wall Reveal, SCI-Arc Gallery, L.A., 2016; "Donkeys & Feathers" vessels, 2014; Light Hive (with Young Projects), New York, 2010

**KEY CURRENT PROJECTS:** DL1310 Apartments (with MAPmx), Mexico City, 2017; Study, Westchester County, NY, 2017-18

**YOUNG-AYATA.COM**

A two-man firm plays with architectural representation—and how we perceive it.

IT'S HARD to categorize the work of Michael Young and Kutan Ayata. Their projects are genre-defying—boomeranging between art and architecture, structure and ornament, reality and *trompe l'oeil*—and range in scale from a globular scheme for a new Bauhaus museum to a posy of mutant 3-D-printed flowers.

Weird? Maybe. Cerebral? Definitely. But it's these sorts of aesthetic and intellectual juxtapositions that make you want to look twice.

Young & Ayata's work is also turning heads in the profession at large. Since establishing their Brooklyn practice eight years ago, the pair has achieved a good deal of recognition in spite of having little built work, including a prestigious prize from the Architectural League of New York and several honors in international competitions.

Young, sums up the studio's approach this way: "Instead of architecture being the single art object, how do you begin to disturb the background? How do you make the familiar unfamiliar?"

Young, 43, and Ayata, 41, met in graduate school at Princeton. Both were enrolled in a course given by architect J. Robert Hillier to teach budding professionals how to start a practice. At the end of the course, students would pitch a proposal and Hillier—as the formidable mock client—would pick a winner. That year, Ayata and Young tied.

In spite of the clairvoyant pairing, it wasn't architecture firm at first sight. "We were like, 'What do you mean, tie?'" recalls Young.

The two went their separate ways after graduation but later reconnected in the office of Reiser + Umemoto in New York, where they worked on a Dubai high-rise project. They decided to form Young & Ayata in 2008, at

the dawn of the Great Recession. The timing was terrible, but it allowed them to develop a set of studio principles, including interrogating the way architecture is represented and perceived.

For example, in a mock-up they created for an exhibition at SCI-Arc last year, they inserted gold-colored 3-D-printed reveals at the juncture of the miniature ceiling and walls. This simple gesture causes the corner to dematerialize, obscuring where one plane ends and another begins.

The pair is employing a similar move in an apartment complex in Mexico City by manipulating the angles of windows and their insets. The effect creates the illusion of movement across the board-formed concrete facade, as if viewed from a speeding car.

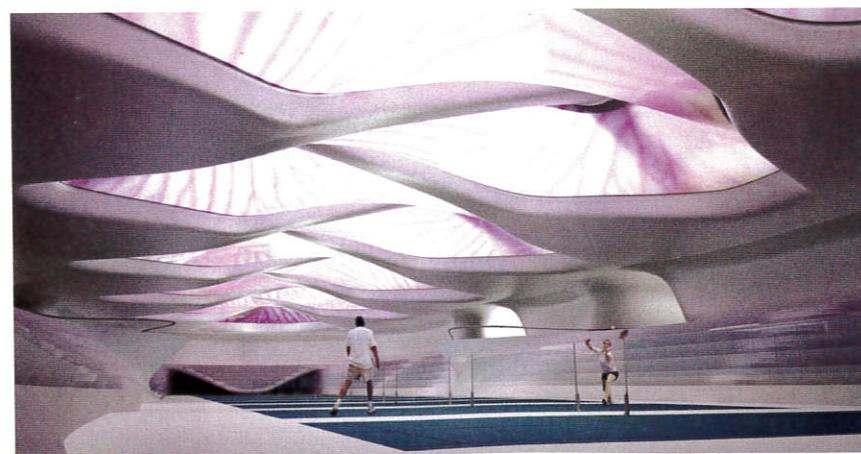
Young and Ayata have found academic institutions to be ideal labs for their ideas. Between them, they teach at half a dozen schools—Ayata at Penn and Pratt; Young at Cooper Union, Yale, Princeton, and SCI-Arc. As they do each summer, they will invite between four and eight student interns to join their team.

The architects recently found themselves in another tie. This time, it was a competition to design a new museum in Dessau, Germany, for the Bauhaus's centennial in 2019. Young & Ayata's bold design (a series of interconnected vessel-like forms) beat out 815 entries to end up coming in first—along with a more traditional scheme by a Spanish firm. Young & Ayata lost (the jury cited cost), but they are using the design as a jumping-off point for future work.

"A project starts with a competition and then takes on a life of its own," says Ayata. "It's never finished." —Anna Fixsen

### Dalseong Gymnasium

Young & Ayata received an honorable mention in a 2014 competition for a design for a below-ground athletic complex in South Korea that dissolves into the hilly landscape. An exercise in symmetry, the facility positions athletic courts along a central carapace-like axis. Pathways weave over and through the building, which features a printed ETFE-membrane roof.





### Bauhaus Museum

One of the firm's most ambitious designs was for a new Bauhaus Museum in Dessau (above), Germany. The timber lattice-framed "vessels" would touch at their concrete bases to create a unified floor plate (left). The volumes would be clad in glass tiles, patterned like Bauhaus textiles. "We didn't look to represent Bauhaus as an aged ideology, so we speculated on where the movement could go," says Ayata. The design tied in an international competition but was ultimately unbuilt.

### Cône de Cadavre Exquis

Young & Ayata teamed up with Harmen Brethouwer—a Dutch artist who creates square- and teardrop-shaped objects exclusively—to design a conical 3-D-printed sculpture inspired by the surrealist parlor game, the Exquisite Corpse. The architects asked four designers each to select a pattern from Owen Jones's 1856 book *The Grammar of Ornament*; the patterns were then programmed into the digital fabrication of a 17-inch-tall cone (right) using full-color sandstone powder.



### Base Flowers

In their work, Young & Ayata are interested in the interplay of fact and fiction. For a set of repositionable 3-D-printed vases, they developed a species of hyperreal 3-D-printed flowers. These mutant blooms are barely perceptible within the larger bouquet (left). "We sought to create a tension between the container and what's contained, what's alive and what's not alive," says Ayata.



### DL1310 Apartments

The studio is collaborating with the Mexico City-based practice MAPmx on a 10-unit apartment building in that city. Though the building is a simple rectangular volume, the design plays with the geometry of the facade and the traditional application of board-formed concrete by manipulating the wedge-shaped window insets (above). The project will be completed next year.

# CUAC Arquitectura

## Granada, Spain



**FOUNDED:** 2008

**DESIGN STAFF:** 10

**PRINCIPALS:** Javier Castellano Pulido, Tomás García Píriz

**EDUCATION:** *Castellano Pulido:* Escuela Técnica Superior de Arquitectura de Granada (ETSAGR); Ph.D., 2015; Advanced Studies Diploma, 2005; M.Arch., 2001. *García Píriz:* ETSAGR; Ph.D., 2016; Advanced Studies Diploma, 2006; Universidad Politécnica de Madrid, Advanced Studies Diploma, 2005; ETSAGR, M.Arch., 2003

**WORK HISTORY:** *Castellano Pulido:* Instituto del Patrimonio Turístico, Universidad Central de Chile, 2011-12; Escuela Técnica Superior de Arquitectura de Málaga, 2010-present; City of Salobreña, Granada, 2005-07; Studio Mesones-57, 2001-07. *García Píriz:* Tsukamoto Lab (Atelier Bow Wow), Tokyo Institute of Technology, 2007-08; ETSAGR, 2005; Studio 4:33, 2003-07

**KEY COMPLETED PROJECTS:** Physical Therapy Clinic, 2016; San Jerónimo 17, 2015; GABBA HEY, 2015; Harvest House, 2014; Biodiversity Centre, 2011; Magdalena's Fountain, 2009; ARENA, Madrid, 2007 (all in Granada, Spain, except as noted)

**KEY CURRENT PROJECTS:** Planta Baja Music Club, Granada, 2016; "CUAC Arquitectura: San Jerónimo y Alrededores" (exhibition), Colegio Oficial de Arquitectos de Jaén, 2017; Beas Rural House, Granada, 2017 (all in Spain)

[WWW.CUACARQUITECTURA.COM](http://WWW.CUACARQUITECTURA.COM)

### With a penchant for adaptive reuse, a firm pulls inspiration from the history of sites and existing structures.

**BORN-AND-BRED GRANADINOS**, Javier Castellano Pulido, 41, and Tomás García Píriz, 38, first met in the early 2000s while studying at the Escuela Técnica Superior de Arquitectura de Granada. Now they are professors, practitioners, and Ph.D.s, and the influence of their historic home base is evident in their built work and research. "Granada shapes our way of looking at the world," says García Píriz. "It's not Madrid or Barcelona; it belongs to the periphery, and gives us both distance from and perspective on the rest of the architecture scene." Referencing Italo Calvino's *Invisible Cities*, which represents Venice as the perfect distillation of all cities, Castellano Pulido explains, "We like to think the same of Granada. We find many layers of different cultures, different histories, mixed together here."

The duo established CUAC in 2008—the same year they participated in the 11th annual Venice Architecture Biennale. For the Spanish Pavilion, they exhibited plans (created prior to formally joining forces) for an adaptive reuse project: the headquarters of ARENA Media in Madrid, which was built in 2010. "Introducing a new trendy office in an old building was a fairy tale for us," says Castellano Pulido. "We love doing work over work—that is, work in already built structures," adds García Píriz. Since then, the firm's designs have consistently taken a thoughtful approach to examining and showcasing the heritage of each project, utilizing existing structures, materials, or histories to enhance the program.

When it comes to their firm's name, Castellano Pulido and García Píriz are hard pressed to give a straight answer: "The concept of CUAC is related to serendipity or coincidence—the unseen surprises of architecture," says Castellano Pulido. "And it's the

sound that a duck makes," he adds. García Píriz tries out another explanation: "It's related to memory, to childhood tales . . . and it's sort of an inside joke," he says. Finally Castellano Pulido concedes, "It's a secret."

The architects point to their own offices as an example of their namesake concept in action. Originally a mortuary and later an internet café, the old brick building on San Jerónimo street in the historic center of Granada offered myriad histories and materials for the architects to incorporate. They reused broken bricks and chunks of plaster, salvaged painted wood for shelving, and brought in a heavy metal door from their previous office to spiritually link their new and old workspace. It was only after completing the project that Castellano Pulido and García Píriz recognized the uncanny resemblance between their new office and a Baroque painting they had shown many times to their students as an example of "creating one space inside another." The painting? *Saint Jerome* (or, in Spanish, *San Jerónimo*) in His Study, by Hendrick van Steenwijck the Younger. "That is CUAC," they agree. —Miriam Sitz

### GABBA HEY

CUAC Arquitectura renovated an industrial building in Granada on a shoestring budget to create a music school named after the Ramones' punk rock catchphrase "gabba gabba hey!" The designers inserted a concrete box into the raw interior, creating an acoustically isolated recording studio.





### San Jerónimo 17

CUAC moved into their new offices (above), which they share with a graphic designer and videographer, earlier this year, bringing a tall metal wall panel from their old studio and repurposing it as a long conference table. Only after completing construction of their new space did the architects realize the colors and materials echo those in a painting by Hendrick van Steenwijck the Younger of *Saint Jerome in His Study* (left) that they frequently show to students during lectures.



### Harvest House

Working with Javier Moreno del Ojo, CUAC designed the Harvest House in Granada for a retired couple who had owned the property—and cultivated gardens there—for three decades. The architects built a low-lying structure that hugs the slope of the site, and added a green roof and pool reminiscent of an agricultural water reservoir.



### Magdalena's Fountain

CUAC collaborated with architects Rubens Cortés Cano and Noelia Martínez Martínez to renovate a fountain in the historic district of Jaén, Spain. A below-grade blue-glass-walled chamber offers visitors a unique perspective up through the clear bottom of the water tank.

We noticed that your browser does not allow third-party cookies. This could be because of security software, ad blockers or because you turned it off yourself. Learn more about why and how we use third-party cookies.

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.

<https://www.wsj.com/articles/cities-restore-lost-streets-local-charm-after-razing-failed-malls-1490011203>

U.S. NEWS

# Cities Restore Lost Streets, Local Charm After Razing Failed Malls

From Worcester, Mass., to Palm Springs, Calif., developments emerge from under enclosed shopping centers

## Urban Renewal in Downtown Worcester

For four decades, a shopping mall built to help rejuvenate this New England city dominated acres of downtown land. But it didn't work. The city finally tore the mall down after it failed twice, and today, a hotel and new apartments are rising on a street grid long buried by the two-story structure and its imposing garage. A new office building also opened on the site

By JON KAMP and SCOTT CALVERT

March 20, 2017 8:00 a.m. ET

WORCESTER, Mass.—A hotel and an apartment complex are rising on a street here that was buried by a shopping mall for four decades. A new office building also opened nearby, replacing a structure that failed to resuscitate this New England city's core.

Standing on a reopened street, Worcester City Manager Edward M. Augustus Jr. said the two-story mall ultimately hurt the city. "We don't want these big, dead walls," he said.

At a time when urban centers around the U.S. are enjoying a renaissance, some dead malls are a development opportunity. Cities are reclaiming lost streets and razing buildings that are now panned as poor fits for downtowns.

The downtown in New England's second-largest city is enjoying a broader rebound from years of post-industrial era malaise. The population is growing, and apartments and restaurants have also cropped up in refurbished older buildings around the city core.



A bus heads downtown through the site of former shopping mall in Worcester, Mass. *PHOTO: JON KAMP/THE WALL STREET JOURNAL*

Erasing a mall built with public funding help has required another \$90 million in public spending for things like demolition and rebuilding streets. This investment set the table for \$300 million in private developments, thus far, which the city said will generate higher taxes.

"It's critical for cities to not just wring their hands about mistakes of earlier eras but to find solutions," Mr. Augustus said.

While enclosed malls are synonymous with suburban shopping, they were also built in cities from Burlington, Vt., to Palm Springs, Calif., frequently as a means of reviving flagging downtowns. The urban malls widely failed, buckling to competition from suburban rivals.

"The fact that they cut up the street grid and put up blank facades, they killed the real-estate value around them," said Ellen Dunham-Jones, an expert in mall rehab projects and architecture professor at Georgia Institute of Technology. "I think they had a pathological effect in some cases."

This month, a development board in Burlington unanimously approved a \$225 million project to replace part of a 1970s-era downtown mall with apartments, offices and street-level retail shops. Work could start in June.

New York-based developer Don Sinex of Devonwood Investors LLC bought the mall in 2013 with plans to redevelop the site. He said the mall had lost a fifth of its tenants and was limping along with an old furnace. The city is contributing up to \$22 million for street improvements, including resurrecting two streets lost to urban renewal decades ago.

The much-larger scale of the planned 14-floor building—it would be Vermont's tallest—has sparked some local blowback and legal challenges from locals. Mayor Miro Weinberger, a supporter, touted the expected tax benefits: an estimated \$3.1 million in revenue for the city, a significant increase from the mall.

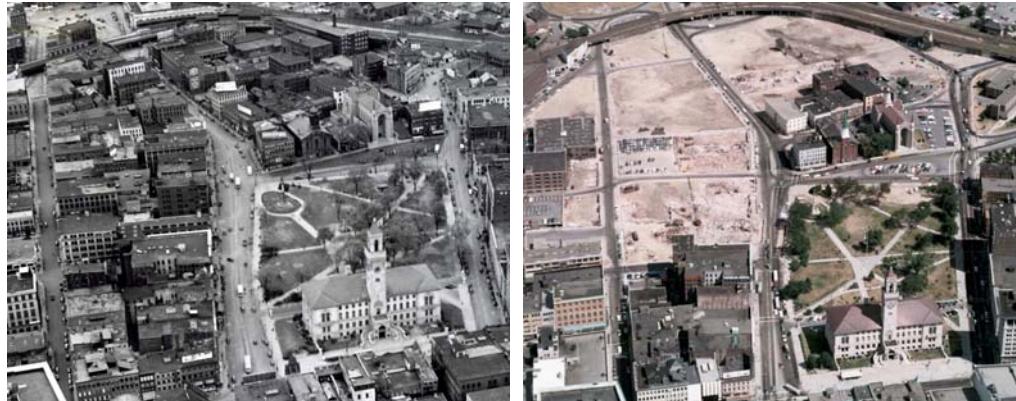
"This was an underperforming property that was in decline and we need to do something different," Mr. Weinberger said.

A downtown mall in Green Bay, Wis., that closed in 2006 was largely knocked down to open space for dairy company Schreiber Foods Inc.'s \$50 million headquarters, which opened in 2014. The demolition also allowed the city to rebuild a street the mall had erased.

Redevelopment there has coincided with a jolt of activity, including new apartments and restaurants. "We just realized there's a reason we build cities with grids and small shops," said Kevin Vonck, Green Bay's development director. "That's what people naturally tend to enjoy."

Other cities, like Columbus, Ohio; Rochester, N.Y.; and Palm Springs have also removed downtown malls in favor of parks, office buildings, housing and retail. Tearing down a shuttered mall allowed Muskegon, Mich.—which has a population of about 37,000—to reopen several streets, including a four-block stretch the mall engulfed in the 1970s.

Rehabilitation has proved harder in other cities. Bristol, Conn., bought and demolished its downtown mall about a decade ago, only to see financing difficulties derail a mixed-use project. The 15-acre site remains vacant today, and the city of about 60,000 is hoping to sell off pieces to developers.



Downtown Worcester circa 1940, left, and during the 1960s. PHOTOS: WORCESTER HISTORICAL MUSEUM

In Worcester, the Galleria mall opened in 1971 as part of a massive office, shopping and parking complex. The complex replaced a dense warren of old city streets and downtown buildings.

The Galleria struggled over many years, then re-launched in the mid-90s as an outlet mall with celebrity spokeswoman Judith Light of "Who's the Boss?" fame. The struggles continued, and by 2003, then-Mayor Tim Murray was calling for the mall's demolition. It closed for good in 2006.

"You can't put lipstick on a pig," the former mayor and lieutenant governor, who now heads the local chamber of commerce, said in an interview. "It was a design disaster."

Demolition finally started in 2010. Insurer Unum Group built an office building there, opened in 2013, and a cancer center affiliated with a downtown hospital is also open.

What will eventually be 365 apartment units by developer Roseland Residential Trust are rising nearby, as is a 168-room hotel. Trains to Boston are a short walk away on a rebuilt downtown street.

"I always felt the ingredients were there, but this mall was a physical impediment," Mr. Murray said.

**Write to** Jon Kamp at [jon.kamp@wsj.com](mailto:jon.kamp@wsj.com) and Scott Calvert at [scott.calvert@wsj.com](mailto:scott.calvert@wsj.com)

*Appeared in the Mar. 21, 2017, print edition as 'Cities Find Life After Malls.'*

Copyright © 2017 Dow Jones & Company, Inc. All Rights Reserved

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.

We noticed that your browser does not allow third-party cookies. This could be because of security software, ad blockers or because you turned it off yourself. Learn more about why and how we use third-party cookies.

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.

<https://www.wsj.com/articles/condos-conquer-los-angeles-1490698800>

## PROPERTY REPORT

# Condos Conquer Los Angeles

Chinese developers are fueling building boom



The Wilshire Grand Center, scheduled to open later this year, will be the tallest building west of the Mississippi River.

PHOTO: REED SAXON/ASSOCIATED PRESS

By PETER GRANT

Updated March 28, 2017 3:27 p.m. ET

New condominiums are sprouting in downtown Los Angeles at the fastest pace since the 2008 crash, in a sign that a city synonymous with sprawl is embracing dense urban living.

Almost 2,000 new luxury condos are under development or being sold on or ahead of schedule, according to brokers, developers and other market participants. Many are going for over \$1,000 a square foot.

Condo resale prices, meanwhile, are up 3.3% in the past year to \$628 a square foot in downtown L.A., according to Polaris Pacific, a San Francisco-based real-estate sales and marketing firm. By comparison, resale prices for all condos in L.A. County were flat during the same period, Polaris said.

“Developers who have gone out and done deals have done very well,” said Paul Zeger, a Polaris partner.

---

## PROPERTY REPORT

**Amazon Gobbles Up U.K. Warehouses**

Amazon has become a force in a logistics real-estate market, with online shopping, accounting for nearly a quarter of warehousing in the U.K. last year.

**CLICK TO READ STORY**

• • • • •

Chinese developers are among the busiest in downtown L.A. They include a subsidiary of Greenland Group, which is building a \$1 billion cluster of towers named Metropolis, and Oceanwide Holdings, which plans to complete a complex in 2019 that will include 504 condos, a Park Hyatt hotel and more than 166,000 square feet of retail.

Downtown L.A. once was a financial district that largely emptied out at night. It has been enjoying a broader development surge over the past few years with a mushrooming of stores, restaurants and bars. The Wilshire Grand Center, a 73-story skyscraper with a 900-room InterContinental hotel, is scheduled to open later this year, becoming the tallest building west of the Mississippi River.

But almost all of the residential development since the 2008 downturn has been rental projects, not condos. In all, the number of rental units in downtown L.A. has swelled to 20,361 from 14,365 in 2012, according to CoStar, while asking rents rose to \$2.71 a month a square foot from \$2.14.

Condo developers had been reluctant to make a postcrash bet on the willingness of Los Angelinos to buy boxes in the sky for the same price they could land a house with a yard and swimming pool.

Only recently, as developers saw downtown become more of 24-hour community, did they make their move.

"The [rental] apartment guys proved there was a market for people who want to live there," said Arden Hearing, managing director of Trumark Urban, which recently opened a 25-story condo tower with 151 units in downtown L.A. Trumark already has sold 100 units in the project, named TEN50, at prices ranging from \$600,000 to \$4 million, putting the project ahead of schedule, Mr. Hearing said.

When the firm bought the site in 2014, the entire block consisted of parking lots and a mannequin sales center, he said.

"Flash forward to today: You have almost 1,000 people living on that same block," Mr. Hearing said.

Fawaz Gailani, a retired oncologist, sold his house on 1.3 acres in Riverside, Calif., to buy a \$1.6 million unit on the 17th floor of TEN50. He said he likes the quick access to food, entertainment and other amenities. "You don't need a car at all," he said. "That's the beauty."

Greenland is set to open the first of Metropolis's three towers later this year and is already in contract for 80% of its 308 units, at prices averaging over \$1,000 a square foot, according to Cory Weiss, an executive vice president at Douglas Elliman Development Marketing, the project's sales agent.

Roughly 30% of the units in the second tower, which is scheduled to open in 2018, are in contract, Mr. Weiss said. Buyers include foreign investors and existing L.A. residents who like the lifestyle and are getting increasingly frustrated with the city's traffic, he said.

Brokers and developers believe Chinese buyers will help fuel demand for downtown L.A. condos, just as they have in cities like New York and Vancouver, British Columbia. “The connection between Chinese investors and the U.S. real-estate market is certainly a strong one,” said Thomas Feng, Oceanwide Plaza’s chief executive, in an email.

The roots of the city’s downtown renaissance go back to the development of the Staples Center in 1999 and the L.A. Live entertainment complex in 2007. There was a surge of condo and rental development before the downturn, but disappointing condo sales at several high-profile projects discouraged developers from returning to the market.

Instead, rental apartment developers snapped up many of the sites that had been assembled for condo development.

But new rental units are now being delivered at such a fast pace that developers are being forced to offer more incentives and even cut rents in some cases, according to brokers. Average rents are down 4% compared with this time last year, according to Polaris.

“Everything went rental for a while and not enough condo product was built to meet market demand,” said Miles Garber, head of research for Polaris Pacific. “The pendulum swung too far.”

#### **Corrections & Amplifications**

The planned development by Oceanwide Holdings in downtown Los Angeles will include more than 166,000 square feet of retail space on two floors. An earlier version of this story incorrectly said the project would include seven floors of retail.

**Write to** Peter Grant at peter.grant@wsj.com

Copyright ©2017 Dow Jones & Company, Inc. All Rights Reserved

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.



By the end of 2016, 24 million American homes were powered by wind energy.

## Sustainability for Planning Commissioners

### BEST PRACTICES

*Many of us wonder if society can find a path that provides for our needs, allowing people to reach their full potential, permitting us to live comfortably, and permitting our culture to flourish—without creating deserts and toxic waste dumps in our footsteps or without turning our skies into grimy smears across the horizon.*

— VOICES FOR THE EARTH, EDITED BY DANIEL D. CHIRAS AND THE SUSTAINABLE FUTURES SOCIETY

**SUSTAINABILITY IS A BROAD CONCEPT.** The root “sustain” means “provide with nourishment, keep going,” as defined by Webster. The United Nations’ Brundtland Commission defines sustainability as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” The concept of sustainability is a goal that can be applied at all scales of planning, from global to municipal jurisdictions and down to corridors and individual sites.

There are many interpretations and applications of the term, but it should not be defined too narrowly. While sustainability of the natural environment is basic, the concept also includes social and economic components. For instance, a diversity of housing in proximity to daily needs or public transportation can have an impact on housing opportunities and air quality. Similarly, a lack of diversity in the economic sector can have impacts on the tax base and employment opportunities.

A variety of concepts and principles can be followed to achieve sustainability. Planners have smart growth, green infrastructure, complete streets, and transit-oriented design. Architects have LEED design, and landscape architects have the sustainable sites initiative. Engineers apply strategies for carbon emission reduction, alternative energy systems,

and low-impact design. Biologists have strategies for protection and enhancement of endangered habitats and biodiversity. There are also solutions relating to solid waste and hazardous materials.

We share a common desire to make human communities more sustainable. But sometimes what is comfortable and familiar can affect the sustainability of our community.

### What does sustainability have to do with planning commissioners?

Planning commissions are typically charged with advising elected officials on the development of a comprehensive plan and the application of its core values, policies, and recommendations in the review of development projects. Professional staff and consultants should translate the general guidance of the plan into working standards within the zoning and subdivision ordinances.

It is hard to overemphasize the importance of having a good, up-to-date plan that is a basis for infrastructure- and development-related decisions. The cumulative impact of many small decisions can greatly affect the sustainability of any planning jurisdiction.

### Sustainability in the comprehensive plan

Some communities will adopt an entire sustainability plan, such as Baltimore’s *Sustainability Plan*. In other cases, an agency such as the Oregon Department of Transportation may adopt a plan that impacts transportation systems in all the local communities.

Planning commissioners should find out if a sustainability plan that involves their community is under way and explore ways to connect the plan to the work of the planning commission. (For more information, see APA’s Policy Guide on Planning for Sustainability at [tinyurl.com/gt5er7l](http://tinyurl.com/gt5er7l).)

The planning commission should be actively involved in the development of a comprehensive plan, with professional staff and consultants responsible for its

technical analysis and production. The process should incorporate effective two-way communication with all stakeholders and the public. Consider sustainability during all developmental phases of a comprehensive plan, including:

**THE IDENTIFICATION** of strengths, weaknesses, opportunities, and threats.

**THE FORMULATION** of objectives and goals.

**THE DEVELOPMENT** and evaluation of alternatives.

**STRATEGIES** for implementation, including measures of progress and criteria for updating the plan.

It is important to realize there are no perfect or permanent sustainability plans. Each community has its own set of circumstances that shapes what is desired, needed, and appropriate.

Secondly, due to the complex interrelatedness of a huge number of variables—history, culture, ecology, location, resources—circumstances and priorities constantly change. Sometimes factors beyond local control significantly impact plans for sustainability, such as regional, national, and international markets; automation; and competition.

There are principles that urban planners can champion to achieve these objectives:

**BALANCING** jobs and housing.

**CREATING** multimodal transportation opportunities.

**REDUCING** and filtering stormwater runoff and recharging aquifers.

**PRESERVING** natural and cultural resources and open space.

**IMPLEMENTING** efficient and mixed land-use patterns in proximity to municipal services and facilities and relating housing

to daily needs within walking distance.

**REDUCING** carbon emissions and support of renewable energy applications.

### **Implementation**

First, keep the comprehensive plan up-to-date and make it a basis for planning and development decisions, particularly in capital budgeting and project review. Sustainability should be a shared goal and approach coordinated with all agencies; for instance, sustainability planning can help connect and integrate grants and programs in public health, housing, infrastructure, and transportation.

Also, publicizing good examples and compelling elements from the comprehensive plan can help the public understand and participate in the development of goals and actions for the betterment of the community.

Zoning ordinances and subdivision regulations are also concrete implementation tools. Plan commissions can recommend amendments to the zoning and subdivision ordinances that provide a basis for development recommendations.

Here are some elements you can consider in your zoning ordinance to further sustainability:

**PURPOSE STATEMENT.** Identify sustainability and comprehensive plan compliance as goals in the purpose statement.

**DENSITIES.** Establish permit density bonuses for special efforts to preserve natural resources and create mixed use and transit-oriented development.

**AGRICULTURAL PRESERVATION.** Refer to county or regional plans and resources and foster contiguous development related to existing communities.

**IMPERVIOUS SURFACES.** Control by land-use type.

**TREE PRESERVATION AND GRADING.** Maintain the existing trees and character of a site.

**SOLAR PANELS AND WINDMILLS.** Grant permits to reduce carbon footprints and foster renewable energy.

**GREEN ROOFS.** Grant permits to reduce stormwater runoff (this may be a building code issue).

**LANDSCAPING.** Set minimum requirements for native species appropriate to uses, functions, and microenvironments.

**PLANNED UNIT DEVELOPMENTS.** Grant exceptions from rigid standards to achieve large-scale sustainability objectives.

The subdivision ordinance governs specifications for public improvements that can also contribute to the comprehensive plan's sustainability goals. Some key elements include:

**PARK AND SCHOOL DONATIONS.** Refer to the overall plan for open space and plan objectives.

**STREET WIDTHS.** Consider the minimum size to meet safety and operational requirements in accord with functional classification and land uses of the comprehensive plan, as well as the principles of complete streets that accommodate pedestrians, cyclists, and drivers.

**BEST MANAGEMENT PRACTICES.** Create bonuses to reduce and filter stormwater.

**STORMWATER AND WETLANDS.** Establish standards to integrate these considerations into natural systems and achieve habitat, esthetic, and recreational objectives.

We must consider sustainability from every angle: environmentally, socially, and economically. The cumulative impact of many small actions can have an enormous influence on the environment. ■

—Pete Pointner, FAICP

Pointner is an independent consultant with over 50 years of experience. For information on the concepts mentioned here, read his free e-book at: [readingsinurbanplanninganddesign.blogspot.com](http://readingsinurbanplanninganddesign.blogspot.com).