



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
December 19, 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 3rd 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.

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

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

- a. ZONING ORDINANCE AMENDMENT 17-03 CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION 20.20.020 OF THE MUNICIPAL CODE CHART OF PERMITTED USES ALLOWING EMERGENCY SHELTERS IN THE COMMERCIAL GENERAL (CG) RATHER THAN THE COMMERCIAL RESIDENTIAL (CR) ZONING DISTRICT CONSISTENT WITH THE OTHER SECTIONS OF THE EMERGENCY SHELTERS ORDINANCE

Summary: In 2014, as required by State mandate, the City Council adopted the Emergency Shelters Ordinance, which allows emergency shelters for the homeless in the Commercial General (CG) zoning districts. A minor clerical correction for consistency within the Ordinance is necessary as follows:

- A revision to the Chart of Permitted Uses in Section 20.20.020 (Use Classifications) to accurately reflect that the use is allowed in the Commercial General (CG) zoning district rather than the Commercial Residential (CR) zoning district

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 17-03, CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION 20.20.020 OF THE MUNICIPAL CODE CHART OF PERMITTED USES ALLOWING EMERGENCY SHELTERS IN THE COMMERCIAL GENERAL (CG) RATHER THAN THE COMMERCIAL RESIDENTIAL (CR) ZONING DISTRICT CONSISTENT WITH THE OTHER SECTIONS OF THE EMERGENCY SHELTERS ORDINANCE

(6) DIRECTOR'S REPORTS

a. Conformity Report: Revisions to Mother's Market and Kitchen

Summary: The purpose of this report is to advise the Planning Commission of minor modifications which were approved by the Director of Community Development at the Mother's Market and Kitchen. The building art elements have been modified and the size of the outdoor eating area has been reduced. During the plan check process it was determined that these modifications did not result in significant changes in the appearance of the approved site plan and design review and therefore did not require a second review at a public hearing.

Recommendation: Receive and file.

b. 2018 Homeless Count Event

Summary: The Los Angeles Homeless Services Authority (LAHSA) sponsors an annual regional homeless count. The 2018 Greater Los Angeles Homeless Count event will be held over the course of three days. The Signal Hill portion of the count will be conducted on *Wednesday, January 24, 2018 from 7:30 p.m. to 10:00 p.m.* The Community Development Department will host the event and provide coordination and training. The Police Department will provide drivers and unmarked vehicles.

Recommendation: Receive and file.

c. New Housing Related Legislation

Summary: On September 29, 2017, the Governor signed a robust package of housing related legislation aimed at addressing the State's unprecedented affordability crisis. In the first of a series of Director's Reports focusing on housing issues, staff will highlight key provisions of the City's current housing policies and overview the new laws.

Recommendation: Receive and file.

(7) 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 November 21, 2017.

Recommendation: Approve.

b. City Council Follow-up

Summary: Below for your review is a brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation: Receive and file.

c. Development Status Report

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

Recommendation: Receive and file.

d. In the News

Summary: Attached for review are articles compiled by staff that may be of interest to the Commission.

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, January 16, 2018 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.

December

5a.





ZOA 17-03
Correcting a Clerical Error
In Section 20.20.020

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper on December 8, 2017
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Discovery Well Park, Reservoir Park and Signal Hill Park Community Center on December 8, 2017.
 - c. Notice was mailed to property owners within a 300' radius on December 8, 2017.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

- a. Summarize the resolution/ordinance;
 - b. The specific location of the property, and/or use, the surrounding properties;
 - c. The criteria of the Code which applies to the pending application; and
 - d. The recommendation of the Council/Commission and/or other legislative body of the City and staff recommendation.
3. Mayor/Chair declares the public hearing open.
4. Mayor/Chair invites those persons who are in favor of the application to speak.
5. Mayor/Chair invites those persons who are in opposition to the application to speak.
6. Applicant or their representative is provided a brief rebuttal period.
7. Mayor/Chair declares the public hearing closed.
8. Discussion by Council/Commission only.
9. City Attorney reads title of resolutions and/or ordinances.
10. City Clerk/Secretary conducts Roll Call vote.



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: COLLEEN DOAN
SENIOR PLANNER**

**SUBJECT: PUBLIC HEARING - ZONING ORDINANCE AMENDMENT 17-03
CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION 20.20.020
OF THE MUNICIPAL CODE CHART OF PERMITTED USES ALLOWING
EMERGENCY SHELTERS IN THE COMMERCIAL GENERAL (CG)
RATHER THAN THE COMMERCIAL RESIDENTIAL (CR) ZONING
DISTRICT CONSISTENT WITH THE OTHER SECTIONS OF THE
EMERGENCY SHELTERS ORDINANCE**

Summary:

In 2014, as required by State mandate, the City Council adopted the Emergency Shelters Ordinance, which allows emergency shelters for the homeless in the Commercial General (CG) zoning districts. A minor clerical correction for consistency within the Ordinance is necessary as follows:

- A revision to the Chart of Permitted Uses in Section 20.20.020 (Use Classifications) to accurately reflect that the use is allowed in the Commercial General (CG) zoning district rather than the Commercial Residential (CR) zoning district

Recommendation:

Waive further reading and adopt the following resolution, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL
APPROVAL OF ZONING ORDINANCE AMENDMENT 17-03,
CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION
20.20.020 OF THE MUNICIPAL CODE CHART OF PERMITTED USES
ALLOWING EMERGENCY SHELTERS IN THE COMMERCIAL**

**GENERAL (CG) RATHER THAN THE COMMERCIAL RESIDENTIAL
(CR) ZONING DISTRICT CONSISTENT WITH THE OTHER
SECTIONS OF THE EMERGENCY SHELTERS ORDINANCE**

Background:

In 2007, the State adopted Senate Bill 2 (SB 2) which became effective January 1, 2008, and mandated that local jurisdictions establish zoning regulations to facilitate and encourage “emergency shelters.”

To address SB2, the State Department of Housing and Community Development (HCD), which is the department that must certify all State housing elements, required that all cities demonstrate compliance with the law in their 2008-2012 Housing Element Updates. This could be done by either adopting an Emergency Shelters Ordinance or by establishing a program committing to future adoption of an ordinance within their Housing Element.

In 2008, the City adopted the 2008-2012 Housing Element Update which included the required program for future adoption of an Emergency Shelters Ordinance. HCD did not certify the Update at that time as they had concerns about the suitability of the affordable housing site at 1500 E. Hill Street. It took several years to provide the documentation to satisfy HCD and the Update was finally certified in 2012.

On June 1, 2012, HCD certified the City’s 2008-2012 Housing Element Update. At that time the City had not adopted an Emergency Shelters Ordinance; however, it was a part of the future work plan.

During the planning period for the 2013-2021 Housing Element Update, HCD noted that many cities had not adopted Emergency Shelters Ordinances. Therefore, they informed all jurisdictions that in order to be considered for certification of the 2013-2021 Housing Element Update, an Emergency Shelters Ordinance must be adopted prior to the submittal deadline for the Update.

On August 19, 2013, at a duly noticed Community Workshop regarding the 2013-2021 Housing Element Update, staff reviewed the legal mandates, including the requirement for adoption of the Emergency Shelters Ordinance. Staff also noted that HCD was now requiring the Ordinance be adopted in order to receive certification of the document. Staff discussed the City’s proposed strategy to meet the State requirements for emergency shelters by allowing emergency shelters with a maximum of sixteen beds by right in the CG zone, and by adopting new operational and development standards as allowed by law. Additional emergency shelters with beds beyond the sixteen allowed by right would require a conditional use permit (CUP).

On September 10, 2013, at a duly noticed Planning Commission workshop regarding the 2013-2021 Housing Element Update, staff again discussed the City’s proposed strategy to meet the State requirements for emergency shelters, and further discussed the City’s

method for establishing a citywide homeless number of sixteen, using Signal Hill Police Department data and information from participation in the 2013 Greater Los Angeles Homeless Count event. Staff stressed the significance of this number as it is the number of emergency shelter beds that the City must allow by right, with no discretionary approval.

On September 19, 2013, the draft Housing Element Update was submitted to HCD for a preliminary screen check review and comment. This is standard practice and allows HCD to provide feedback on the working document prior to formal adoption.

On November 18, 2013, HCD issued a letter stating that the draft 2013-2021 Housing Element Update had been preliminarily reviewed and that it met the statutory requirements, including the City's commitment to adopt an Emergency Shelters Ordinance prior to the submittal deadline.

On December 10, 2013, the Planning Commission held a Public Hearing to review the Emergency Shelters Ordinance. The Commission recommended the City Council approve Negative Declaration 11/29/13(1) and Zoning Ordinance Amendment 13-05, amending the Signal Hill Municipal Code to allow emergency shelters for the homeless, following discussion of hours of operation, and clarification that shelter occupants would not be required to vacate the shelters each morning.

On January 21, 2014 the City Council held a duly noticed public hearing and adopted the Emergency Shelters Ordinance required for State certification of the 2013-2021 Housing Element. The State required the Ordinance to:

- Allow Emergency Shelters "by right" in at least one zoning district with enough beds to accommodate the estimated number of homeless in the City. The City successfully challenged the State estimated need of 76 and the number was adjusted to 16 persons in accordance with "Best Practices" documents issued by the State.

The State also allowed the Ordinance to:

- Require shelters with additional beds beyond sixteen to obtain a conditional use permit; and
- Include limited development and operational standards for all emergency shelters.

On February 4, 2014, the City Council approved the Housing Element and authorized staff to transmit the document to the State. On March 18, 2014 the State certified the document.

Analysis:

Clerical Correction

In accordance with State law, which requires that at least one zoning district be identified where emergency shelters are allowed "by right," without any use permit or other

discretionary approval, the Emergency Shelters Ordinance allows emergency shelters with up to 16 beds “by right” in the CG zoning district with performance standards (pp).

Staff recently observed that although multiple sections of the Ordinance identify the CG zoning district as the “by right” zone for the use, the Chart of Permitted Uses in Section 20.20.020 inaccurately situates the notation for permitting the use in the adjacent zoning district column. This causes it to inaccurately appear to be permitted in the CR zoning district. It is important to correct this minor error for clarity and given that it is a State mandated Ordinance. Zoning Ordinance Amendment 17-03 corrects the error as follows:

Section 2. That Section 20.20.20 (USE CLASSIFICATIONS) of the Signal Hill Municipal Code be amended to list Emergency Shelters as follows:

Residential	CO	CTC	CG	CR	CI	LI	GI
Alcohol and drug abuse recovery or treatment facility	C	X	X	X	X	X	X
Caretaker’s residence	X	X	X	X	X	X	X
Care facility – intermediate, skilled nursing, residential for the elderly, congregate living, convalescent, large family day care (Z)	C	X	C	C	X	X	X
Care facility – Emergency shelters (PP)	X	X	<u>P/C</u>	<u>X</u>	X	X	
Dwelling unit (AA)	X	X	X	P	X	X	X
Fraternity/sorority	X	X	X	C	X	X	X

Environmental Finding

The project is Categorically Exempt from requirements of the California Environmental Quality Act pursuant to Section 15061(b)3 of Guidelines for Implementation of the California Environmental Quality Act. It can be seen with certainty that there is no possibility that the proposed change may have a significant effect on the environment. The recommended modification is for a minor clerical correction for consistency within the document and does not substantively alter the adopted standards and regulations.

Approved by:

Scott Charney

Attachments

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 17-03, CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION 20.20.020 OF THE MUNICIPAL CODE CHART OF PERMITTED USES ALLOWING EMERGENCY SHELTERS IN THE COMMERCIAL GENERAL (CG) RATHER THAN THE COMMERCIAL RESIDENTIAL (CR) ZONING DISTRICT CONSISTENT WITH THE OTHER SECTIONS OF THE EMERGENCY SHELTERS ORDINANCE

WHEREAS, the California Government Code requires the City to periodically update the Housing Element. The State Department of Housing and Community Development (HCD) reviews each city's Housing Element to determine its compliance with State law; and

WHEREAS, in 2014, the City last updated updating the Housing Element for the planning period of 2013 to 2021; and

WHEREAS, in compliance with State law, SB 2 requiring Emergency Shelters to be established as a permitted use in at least one zoning district by right, with the capacity to accommodate the established homeless count, the City of Signal Hill, California prepared Zoning Ordinance Amendment 13-05, amending Chapter 20, Title 20.04 (Definitions), adding the State definition for emergency shelters for the homeless, and Section 20.20.020 (Use Classifications) allowing emergency shelters up to sixteen beds maximum by right in the commercial general (CG) zone and establishing minimum operational and development standards; and

WHEREAS, the 2013-2021 Housing Element Update draft document was submitted to the State for review and has been determined to meet the statutory requirements, including a program to establish emergency shelters as a permitted use by right up to a capacity of sixteen which is the City's established homeless number to be accommodated; and

WHEREAS, SB 2 requires that Emergency Shelters not be subject to more stringent development standards than those applicable to other permitted land uses in the same zoning district(s) where they are permitted, other than the allowance of operational and development standards as stipulated by State law specifically for Emergency Shelters; and

WHEREAS, in compliance with SB 2 and the 2013-2021 Housing Element Update, an Emergency Shelters Ordinance allowing up to a maximum of sixteen beds by right was adopted prior to the February 2014 document submittal date to HCD; and

WHEREAS, on August 19, 2013, at a duly noticed Community Workshop regarding the 2013-2021 Housing Element Update, Planning Department staff reviewed the legal mandates, including the requirement for adoption of the Emergency Shelters Ordinance. Staff also noted that HCD was now requiring the Ordinance be adopted in order to receive certification of the document. Staff discussed the City's proposed strategy to meet the State requirements for emergency shelters by allowing them in the CG zone, by allowing them by right up to a maximum of sixteen beds, and by adopting new operational and development standards as allowed by law; and

WHEREAS, on September 10, 2013, at a duly noticed Planning Commission workshop regarding the 2013-2021 Housing Element Update, staff again discussed the City's proposed strategy to meet the State requirements for emergency shelters and further discussed the City's method for establishing a homeless number of sixteen using Signal Hill Police Department data and information from participation in the 2013 Greater Los Angeles Homeless Count. The significance of this number was reviewed as it designates the number of emergency shelter beds that the City must allow by right, with no discretionary approval; and

WHEREAS, Zoning Ordinance Amendment 13-05 would assist the City in securing State certification of the 2013-2021 Housing Element Update by demonstrating that the City can meet the statutory requirements for certification; and

WHEREAS, the City was proposing to amend title 20.04 (DEFINITIONS) and add the State definition for Emergency Shelters and section 20.20.020 (USE CLASSIFICATIONS) - and allow emergency shelters up to sixteen beds maximum by right in the Commercial General (CG) zone and establish minimum development and operations standards as allowed by law including:

Development Standards

1. Maximum number of beds
2. Parking
3. Exterior and interior waiting and client intake areas
4. Security lighting
5. Minimum separation distance
6. Established CG development standards
7. Voluntary or incentive based standards

Operational Standards

- Length of stay
- On-site Management
- On-site security

The City additionally required a project management plan be submitted with details for operations and development; and

WHEREAS, Zoning Ordinance Amendment 13-05 was consistent with the General Plan which identifies the provision of diverse housing types and compliance with State housing laws and programs; and

WHEREAS, on December 10, 2013, the Planning Commission held a duly noticed public hearing and all interested persons were given an opportunity to be heard and the Planning Commission recommended City Council adoption of Negative Declaration 11/29/13(1) and associated Zoning Ordinance Amendment 13-05 to allow emergency shelters; and

WHEREAS, On January 21, 2014, the City Council held a duly noticed public hearing and all persons were given an opportunity to be heard, and the City Council adopted Negative Declaration 11/29/13(1) and associated Zoning Ordinance Amendment 13-05 to allow emergency shelters; and

WHEREAS, in November 2017, staff observed a clerical error in the Chart of Permitted Uses, of Title 20, Section 20.20.020 of the Municipal Code which is inconsistent with all other sections of the Ordinance and incorrectly indicates that Emergency Shelters were allowed in the Commercial Residential (CR) rather than the Commercial General (CG) zoning district which renders the State mandated Ordinance unclear.

WHEREAS, pursuant to Signal Hill Municipal Code, Chapter 20.86, entitled "Amendments," the subject is properly a matter for Planning Commission review and recommendation for City Council adoption; and

WHEREAS, on December 8, 2017, notice of a Planning Commission public hearing regarding the subject zoning districts was mailed to all property owners within 300 feet of the zoning districts, posted in accordance with S.H.M.C. Section 1.08.010, and was published in the Signal Tribune newspaper; and

WHEREAS, the project is Categorically Exempt from requirements of the California Environmental Quality Act pursuant to Section 15061(b)3 of Guidelines for Implementation of the California Environmental Quality Act. It can be seen with certainty that there is no possibility that the proposed change may have a significant effect on the environment. The recommended modification is for a minor clerical correction for consistency within the document and does not substantively alter the standards and regulations within the Zoning Ordinance.

WHEREAS, on December 19, 2017, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding Zoning Ordinance Amendment 17-03; and

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

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

1. That Zoning Ordinance Amendment 17-03 is consistent with applicable State law.

2. That the Planning Commission has reviewed Zoning Ordinance Amendment 17-03 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goals and Policies of the Signal Hill General Plan:

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

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

Finding regarding Policy 1.2 – The Zoning Ordinance Amendment for Emergency Shelters insures that development of these facilities will adhere to the same development standards as other permitted uses in the same zone and includes new development and operations standards which are specific to the use and considers potential impacts.

HOUSING GOAL 1A - Accommodate the housing needs of all income groups as quantified by the Regional Housing Needs Assessment.

Housing Element Policy 1.1 - Designate sites that provide for a variety of housing types.

Finding regarding Policy 1.1 - The addition of the Emergency Shelters as a permitted use in the CG zone meets State mandates for housing for the homeless and provides temporary housing regardless of the ability to pay, providing for additional housing types in Signal Hill.

HOUSING GOAL 4A - Remove existing governmental constraints to the maintenance, preservation, improvement and development of housing.

Housing Element Policy 4.2 - Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions.

Finding regarding Policy 4.2 - The proposed Zoning Ordinance Amendment for Emergency Shelters corrects a clerical error in the previously adopted Ordinance which is inconsistent with all other sections of the Ordinance and clarifies that Emergency Shelters are allowed by right up to a maximum of sixteen beds in the Commercial General (CG) land use zone as mandated by the State.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 17-03 as follows:

Section 1. Findings. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. That Section 20.20.020 USE CLASSIFICATIONS be amended to read as follows:

Chapter 20.20 Commercial districts

	CO	CTC	CG	CR	CI	LI	GI
Residential							
Alcohol and drug abuse recovery or treatment facility	C	X	X	X	X	X	X
Caretaker's residence	X	X	X	X	X	X	X
Care facility – intermediate, skilled nursing, residential for the elderly, congregate living, convalescent, large family day care (Z)	C	X	C	C	X	X	X
Care facility – Emergency Shelters (PP)	X	X	<u>P/C</u>	<u>X</u>	X	X	X
Dwelling unit (AA)	X	X	X	P	X	X	X
Fraternity/sorority	X	X	X	C	X	X	X

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 4. Certification and Effective Date. The City Clerk shall certify to the passage and adoption of this ordinance by the City Council of the City of Signal Hill and shall cause a summary of this ordinance to be published in accordance with Government Code Section 36933, in a newspaper of general circulation which is hereby

designated for that purpose, and this ordinance shall take effect thirty (30) days after its passage.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 19th day of December, 2017.

ROSE RICHÁRD
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 19th day of December, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY

December

6a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: COLLEEN DOAN
SENIOR PLANNER**

SUBJECT: CONFORMITY REPORT — REVISIONS TO MOTHER'S MARKET AND KITCHEN

Summary:

The purpose of this report is to advise the Planning Commission of minor modifications which were approved by the Director of Community Development at the Mother's Market and Kitchen. The building art elements have been modified and the size of the outdoor eating area has been reduced. During the plan check process it was determined that these modifications did not result in significant changes in the appearance of the approved site plan and design review and therefore did not require a second review at a public hearing.

Recommendation:

Receive and file.

Background:

On August 15, 2017, the Planning Commission approved the Site Plan and Design Review for building façade improvements and minor site revisions to convert the former Fresh & Easy to a Mother's Market and Kitchen at 2475 Cherry Avenue.

On September 12, 2017, the City Council approved a Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption at Mother's Market and Kitchen.

Analysis:

The applicant, Signal Hill Petroleum as property owner and on behalf of their tenant, Mother's Market and Kitchen, requested the following three changes to the approved plans (Attachment A):

1. The outdoor dining area was reduced from 1,011 square feet to 450 square feet due to a building code requirement which would have required construction of an additional restroom. The reduced outdoor seating area will accommodate 30 diners versus the previous 60 diners, but will be in the same location, will have the same size roof trellis and will have the same design and materials as the approved plans.
2. A new and similar historic image of Signal Hill's oil producing era was selected to replace the original photo on the west elevation. The original graphic was found to be of too low a resolution for the size.
3. A new and similar color window graphic was selected for the southern elevation that evokes a Southern California countryside with an orange tree and California poppies in the foreground and a mission style home in the background. The brighter colors improve the visibility of the scene and allow more light into the interior of the store.

Approved:

Scott Charney



OC SD OAK

3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714 754 4500

MEMORANDUM

The following memorandum has been prepared on December 5, 2017 regarding Conformity Report Items on the plans dated 8/1/17.

PROJECT

Project Name: Mother's Market
Project#: 17-082
2475 Cherry Ave
Signal Hill, CA 90775

RECIPIENT

City of Signal Hill
2175 Cherry Ave
Signal Hill, CA, 90775
Contact: Collen Doan
Email: cdoan@cityofsignalhill.org
Phone: 562-989-7344

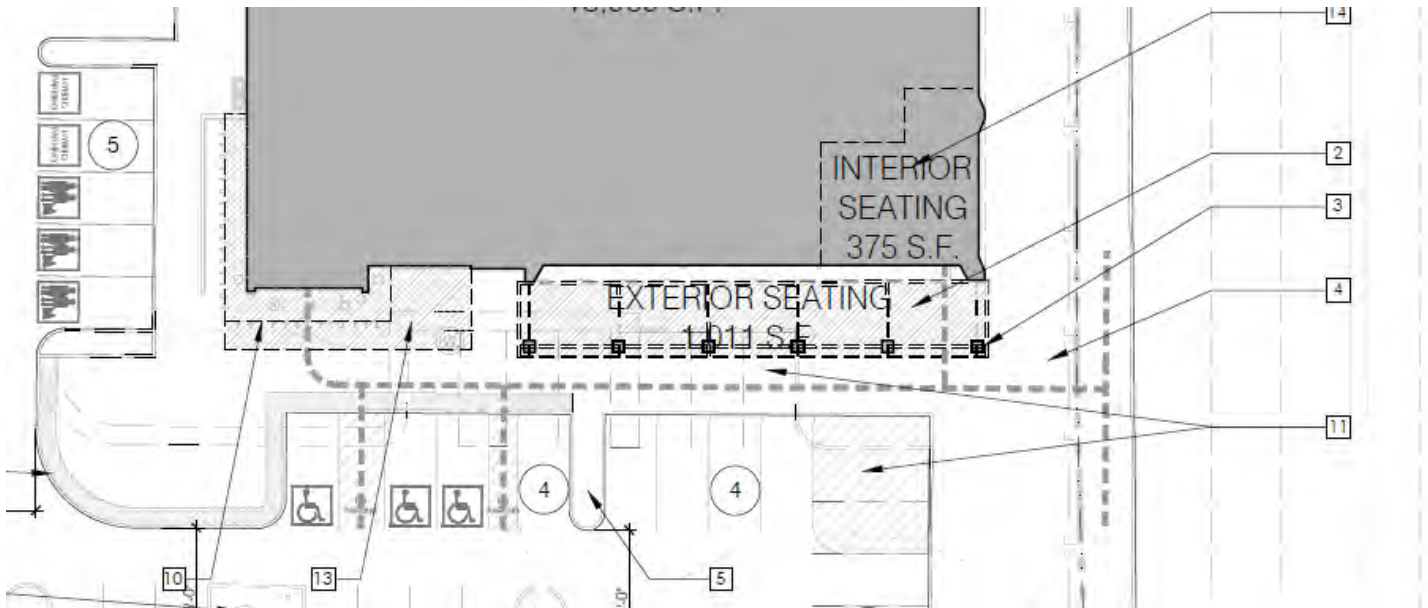
The following items are being submitted for conformity report:

1. Revised the exterior seating area and configuration, reducing the approved size of 1,011 S.F. to a total of 450 S.F. This change was made due to minimum plumbing fixture counts at the existing bathrooms which could not be met with the larger size. The required parking for exterior seating area is determined by 1 parking space per 100 S.F. with the approved size requiring 10 parking spaces. The adjusted exterior seating area now requires 5 parking spaces, reducing overall parking requirement by 5 parking spaces. See figure 1 for approved vs new proposed.
2. The Black and White graphic facing the parking area at the "Left Elevation" on Architectural Sheet A3.0 has been modified from the original approved graphic from Sheet A2.1. The original graphic was meant to be indicative of the final, but ultimately was found to be too low of resolution for the size required. A new image was selected to match the size and intent of the original, which shows a historical image of the oil producing nature of Signal Hill. See Figure 2 for approved vs New
3. The Color Graphic on the windows at the "Front Elevation" on Architectural Sheet A3.0 has been updated from the original shown in the approved Package from Sheet A2.0. The original graphic was meant to be indicative of the final, but ultimately was found to be too low of resolution for the size required. A new image was selected to match the size and intent of the original, which shows a colorful "produce box" type natural scene showcasing farms and produce to refer back to the goal of Mother's Market to provide fresh and healthy eating. See Figure 2 for approved vs New

Attachment A

Figure 1:

As Approved:

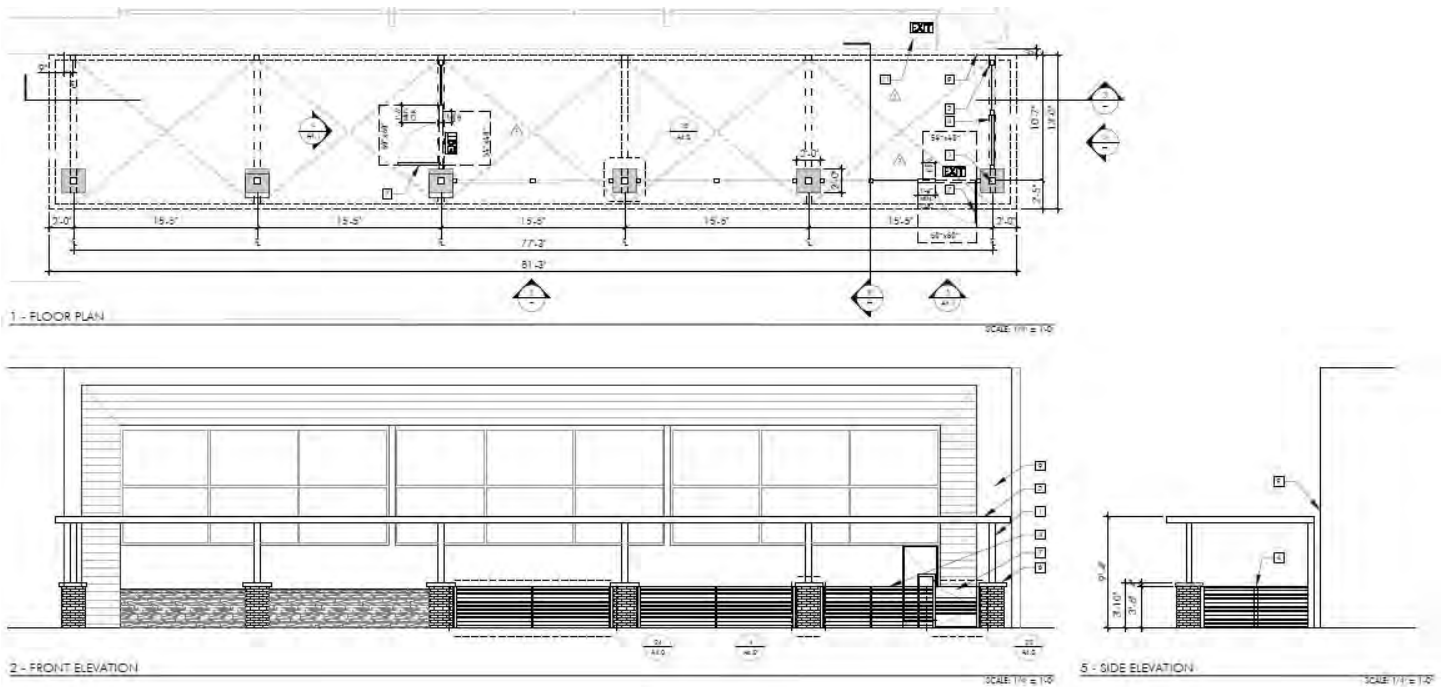


PARKING REQUIRED:

GROCERY STORE 13,594 G.F.A.
 1 SPOT PER 200 SQ. FT. = 68 PARKING SPOTS REQ.
 INT. RESTAURANT SEATING 375 SQ. FT.
 1 SPOT PER 100 SQ. FT. = 4 PARKING SPOTS REQ.
 EXT. RESTAURANT SEATING 1,011 SQ. FT.
 1 SPOT PER 100 SQ. FT. = 10 PARKING SPOTS REQ.

TOTAL PARKING REQUIRED ON SITE: 82 PARKING SPOTS

As Revised:

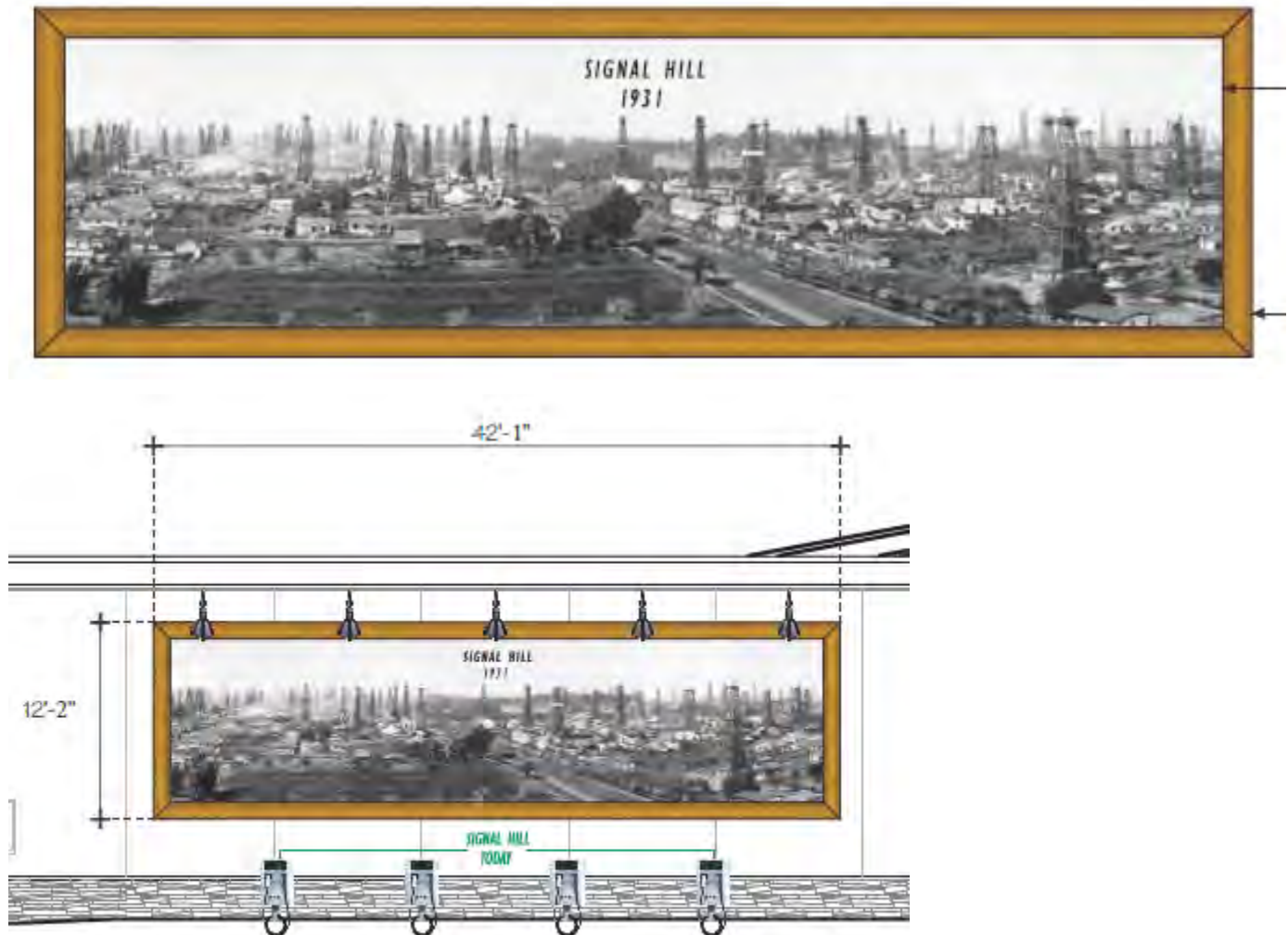


PARKING REQUIRED:

GROCERY STORE: 13,594 G.F.A.
1 PARKING SPACE PER 200 SQ. FT. = 68 PARKING SPACES REQUIRED
INTERIOR RESTAURANT SEATING: 375 SQ. FT.
1 PARKING SPACE PER 100 SQ. FT. = 4 PARKING SPACES REQUIRED
EXTERIOR RESTAURANT SEATING: 450 SQ. FT.
1 PARKING SPACE PER 100 SQ. FT. = 5 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED ON SITE: 77 PARKING SPACES

Figure 2:
As Approved:



As Revised:

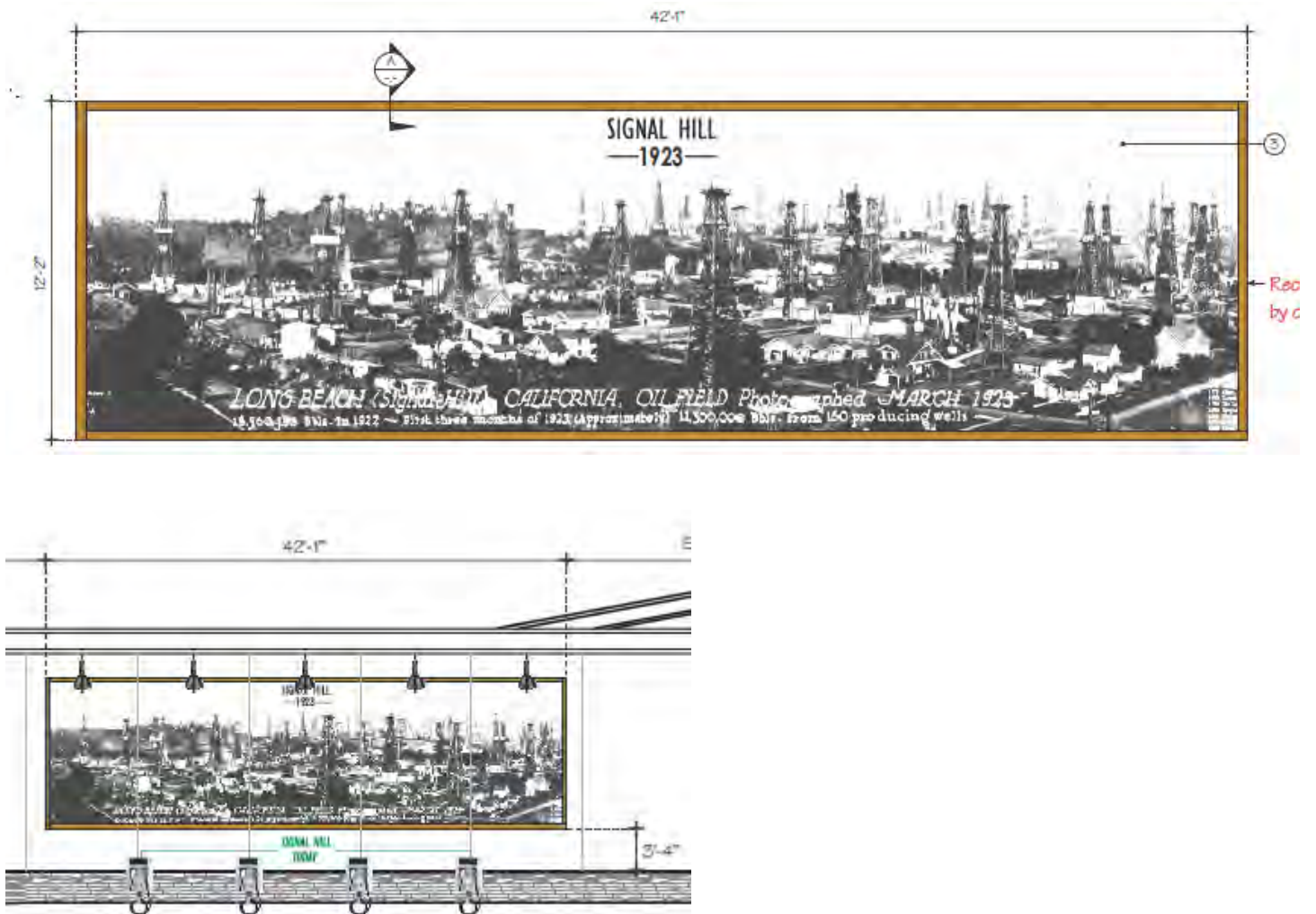
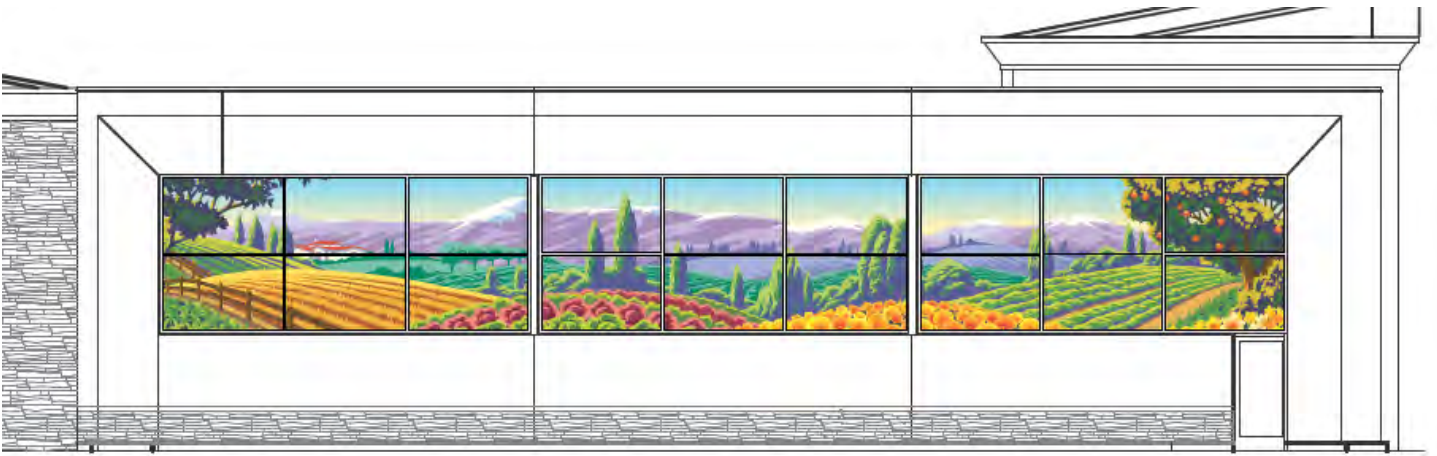


Figure 3:
As Approved:



As Proposed:



Please let me know if you have any questions or comments.

Thank you,

Urban Arena, LLC

Bryce Sigourney
Project Manager

cc: Colleen Doan

December

6b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: COLLEEN DOAN
SENIOR PLANNER**

**SUBJECT: DIRECTOR'S REPORT – STANDBY AND ROUND-UP FOR THE 2018
HOMELESS COUNT EVENT**

Summary:

The Los Angeles Homeless Services Authority (LAHSA) sponsors an annual regional homeless count. The 2018 Greater Los Angeles Homeless Count event will be held over the course of three days. The Signal Hill portion of the count will be conducted on *Wednesday, January 24, 2018 from 7:30 p.m. to 10:00 p.m.* The Community Development Department will host the event and provide coordination and training. The Police Department will provide drivers and unmarked vehicles.

Recommendation:

Receive and file.

Background and Analysis:

An increase in the homeless population has been noted statewide, and the closure of a homeless encampment in Long Beach last year increased the homeless population locally. The purpose of the Homeless Count is to document the number and location of homeless persons or makeshift shelters in the City. It also serves to:

- Inform the public and governmental officials on the state of homelessness;
- Bring vital resources to agencies serving the homeless population; and
- Drive engagement by raising awareness.

This year we are again requesting that Planning Commissioners serve as standby volunteers to supplement our communitywide volunteer round-up, and we are also requesting that each Commissioner recruit at least one community volunteer to participate. As in past years, we have asked our Police Department to provide four unmarked cars and plain-clothes drivers for the event. In addition to our police drivers, we anticipate a need for between eight and twelve community volunteers. Please share the attached flyer with friends, neighbors, family, and colleagues, and encourage them to volunteer to help with the count (Attachment A).

Approved by:

Scott Charney

Attachment



Save the Date | January 24, 2018

**EVERYONE COUNTS.
NO MATTER WHERE
THEY LIVE.**



2018 CITY OF SIGNAL HILL HOMELESS COUNT

**WEDNESDAY, 1/24/2018
7:30 PM TO 10:00 PM**

VOLUNTEERS NEEDED!

To register as a City Volunteer:
go to www.theycountwillyou.org and
click on Volunteer Now.

Please register soon as space is very limited!

Registration Deadline: Friday, 1/12/2018

The City of Signal Hill Community Development Department will coordinate the event and provide training. Volunteers will participate in a driving survey to count and document homeless persons or makeshift shelters in the City. A mandatory orientation will begin promptly at 7:30 PM. Please arrive on time.

Sign up today for the
2018 Greater Los Angeles Homeless Count

THEYCOUNTWILLYOU.ORG

WHAT IS THE HOMELESS COUNT?

It determines the number of homeless individuals and families we have in Los Angeles County on any given night, identifies their demographic characteristics and locations where they reside.

WHY IS IT IMPORTANT?

- It raises awareness about the state of homelessness in LA County
- It brings vital community resources
- It drives engagement



2175 Cherry Avenue

Signal Hill, CA 90755

(562) 989-7340

www.cityofsignalhill.org

December

6c.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DIRECTOR'S REPORT – NEW HOUSING RELATED LEGISLATION

Summary:

On September 29, 2017, the Governor signed a robust package of housing related legislation aimed at addressing the State's unprecedented affordability crisis. In the first of a series of Director's Reports focusing on housing issues, staff will highlight key provisions of the City's current housing policies and overview the new laws.

Recommendation:

Receive and file.

Background and Analysis:

Housing Element

State law requires that all cities prepare a General Plan to provide guidance in making land use decisions. The Housing Element is a required component of the General Plan and is the City's primary tool to address affordable housing mandates. The current Housing Element was approved in 2014 and covers an eight year period from 2013 to 2021 (Attachment A).

An important provision of the Housing Element is the inventory of available sites. This inventory demonstrates how we will accommodate our "fair share" of projected population growth. The "fair share" is determined at the regional level by the Southern California Association of Governments (SCAG). SCAG is the country's largest metropolitan planning agency representing six counties, 191 cities and 19 million people in Southern California.

The “fair share” allocation is called the Regional Housing Needs Allocation (RHNA). For the current cycle, our RHNA is 169 dwelling units with 98 being designated as “market rate” and 71 as “affordable”.

RHNA: Allocation from SCAG, October 2013 – 2021

Housing Units (Total)	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
169	22	22	27	28	70

Local Housing Data

The City is mandated to produce an annual report on progress on implementation of the General Plan. As it relates to the Housing Element, the City is obligated to track housing production. During the reporting period beginning in 2013 to date, the City has issued building permits for 169 new dwelling units (representing 100% of our overall target). This breaks down by income classification as follows:

98 out of 98 allocated market rate units (100% of target)
71 out of 71 allocated affordable units (100% of target)

Regional Housing Data

On November 9, 2017, SCAG conducted the Eighth Annual Southern California Economic Summit. This year’s theme was “The Cost of Not Housing”. Staff and one Commissioner attended the event, which focused on the economic challenges posed by population growth and the shortage of affordable housing. Relevant economic and housing data shared at the event has been included for Commission consideration. (Attachment B).

Changes to State Housing Law

On November 9, 2017, staff attended a briefing entitled “The 2017 Housing Package: What Cities Need to Know” conducted by the California League of Cities. The session started with analysis on perceived barriers to the adequate production of affordable housing. A host of barriers were mentioned including:

- Inadequate funding;
- Market conditions;
- State policies;
- Community resistance; and
- Local Planning Processes.

To address these barriers, the new housing legislation focused on three areas:

- Local Accountability;
- Streamlining; and
- Funding.

Based on the themes, it is evident that housing advocates were successful in casting a significant amount of blame on local government. Staff has included the summary of the legislation prepared by the League (Attachment C).



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

February 4, 2014

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: PUBLIC HEARING – 2013-2021 HOUSING ELEMENT UPDATE
GENERAL PLAN AMENDMENT 13-01**

Summary:

The City Council will review the 2013-2021 General Plan Housing Element Update. The deadline for submittal of the document to the State Department of Housing and Community Development (HCD) is February 12, 2014. Adoption of the Update will put the City in a more advantageous position when applying for state and federal funds.

Recommendations:

- 1) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING NEGATIVE DECLARATION 12/27/13(1), RELATIVE TO GENERAL PLAN AMENDMENT 13-01, THE 2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE

- 2) Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING THE 2013-2021 UPDATE OF THE GENERAL PLAN HOUSING ELEMENT

- 3) Authorize the Community Development Director to transmit the 2013-2021 General Plan Housing Element Update to the State Department of Housing and Community Development.

Fiscal Impact:

In December 2012, the City Council approved a contract for \$24,000 with the consulting firm of Casteñeda and Associates to prepare the Housing Element Update. Adoption of the document and submittal to the State for certification by February 12, 2014, will put the City on an eight year update cycle rather than a four year cycle.

Background:

All California cities are required to prepare and adopt a General Plan to use as a guide in making land use and planning decisions. The Housing Element is one of the required General Plan elements pursuant to California Government Code Section 65302(c).

The State requires Housing Elements to be updated on a regular basis and HCD reviews the Updates and provides certifications if it finds the documents meet the statutory requirements. Under new rules, cities in our region that adopt their Updates by the February 2014 deadline will be on an eight-year cycle for future updates. Those that miss the deadline will revert to a four-year cycle.

During the last year, City staff and housing consultant, Ralph Castañeda, spent a great deal of time and effort to prepare the 2013-2021 Update, including conducting community outreach, soliciting public comments through surveys, and holding public workshops in order to disclose the legal mandates and the City's proposed methods to meet them (Attachment A).

Regional Housing Needs Assessment (RHNA)

State law recognizes that local governments play a vital role in the supply and affordability of housing. Given the chronic lack of affordable housing statewide, the State requires all local governments to include a plan to meet the existing and projected housing needs of all economic segments of the population in their Housing Elements. During their review for legal compliance, HCD pays particular attention to the required inventory of adequate sites. This inventory demonstrates how cities will accommodate their "fair share" of projected population growth on a parcel specific basis. The "fair share" is determined at a regional level by the Council of Governments and is called the Regional Housing Needs Assessment (RHNA) allocation.

The Update includes a strategy to achieve the RHNA as determined by the Southern California Association of Governments. The City's allocation for the upcoming period is 169 dwelling units with 71 designated as affordable (includes all three low income categories) as follows:

RHNA: Allocation from SCAG, October 2013 – 2021

Housing Units (Total)	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
169	22	22	27	28	70

A key component of the Update is that the City is required to identify sites and eliminate constraints for development of the housing allocation. It does not, however, require that the housing be built.

Affordable Housing (Extremely Low, Very Low and Low Income Categories)

The proposed strategy to meet the City's RHNA allocation for affordable housing was discussed at the following meetings:

- August 19, 2013 Community Workshop
- September 10, 2013 Planning Commission Workshop
- October 1, 2013 City Council Meeting

The City's strategy included amending the Hill Street Special Purpose Housing Specific Plan (SP-7) to include the adjacent parcel at 2170 Gundry Avenue with the previously approved affordable housing site and increase the permitted density to 72 affordable dwelling units.

On November 12, 2013, the Planning Commission held a public hearing and recommended City Council approval of the Hill Street Zoning Ordinance Amendment (ZOA 13-04) to increase the total number of units allowed in SP-7 and adoption of the associated Negative Declaration by a unanimous vote.

On November 19, 2013, the City Council introduced the Hill Street ZOA and approved the associated Negative Declaration.

On December 3, 2013, the City Council unanimously approved the second reading and adopted the Hill Street ZOA.

Project	General Location	General Plan Designation	# of Units
SP-7 Hill Street Affordable Housing	Hill Street at Gundry Avenue	1.4 Very High Density 35-45 DUA	72 (Increased from 60 max.) 45 DUA (Increased from 37 DUA max.)
Citywide	Second Units	1.2 Medium Density 10-20 DUA	6 (based on construction history)

Based on a technical analysis and historic data, development of six new second units citywide over the eight year cycle was projected and included in the affordable housing allocation. With the amendment and projected second unit development, the City could sufficiently demonstrate that it not only meets but exceeds the 2013-2021 RHNA of 71 affordable dwelling units.

Legal Mandates from the State

Since 2006, significant changes to the Housing Element laws have taken place requiring cities to adopt ordinances that identify and accommodate residents with specific housing needs as follows:

- AB 2634 (2006) – Existing and projected extremely low-income need
- AB 2511 (2006) – Anti NIMBY and no net loss requirement
- SB 2 (2007) – Emergency shelters, transitional and supportive housing
- SB 812 (2010) – Persons with developmental disabilities

Based on these legal mandates the last Housing Element included a commitment to adopting six new zoning code amendments including:

- Emergency Shelters
- Transitional Housing
- Supportive Housing
- Single Room Occupancy
- Reasonable Accommodation Procedure
- Licensed Residential Care Facility

Emergency Shelters Mandate

In 2007, the State adopted Senate Bill (SB) 2 which became effective January 1, 2008, and required local jurisdictions to establish planning and zoning regulations to facilitate and encourage “emergency shelters.”

To address SB2, HCD required that all cities demonstrate compliance with the law in the 2008-2014 Housing Element Updates. This could be done by either adopting an Emergency Shelter Ordinance or by establishing a program making a commitment to future adoption of an Emergency Shelter Ordinance.

On February 21, 2012, the City adopted the 2008-2014 Housing Element Update which included a commitment for future adoption of an Emergency Shelter Ordinance.

Because HCD has noted that many cities in the State have not yet adopted an Emergency Shelter Ordinance, they have informed all jurisdictions that the Ordinance must be adopted prior to the February 2014 submittal deadline in order for them to consider certification of the document.

On August 19, 2013, at a Community Workshop regarding the Update staff reviewed the legal mandates, amongst other things, including the requirement for adoption of the Emergency Shelter Ordinance to receive certification of the document. Staff discussed the City's proposed strategy to meet the State requirements for Emergency Shelters by allowing them by right up to a maximum of sixteen beds in the CG zone, and by adopting new operational and development standards as allowed by law.

On September 10, 2013, at a Planning Commission workshop, staff again discussed the City's proposed strategy to meet the State requirements for the Update, including Emergency Shelters. Staff further discussed the City's method for establishing a homeless number of 16 using Signal Hill Police Department data and information from participation in the 2013 Greater Los Angeles Homeless Count. The initial number provided by the State was 76, therefore the reduced number is significant because it means the maximum capacity of a shelter allowed by right is 16 and additional shelters or capacity will only be considered under a conditional use permit.

On September 19, 2013, the Update was submitted to HCD for a preliminary screen check review and comment. This is standard practice and provides cities with feedback on the working document prior to formal adoption.

On November 18, 2013, HCD issued a letter stating that the Update met the statutory requirements, including the City's commitment to adopt an Emergency Shelter Ordinance prior to the submittal deadline (Attachment B).

On December 10, 2013, at a Planning Commission meeting the Commission unanimously recommended that City Council adopt the Emergency Shelters Zoning Ordinance Amendment (ZOA 13-05) and the associated Negative Declaration.

On January 7, 2014, the City Council introduced the Emergency Shelters ZOA and approved the associated Negative Declaration.

On January 21, 2014, the City Council unanimously approved the second reading and adopted the Emergency Shelters ZOA which included:

- The State definition for emergency shelters for the homeless.
- Allowing emergency shelters providing up to 16 beds as a permitted use by right, in the CG (Commercial General) zone and allowing additional facilities/beds under a conditional use permit in the CG zone.
- Operational and development standards for emergency shelters as allowed by law.

On January 29, 2014, the Planning Commission at a special meeting reviewed the draft Update and recommended City Council approval of the 2013-2021 General Plan Housing Element Update and the associated Negative Declaration.

Analysis:

In preparation of the Housing Element Update, three required actions have already been completed:

- A coordinated public outreach effort
- Adoption of the Hill Street ZOA
- Adoption of the mandated Emergency Shelters ZOA

To achieve compliance with other housing regulations, in this planning period, the City has committed to revise codes in the near future to address the following needs:

- Transitional and Supportive Housing
- Licensed Residential Care Facilities
- Single-Room Occupancy Units
- “Reasonable Accommodation” Procedures for the Disabled

The proposed Housing Element Update commits the City to adopting the following amendments by July 2014:

- Adopt the State definition for *Transitional Housing*

Definition: Temporary rental housing of six months or less.

- Allow Transitional Housing as a permitted use in all residential zones. Occupancy of an existing dwelling for transitional housing would be allowed by right. However, construction of new dwellings would be subject to the Site Plan & Design Review process and would not be allowed by right.

- Adopt the State definition for *Supportive Housing*

Definition: Long term housing for a “target population” that is linked to assistance services that maximize the residents’ live, work, and health circumstances.

Definition: Target Population means adults with low-income who have disabilities that include mental illness, HIV or AIDS, substance abuse, or chronic health conditions eligible under the Lanterman Developmental Disabilities Act.

- Allow Supportive Housing as a permitted use in all residential zones. Occupancy of an existing dwelling for supportive housing would be allowed by right. However, construction of new dwellings would be subject to the Site Plan & Design Review process and would not be allowed by right.

A summary of each of the housing programs proposed during this eight year cycle is provided (Attachment C). Some of these programs have been accomplished, some are ongoing and others are new. Cities statewide must make the same commitments. Staff will continue to monitor recommended “Best Practices” and methods used by other cities to address State mandates (Attachment D).

Approval of the attached resolutions will complete the City's Housing Element Update process, however, HCD reserves certification of the Update until it has completed final review.

Approved by:

Kenneth C. Farfsing

THE EIGHTH ANNUAL

Southern California Economic Summit

The Cost of Not Housing

Wi Fi

NETWORK: SCAG

PASSWORD: scag2017

#SoCalEconomy



@SCAGmpo



@SCAGnews



SOUTHERN CALIFORNIA
LEADERSHIP COUNCIL

Attachment B

AT A GLANCE

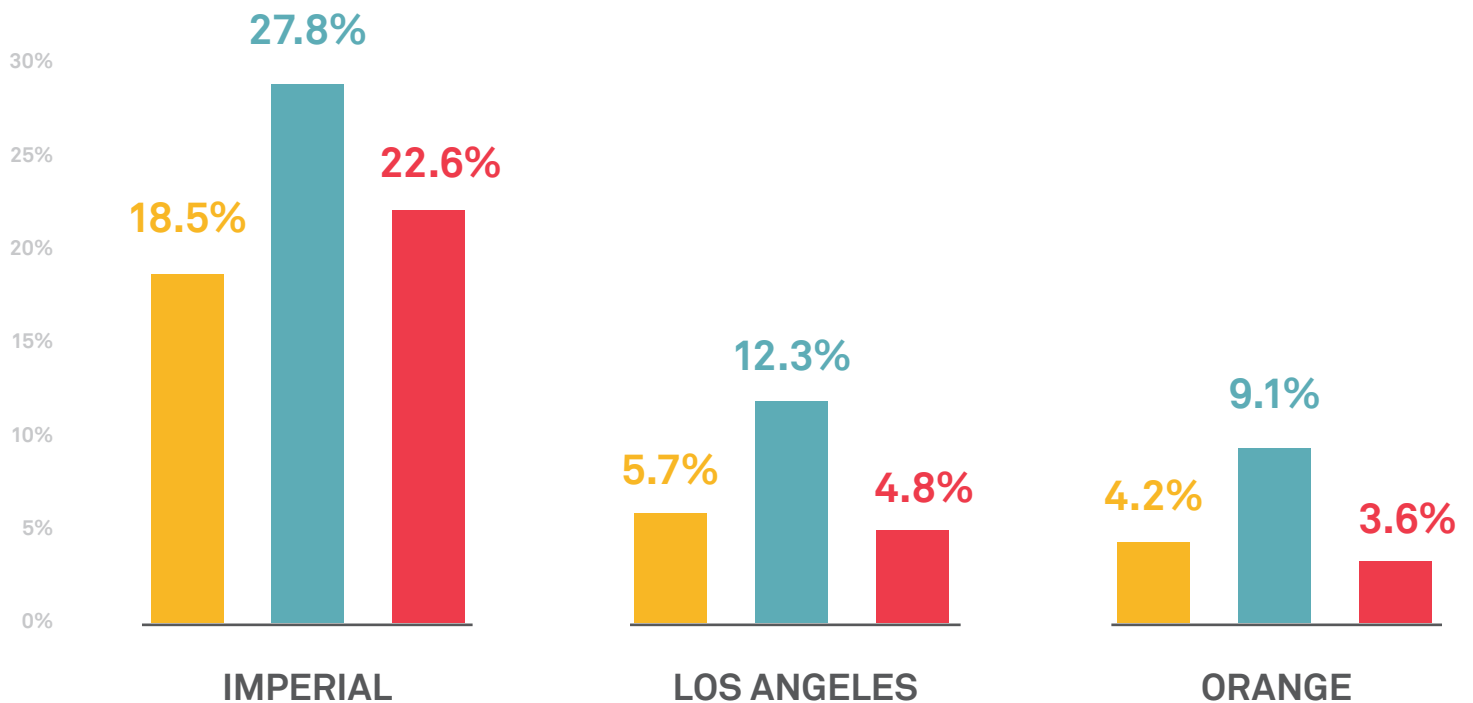
UNEMPLOYMENT IN SOUTHERN CALIFORNIA

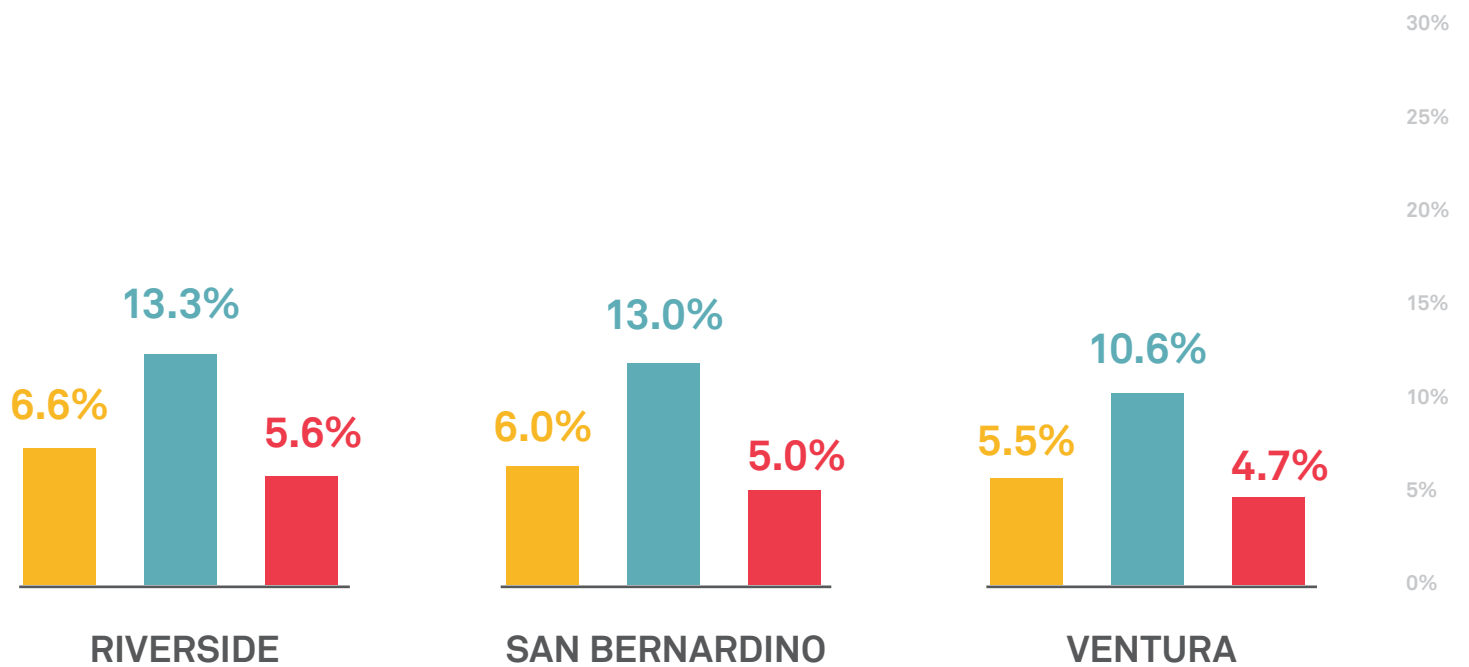
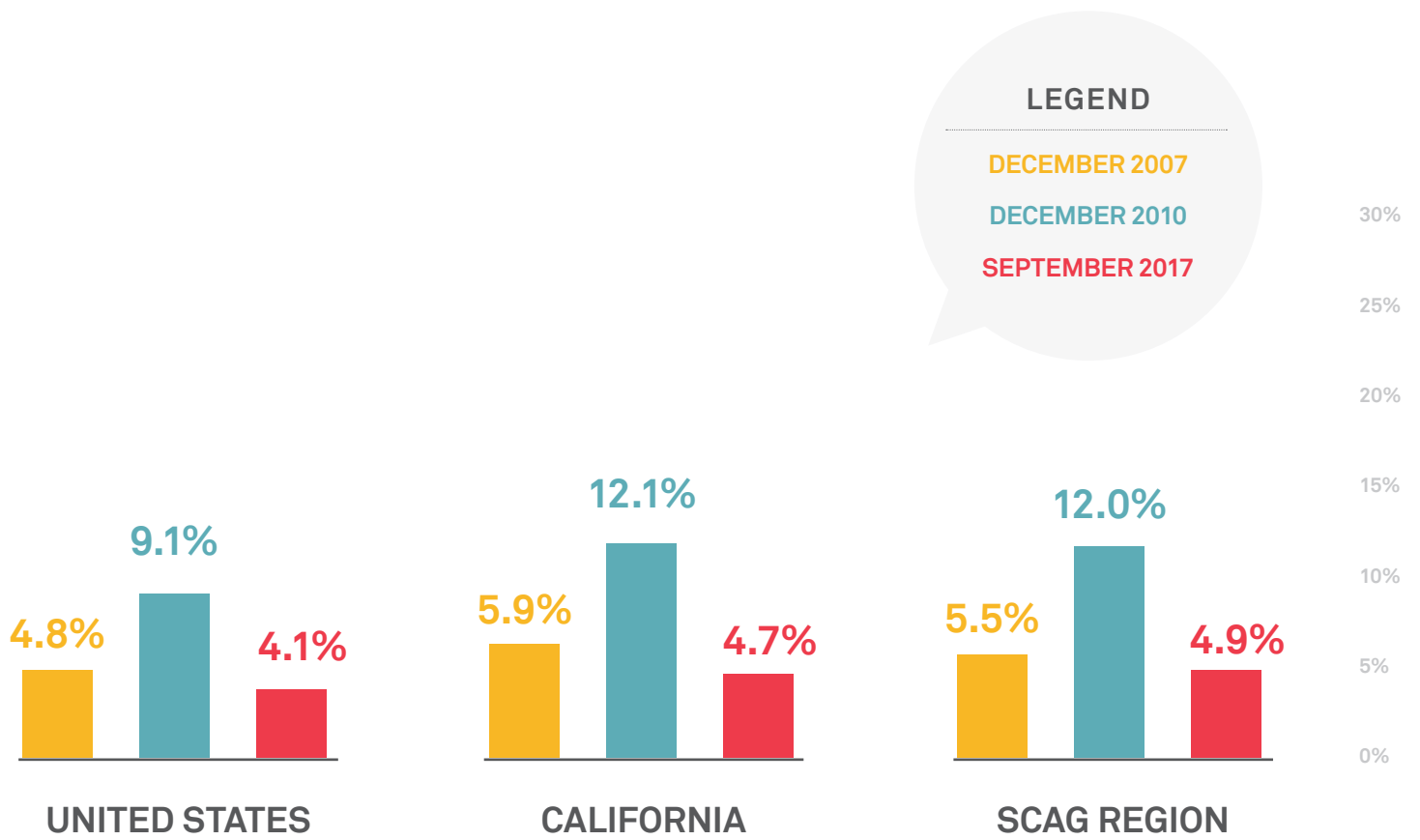
This year's Southern California Economic Summit finds the SCAG region continuing to make steady progress in terms of economic growth and job creation as the recession era keeps fading into the rearview mirror. The graphs below illustrate that progress, comparing the region's employment in December 2007 (pre-Recession), December 2010 (peak unemployment), and September 2017 (the most recent employment figures). In 2017, every county has more than recovered the number of jobs lost during the economic downturn, and—except for Imperial County—all SCAG counties enjoy a lower unemployment rate compared to ten years ago, which is a testament to the economic strength, resiliency, and adaptability of the Southern California region.

The Southern California economy is being powered by job growth in:

- Construction, driven by both a booming housing market enjoying high levels of demand as well as significant levels of infrastructure construction, especially transportation projects underway throughout the region.
- Healthcare, due to shifting demographics and new legislation.
- Professional and Business Services, a growing sector throughout the SCAG region which includes occupations such as architects, engineers, IT consultants, accountants and lawyers.

Looking forward, unemployment rates will likely continue to fall for the rest of 2017 and 2018.





INTRODUCTION TO COUNTY ECONOMIC REPORTS

ECONOMIC GROWTH & JOB CREATION IN THE

The Eighth Annual Southern California Economic Summit economic update provides the latest region-wide and county-specific economic analysis to better inform state and local elected officials, the business community, labor leaders, city managers and planners, and the general public about the current and projected Southern California's economic and employment landscape. Every year since 2010, SCAG's team of independent economists has reported a comprehensive overview of each county's current economic landscape including the outlook for economic growth and job creation, analysis of key industry sectors, information about education and workforce development trends, and monitoring of key economic development issues. The 2017 SCAG economic team is composed of:

IMPERIAL

Michael Bracken, M.P.A.
Development Management Group

LOS ANGELES

Somjita Mitra, Ph.D.
*Los Angeles County Economic
Development Corporation*

ORANGE

Wallace Walrod, Ph.D.
Orange County Business Council

RIVERSIDE/SAN BERNARDINO

John Husing, Ph.D.
Economics & Politics

VENTURA

Matthew Fienup, M.A.
California Lutheran University

SCAG REGION ECONOMY & JOB MARKET CONTINUE TO GROW

Southern California saw strong economic and job market growth in the first half of 2017 as the SCAG region hit a 10-year low unemployment rate of 4.1% in May. The next several months saw unemployment rates increase somewhat at the regional, statewide, and national levels, primarily due to seasonal labor market factors that occur every year. September 2017 unemployment for the SCAG region was 4.9% and will likely continue to fall in the coming months.

Approximately 8.9 million people were employed in the SCAG region as of September 2017, surpassing 2010 employment levels by well over one million workers. On the other hand, the number of unemployed workers in the SCAG region is down to approximately 455,000, representing a 55% reduction from the over 1,000,000 individuals who were unemployed in 2009. This substantial improvement highlights the significant progress in economic and job growth made by the SCAG region in the last several years.

Continued economic growth and job creation remain key goals for the SCAG region, but other factors—including educational attainment, income and poverty trends, and housing supply and affordability—should command an equal amount of attention because of their substantial impacts on overall economic trends throughout the region. A lack of workforce housing, for instance, could potentially have significant consequences for Southern California by pricing many young workers and families out of the region, leading to a shallower talent pool of potential employees. This trend has already manifested itself throughout the Bay Area, and increasingly calls into question that region's ability to sustain such high levels of economic growth and activity.

The percentage of SCAG region residents with a Bachelor's degree or higher did increase from 29.6% to 30.3%, primarily boosted by improvements in Orange County and Riverside County. Despite these improvements, the SCAG region still trails the national and state rates of 31.2% and 32.9%, respectively. The Bay Area is currently significantly outperforming the SCAG region; 46.4% of its residents hold a



SCAG REGION

Bachelor's degree or higher. Similarly, and perhaps as a result of this advantage, Bay Area incomes are 50% higher than SCAG incomes, and saw even faster growth in the past year. In order to ensure the region's future economic prosperity, local and regional leaders should consider region-wide collaborations to address these challenges, which could become even more severe as education plays a more and more important role in attaining workplace competencies.

The good news is that progress is being made. Alongside healthy employment growth and progress on unemployment rates, median income in the SCAG region increased by 3.8% to \$64,794, with major contributions stemming from rising incomes in Imperial County, San Bernardino County, and Orange County. Growing household incomes in the SCAG region are especially important considering the area's rising cost-of-living, driven primarily by housing costs. Los Angeles County's median household income, however, is still nearly 4.5% below 1990 levels when adjusted for inflation.

SCAG's regional poverty rate dropped from 15.9% to 15.2% in the last year, with noteworthy improvements in Orange County and San Bernardino County. While Imperial County continues to struggle with high poverty rates (24% of all residents, 34% of children), the SCAG region in general has made meaningful progress in facilitating economic growth and job creation, resulting in poverty reduction over the last few years.

LOOKING FORWARD

The SCAG regional economy is expected to continue creating new jobs in 2018, fueled by both traditional and emerging industry clusters. A severe workforce housing shortage, however, remains the major impediment for future economic growth. Adequate provision of housing has become an economic competitiveness issue for both the region and the state; a lack of housing options encourages residents to leave for more affordable areas, leading to fewer job candidates and a less attractive environment for businesses. While not quite as expensive as San Francisco or Silicon

Valley, the SCAG region, especially Orange, Los Angeles, and Ventura Counties, has some of the most expensive housing in the nation. The potential economic effects of the housing shortage reinforce the need to understand the regional economy as one interconnected whole, with challenges and opportunities that cross city and county lines. Increasing regional workforce housing supply, for instance, would be a major benefit for the entire Southern California regional economy, positively impacting job creation, economic growth, and economic opportunity.

Let's not forget that Southern California also benefits from a set of unique economic strengths; leveraging these strengths will form an integral part of any long-term economic strategy. To this end, this year's county economic reports highlight county-specific employment, industry, educational, occupational, and housing trends. For example, international trade combined with the region's location, infrastructure, and population centers have made the SCAG region a center for growth in e-commerce and logistics employment throughout the region. From the entertainment industry in Hollywood to tech and life sciences in Orange County, distribution and warehousing in the Inland Empire to agriculture and renewable energy in Imperial County, and tourism in Ventura and across the region, the SCAG region is home to an extremely diverse set of world-class industry clusters that drive innovation and economic growth.

By providing the necessary support for these and other emerging competitive advantages, regional stakeholders can leverage these strengths to lay the foundation for continued economic success. While each SCAG county has its own individual strengths and weaknesses, working together the region is a strong economic force. A coordinated, collaborative strategy and approach to region-wide issues such as housing and education will help ensure future prosperity for all counties by leveraging Southern California's regional strengths.



COUNTY ECONOMIC REPORT

IMPERIAL COUNTY

Imperial County is located in the southeast corner of California and shares borders with San Diego County, Riverside County, Yuma County (Arizona) and Mexico (and the region and City of Mexicali). The County has an estimated population of 188,334. The economy of the region is based on the following industries:

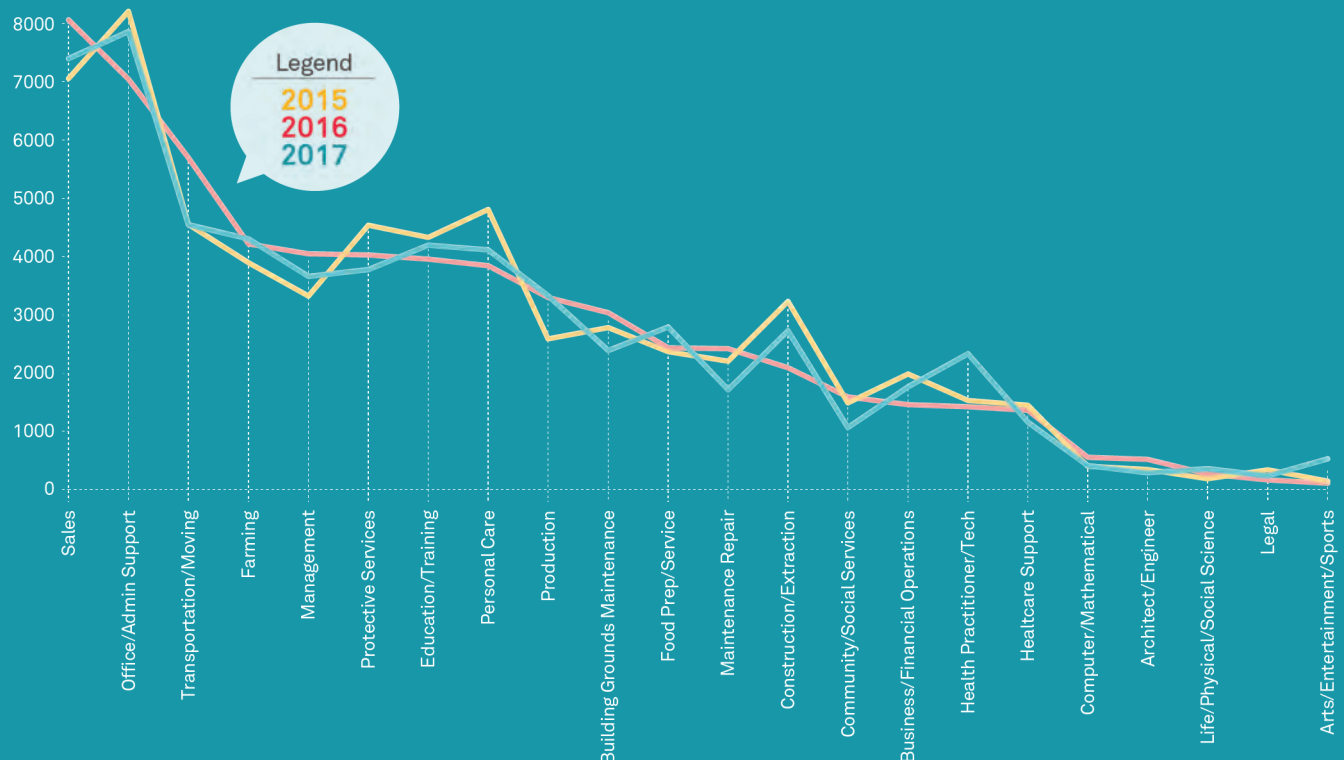
- Agriculture
- Energy Production (Solar, Wind, Geothermal)
- Prison/Detention Facilities (Federal & State)
- Border Security (Namely Department of Homeland Security)
- Logistics (Goods Movement of Agriculture Products & Products Assembled in Mexicali through the Maquiladora Program)
- Local Serving Small Businesses & Local/Regional Government & Related Services (Police, Fire, Education)

EMPLOYMENT

The Imperial Valley continues to struggle with high unemployment (22.6%, about 5 times the national rate of 4.3%). There are 58,900 jobs for a labor force of 76,100 leaving some 17,200 unemployed. The three occupations with the largest job growth (2016 to 2017) were health practitioners (+900), office/administrative (+800) and construction (+600). There were job losses in transportation/logistics (-1,150), maintenance/repair (-700) and sales (-650).

Employment within the region is largely tied to agriculture and government. The Department of Homeland Security, state prisons and local governments (including school districts) account for 30% of all jobs. Unfortunately the largest individual categories of office/administrative, transportation/logistics, sales, farming and food preparation are also among the lowest paying, all falling below the median pay of \$44,819 annually.

WORKFORCE OCCUPATIONS



Source: California Employment Development Department



RENEWABLE ENERGY GENERATION

Imperial County has been a leader in renewable power generation. The region continues to produce over 2,123 megawatts (MW) of power from 43 projects that are currently online. The producers represent geothermal, small hydro, solar photo-voltaic and wind. Imperial County is the third largest producer of renewable power in the State of California (behind Riverside County-2,146 MW and Kern County 5,940 MW). The region has approved about 1,300 MW of additional renewable power that is in the development process and will likely be built/become operational in the next 36 months.

AGRICULTURE

Agriculture is the largest private sector industry in the Imperial Valley. While the jobs associated with the industry are traditionally low paying, agriculture supports many families in a variety of occupations including direct farming, professional/business like accounting and transportation. In 2016, agriculture production totaled \$2.06 billion. This represents an increase of about \$137 million from 2015. Production value increased in 2016 and a record 542,000 acres of land was in production. Farmers continue to struggle with foreign competition, rising labor costs and the regulatory environment. The Imperial Valley Agriculture community produced the following in 2016:

- Vegetable/Melons: \$1.006 billion
- Livestock: \$468.18 million
- Field Crops (Alfalfa/Bermuda Grass): \$381.18 million
- Seed/Nursery Products: \$123.06 million
- Fruit & Nut Crops: \$83.3 million
- Apiary/Honey: \$4.36 million

HOUSING

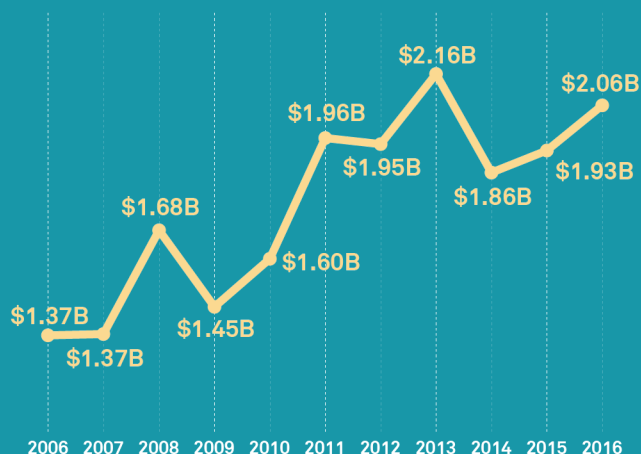
The overall housing market is stable in the region with a median home price of \$206,000 for a 3-bedroom/2-bathroom home. New home sales will be about 120 for 2017 with prices starting in the low to mid 200's. Occupancy of rental housing is in the 90-95% range with rents from \$600 to \$1,400 monthly. The county boasts the most affordable housing market in the SCAG region and is even more affordable than the United States as a whole.

ECONOMIC OUTLOOK

- The overall economy is stable (by historic Imperial County standards) but not robust neither expanding.
- RPS 50% will create additional renewable energy opportunities at such time as additional construction begins
- Agriculture will struggle with crop/livestock pricing and new State regulation impacting wages and work schedules
- The region must address systemic and multi-generational poverty (24% of all persons, 34% of children)
- A culture of educational achievement must take hold (34% of adults 25 and older lack a high school education and only 14% of same have a bachelor's or better).
- Region must work to expand geothermal energy production and use 30,000 fully entitled (yet to be built) homes to fuel growth and provide remedy to housing crisis in Southern California's coastal communities.

AGRICULTURE PRODUCTION

(LIVESTOCK & CROPS)



Source: County of Imperial Agriculture Commissioner

HOUSING AFFORDABILITY INDEX

(MEDIAN HOME PRICE / MEDIAN HOUSEHOLD INCOME)



Source: CoreLogic & Development Management Group, Inc.

COUNTY ECONOMIC REPORT LOS ANGELES COUNTY

Los Angeles County is home to unparalleled optimism and opportunity. Home to more than 10.1 million residents, it boasts a workforce of more than 4.4 million today. Los Angeles continues to be the center of innovation and creativity with growing emphasis on nascent industries such as biosciences and advanced transportation while bolstering stalwart industries such as professional services and construction.

The county has recovered the jobs lost during the Great Recession and is expected to continue to grow at a moderate rate over the next few years.

ECONOMIC OVERVIEW & OUTLOOK

The September unemployment rate in Los Angeles County was 5.4% (not seasonally adjusted), almost 8.0 percentage points below its July 2010 peak of 13.2% but still higher than the pre-recession low of 4.3%. Nonfarm employment in August 2017 totaled 4.4 million adding 37,200 jobs over the year for an annual growth rate of 0.8%. A large majority of industry sectors experienced growth during that period.

County employment is projected to grow at an average annual rate of 0.7% over the next five years, adding 133,000 jobs across a range of industries.

As the economy continues to improve, the labor market will tighten. We expect wages to increase as a result. Those with higher levels of educational attainment can expect a higher rate of wage growth as well.

Although jobs are being added, the distribution of jobs will continue to be a cause for concern to our continued economic growth and prosperity.

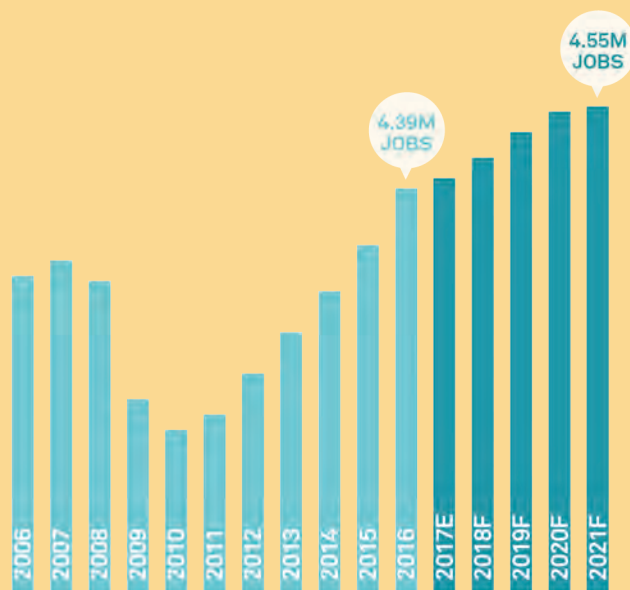
LEADING & EMERGING INDUSTRIES

Most industries will add jobs over the next five years, but overall, the strongest job growth will be in service providing industries, including:

- Health Services, which will grow at 5.9% over the next five years and add almost 42,000 jobs
- Administrative Support, which includes temporary employment, is expected to grow at 10.9% over the next five years and add more than 29,000 jobs
- Accommodation and Food Services is projected to add almost 26,000 jobs over the next five years
- Education will add over 23,000 new jobs over the next five years

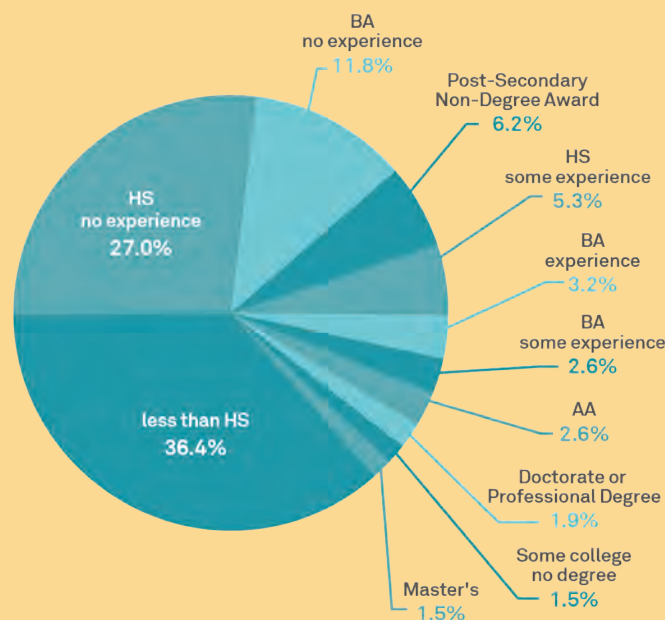
Other industries are evolving through innovation and disruption and will drive our economic growth in the future including advanced transportation, biosciences and digital media. Los Angeles continues to be a driver in supporting and growing these emerging industries through investment and research, industry councils and other strategic endeavors.

NONFARM EMPLOYMENT



Source: CA EDD; forecast by LAEDC

ENTRY LEVEL EDUCATION & EXPERIENCE REQUIREMENTS



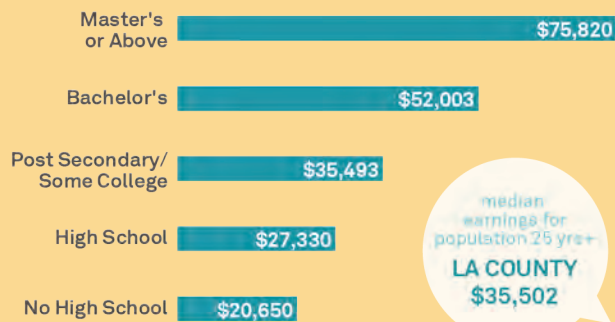
Source: Estimates by LAEDC

OCCUPATIONAL OUTLOOK

While jobs are being added across industries, the highest number of overall openings will be found in those occupations that require a high school diploma or less, and which pay less than the County's median annual wages of \$40,260. More than one-third of projected openings (including new jobs and replacement jobs) over the next five years will not require a high school diploma. Another 32% will require workers with a high school diploma but no more.

Those with a graduate or professional degree earn an annual wage premium of \$55,000 over those with less than a high school education. The strong correlation between educational attainment and earnings signals challenges ahead as those with less than a high school degree face limited jobs prospects, are more likely to be unemployed and are less likely to be able to support their households.

MEDIAN EARNINGS & EDUCATION ATTAINMENT 2016 (POP. 25 YRS+)



Source: 2016 ACS 1-yr estimates

INCOME & POVERTY

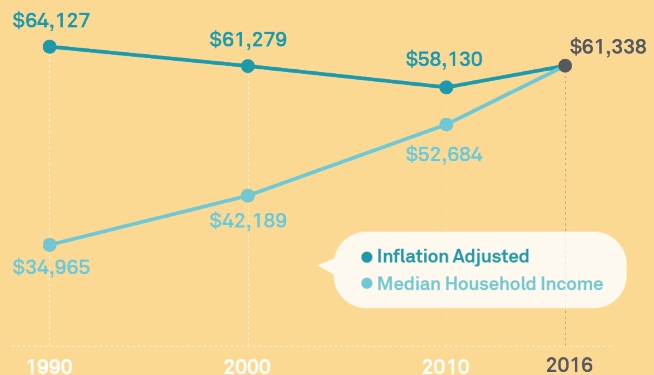
While household incomes have increased steadily for the last 25 years, from \$34,965 in 1990 to \$61,338 in 2016, inflation-adjusted household incomes have fallen steadily, and are still 4.5% below where they were in 1990.

However, our economic recovery is helping poverty rates to keep falling. We have seen a steady year-over-year decline in individual poverty rates. The individual poverty rate is now at 16.3%, a decrease of 2.8 percentage points from the peak of 19.1% reached in 2012.

As with earnings, there is a strong correlation between lower levels of educational attainment and higher rates of poverty.

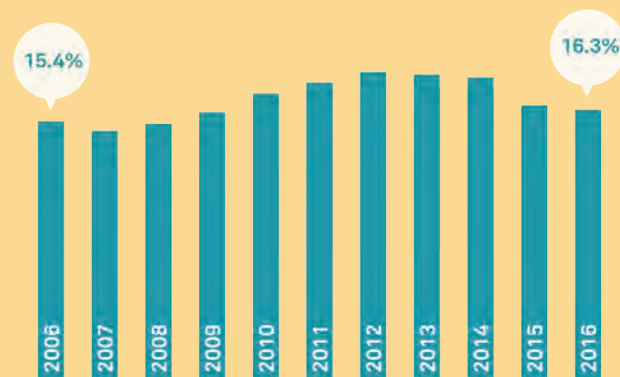
Almost one-fourth of adults over the age of 25 are below the poverty level in Los Angeles County. Those with a bachelor's degree or higher experience substantially lower poverty rates of 6.3%.

MEDIAN HOUSEHOLD INCOME: NOMINAL & 2016 DOLLARS



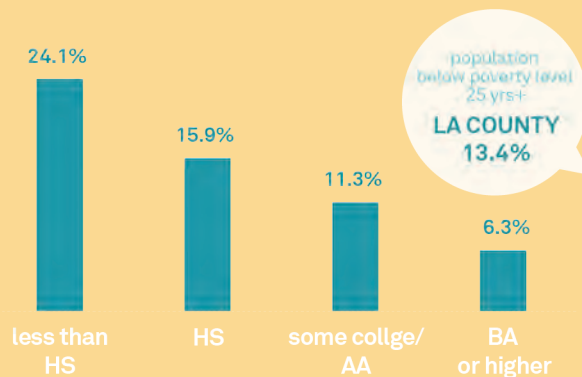
Source: 2016 ACS 1-yr estimates, BLS

INDIVIDUAL POVERTY RATES 2006-2016



Source: 2016 ACS 1-yr estimates

POVERTY RATES & EDUCATION ATTAINMENT 2016



Source: 2016 ACS 1-yr estimates

COUNTY ECONOMIC REPORT

ORANGE COUNTY

Orange County continues to drive economic growth in Southern California. In 2017, the county's economy exhibited many positive signs: a falling unemployment rate well below state and national averages, vibrant traditional and emerging industry clusters, increasing educational attainment with a high number of STEM (Science, Technology, Engineering, and Math) degree awards, increasing average salaries, and lower poverty rates. While Orange County's centralized location, deep talent pool of well-educated residents, innovative industry clusters and high quality of life continue to provide strong foundations for future economic growth, some concerns still remain such as a high cost-of-living driven primarily by increasing housing costs.

2017 ECONOMY IN NUMBERS

As of September 2017, Orange County's unemployment rate (3.6%) was lower than state (4.7%) and national (4.1%) averages.

EXISTING & EMERGING INDUSTRIES DRIVING ECONOMIC GROWTH

Orange County's key industries showed significant employment growth in the last year:

- Construction (+7,800 jobs)
- Leisure and Hospitality (+4,500)

In addition to these long-established industries, the county is also home to several innovative, emerging specialized industry clusters of national importance which are thriving with the potential to drive future economic growth and prosperity:

- Medical Device (7.4% of national employment, 5.8 Location Quotient)

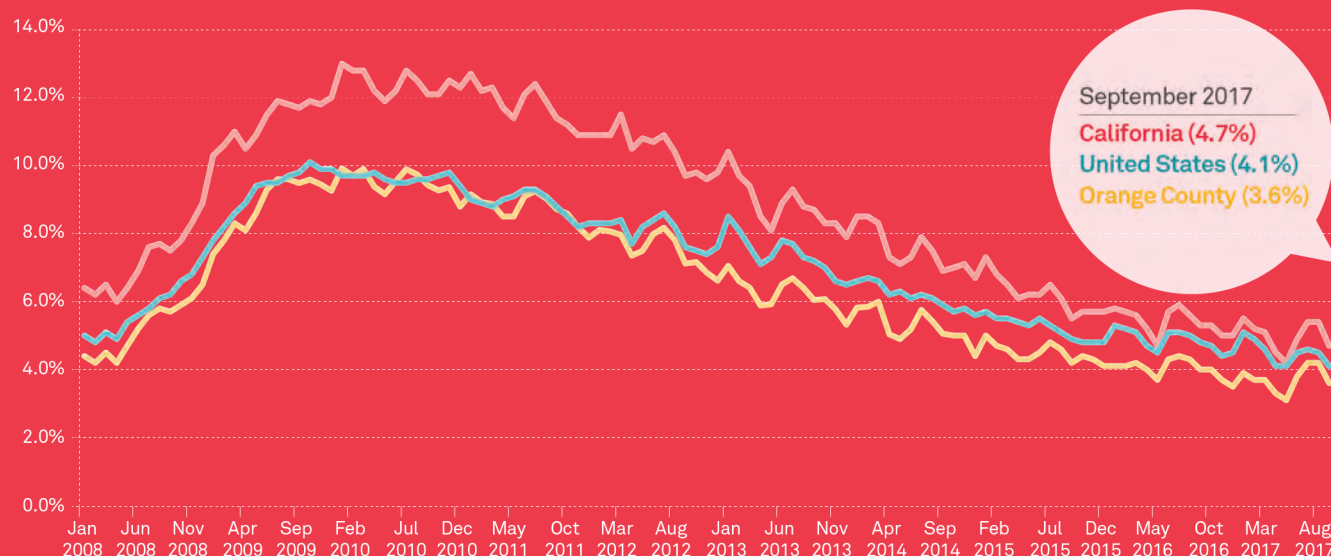
- Biopharmaceuticals (2.7% of national employment, 2.2 Location Quotient)
- IT & Analytical Instruments (2.4% of national employment, 1.9 Location Quotient)

Increased venture capital investments in county start-ups and growing patent activity offer tangible evidence of innovation in Orange County. Additional emerging Orange County growth clusters not yet well-tracked by standard industry classification systems such as NAICS include:

- Big Data Analytics
- Cybersecurity
- Virtual Reality (VR)
- Advanced Transportation

These industry clusters will fuel future job growth -- both in their own sectors and in the wider economy due to multiplier effects -- and are projected to create significant numbers of high-skill, high-paying jobs with significant opportunities for career advancement.

UNEMPLOYMENT RATES FOR THE U.S., CALIFORNIA & ORANGE COUNTY (JANUARY 2008 – SEPTEMBER 2017)



Source: California Employment Development Department

HOUSEHOLD INCOMES RISE WHILE POVERTY SHRINKS

Orange County's median household income continues to rise, with the county's median household income growing by 4.3% to \$81,837, over \$14,000 higher than the state average and more than \$24,000 higher than the national average; its per capita income was the highest in Southern California. Poverty rates experienced a significant decrease (11.0%) thanks to income growth.

EDUCATIONAL INDICATORS TRENDING UPWARD

Orange County residents continue to achieve high levels of educational attainment, enjoying by far the lowest dropout rate in the region and exceptional college preparation trends, with over 51% of high school graduates being UC/CSU eligible. 47.7% of county residents have an associate's degree or higher, an increase from the previous year; the economic benefits of higher education, strongly associated with lower poverty rates and higher average incomes, make this a very positive sign for the county economy. While technological change such as automation and machine learning are dramatically changing the workplace and creating the necessity for new work skills, a growing number of STEM and tech-related degrees are being awarded at Orange County colleges and universities.

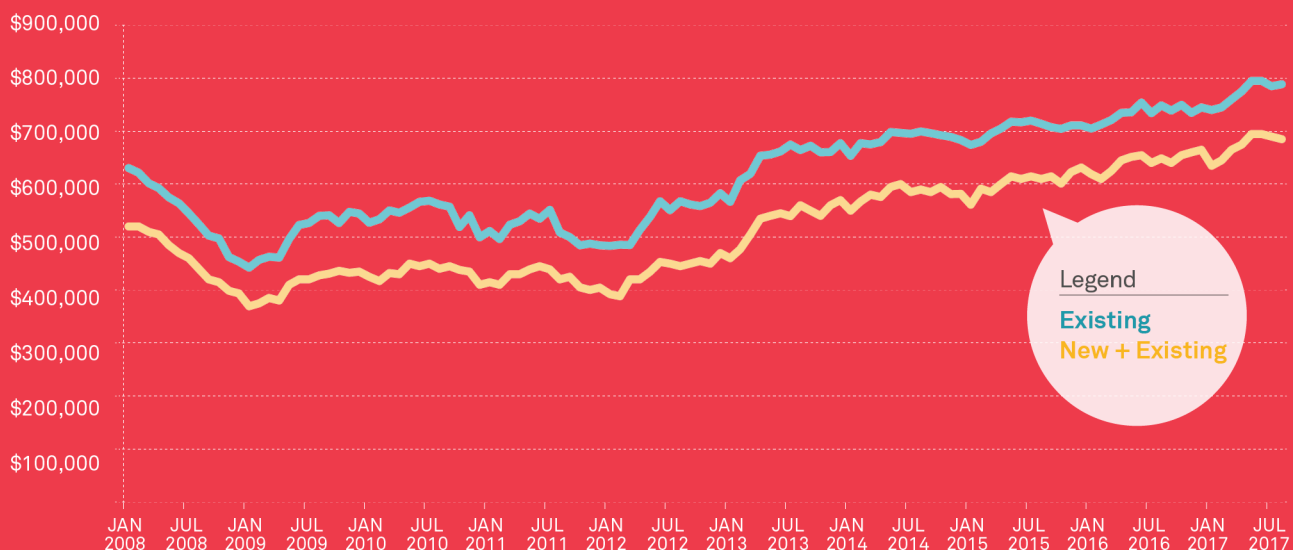
ORANGE COUNTY HOME PRICES CONTINUE TO RISE: DEMOGRAPHIC TRENDS REMAIN A CONCERN

Housing prices in Orange County have surpassed pre-Recession levels, reaching an average of \$799,000 in September 2017 and are projected to continue to rise due to increasing demand and constrained new housing supply. Apartment rents have also increased because the county's high home prices have prevented many residents from buying their own homes, further driving rental demand.

An analysis by the California Association of Realtors found Orange County has the lowest levels of housing affordability in Southern California; approximately 54.1% of Orange County renters spend more than 30% of their incomes on housing while 33% of home owners spend 30% or more of their incomes on housing.

Orange County's demographic landscape continues to shift to an increasingly older and more diverse population, with a growing share of residents who are nearing retirement age reaching record levels and a decreasing share of younger age groups, which threatens to contribute to a growing skills gap reported by employers.

MEDIAN HOME PRICES (2008-2017): NEW VS. EXISTING HOMES



Source: California Association of Realtors, CoreLogic/DataQuick

COUNTY ECONOMIC REPORT

RIVERSIDE & SAN BERNARDINO COUNTIES

For the Inland Empire, a review of the most recent economic data and the overall trends since the turnaround from the recession began in 2011 provides very good news. Based on growth through August of 2017, the area is on track to surpass its pre-recession high by 151,776 jobs or 11.6%. This occurred because job growth has surged of late, up 47,575 (4.0%) in 2013, 55,933 (4.5%) in 2014, 64,217 (4.9%) in 2015, 47,500 in 2016 (3.5%) and is on track to grow 42,701 (3.0%) in 2017 based upon eight months of preliminary data. If that holds, the area will have created 292,426 jobs in the 2011-2017 period of recovery and expansion. That is more than double the 140,650 jobs lost in the Great Recession (2008-2010). Looking at the rest of 2017, there is every reason to anticipate growth levels will be sustained given the forces impacting the key sectors that make up the inland region's economic base (*logistics, construction, health care, manufacturing, high-end*).

Unemployment in the inland area has dropped. It was 6.2% in August 2017, down from 6.3% in September 2016. More representative was the June 2017 versus June 2016 change (5.5% down from 6.3%). Unfortunately, the August rate was the second highest among the 50 major U.S. metropolitan areas after Cleveland (6.8%) and above the unadjusted rates for California (5.3%) and the U.S. (5.4%).

Key metrics on challenges faced by the Inland Empire include the 46.3% of its adults 25 and over with high school or less education in 2016. That compares to 39.0% for the rest of Southern California (*Imperial, Los Angeles, Orange, San Diego, Ventura*). Those with associates degrees or higher were 29.2%, well below the 41.0% for the rest of the Southland. The share with bachelors degrees or higher was 21.0% versus 33.7% in the balance of Southern California. This level of educational attainment limits the kinds of firms for which the area is competitive. These shares have improved from 50.3%, 23.1% and 16.3% respectively in 2000. These educational levels are related to serious public health issues in that 16.4% of all people and 23.5% of children under 18 were living in poverty in 2015. That compares to 14.5% and 20.0%, respectively, for the balance of Southern California.

Like all regional economies, the key for the Inland Empire's growth is the expansion of the economic base sectors for which it has competitive advantages. This is the group of activities bringing money to it from the outside world. Fundamentally, there are five key sectors:

LOGISTICS

Logistics firms have located in the Inland Empire in response to its available land and the need to handle both the huge flow of goods moving in and out of the U.S. via the ports of Los Angeles and Long Beach, plus the rapid growth of fulfillment centers that handle the explosive expansion of e-commerce. They were responsible for 20.5% of the area's direct job growth in the 2011-2017 period (60,075). Based upon growth to date in 2017 (4.2%), the sector's total should reach 168,900 jobs in 2017. If data from the State of California's Employment Development Department is accurate, that would be the slowest growth in several years.

HEALTH CARE

Health Care firms are expanding in the Inland Empire in part because the average worker in the sector is already serving 27.1% more people than California's average. Meanwhile, the Affordable Care Act has decreased the share of local residents without health insurance from 27.1% in 2013 to 12.4% in 2016. Health care firms are also beginning to respond to the fact that 23.7% of the population was 55 years or older in 2016. The area's population growth was 320,188 people or 76% from 2010-2017. Based upon job growth to date in 2017 (2.8%), it is forecasted that the sector will add 3,700 jobs in 2017 to reach 136,000.

CONSTRUCTION

Construction has historically been the major driver of the Inland Empire's economy given its undeveloped land and Southern California's need for single family homes, apartments, industrial facilities and infrastructure. The mortgage crisis upset the first of these needs and was largely responsible for the local sector losing -68,400 jobs from 2006-2011 (-53.6%). From 2012-2016, it has gained back 33,400 jobs. In 2017, positive factors are appearing. Through June this year, total permit valuation is headed for an increase of 29.9% in 2017 after rising 7.2% in 2016 and 13.4% in 2015. Based upon job growth to date in 2017 (14.8%), it is estimated that the sector will add 13,700 jobs in 2017 to reach 106,200 positions. That would still be -21,300 or -16.7%, below the 2006 peak.

MANUFACTURING

The manufacturing sector has had sub-par performance in the Inland Empire. This stems from California's punishing regulatory environment plus energy policies that in July 2017 had the state's industrial electrical costs 105.9% above Nevada and 117.2% above Arizona. As a result, the state has created only 48,000 manufacturing jobs (3.9% growth) since January 2011, and accounted for only 5.9% of the 827,000 jobs (7.9% growth) created in the U.S. A good deal of job openings occur in the sector due to the need to replace aging baby boomer technicians.



Based upon job growth to date this year, it is estimated that the sector will add 1,500 jobs in the Inland Empire in 2017 and reach 100,400 positions. That would remain -18,100 jobs, or -15.3%, below the 2007 level of 118,500 positions before the Great Recession.

PROFESSIONAL, MANAGEMENT & SCIENTIFIC

Professional, management & scientific work has recently started expanding. This appears to be a reaction to three factors. First, it has seen a 93.0% gain in residents with bachelors or higher degrees from 2000-2016. Even though the inland area's population is less well educated than its coastal county competitors, in this period its overall percentage of college graduates grew from 16.3% to 21.0%. The percentage of those with AA degrees or higher went from 23.1% to 29.2%. Second, the growth of the inland economy requires increasing levels of professional service providers given its 4.56 million people and 106,867 firms. Third, the re-emergence of the construction sector creates a need for engineers and other such specialists. Based upon job growth to date in 2017 (2.1%), it is estimated that the sector will add 1,000 jobs in 2017 to reach 49,400 positions.

MEDIAN PAY

Given the high levels of poverty in the Inland Empire (16.4% of all people, 23.5% of those under 18), it is important to find sectors that offer workers median incomes at middle class levels provided their families have a secondary wage earner in a lower paying sector. The data show that this is possible in several sectors due to their median pay levels over \$45,000, their minimal educational requirement for large shares of the workers and their growth potential. Looking at the economic base sectors and one related to them, the situation is as follows:

LOGISTICS

(2017 median pay: \$48,708) 78.4% of logistics workers have jobs requiring high school or less schooling. The sector is the fastest growing in the Inland Empire.

Construction (2017 median pay: \$52,604) has 82.2% of workers in jobs requiring minimal levels of formal education, though apprenticeship is necessary for some types of work. The sector has become the second fastest growing in the inland area though firms continue having trouble finding workers.

HEALTH CARE

(2017 median pay: \$60,768) has a smaller share of workers in jobs with minimal educational requirements (33.7%).

The sector has provided significant upward mobility for those with associates degrees or post-secondary training (30.2%). The sector grows continuously, with those obtaining technical certifications finding good jobs and gaining the ability to move up within the sector.

MANUFACTURING

(2017 median pay \$51,385) offers a little job growth. Industry leaders, however, indicate that a large share of existing technicians are starting to retire. Of workers in the sector, 66.5% needed high school or less training.

PROFESSIONAL, MANAGEMENT & SCIENTIFIC

(2017 median pay \$73,279) has a relatively small share of workers in jobs for marginally educated workers (34.5%). Another 9.2%, however, can step up to better paying jobs with AA degrees or post-secondary training.

FINANCE, INSURANCE & REAL ESTATE

(2017 median pay: \$49,034) will grow as the real estate market recovers. In this sector, 65.6% of workers are in jobs requiring minimal entry-level educations though many require specific state certifications. Its growth requires more home sales and construction activity.

OUTLOOK

The need for change in the Inland Empire's economy is underscored by the fact that the median income (adjusted for inflation) has been nearly stationary (-0.5%) between 1990-2016. Per capita income has fared better in that it is up 5.7% from 1990-2015. That measure is pulled higher, however, by the small share of people with high incomes. That fact is seen by the imbalance in the income distribution. Thus in 2016, the 10.9% of households making over \$150,000 a year captured 27.8% of all income and the 14.8% of households receiving \$100,000-\$149,999 a year earned 25.4% of the region's income. These two groups together constituted 25.6% of households but had 53.2% of the Inland Empire's income. By contrast, the 43.3% of families earning below \$50,000 received only a 15.6% share of the area's income.



COUNTY ECONOMIC REPORT VENTURA COUNTY

This year marks the first time that we can report that Ventura County has finally recovered its prerecession level of jobs. That's an arresting fact given that we are now 10 years out from the start of the Great Recession.

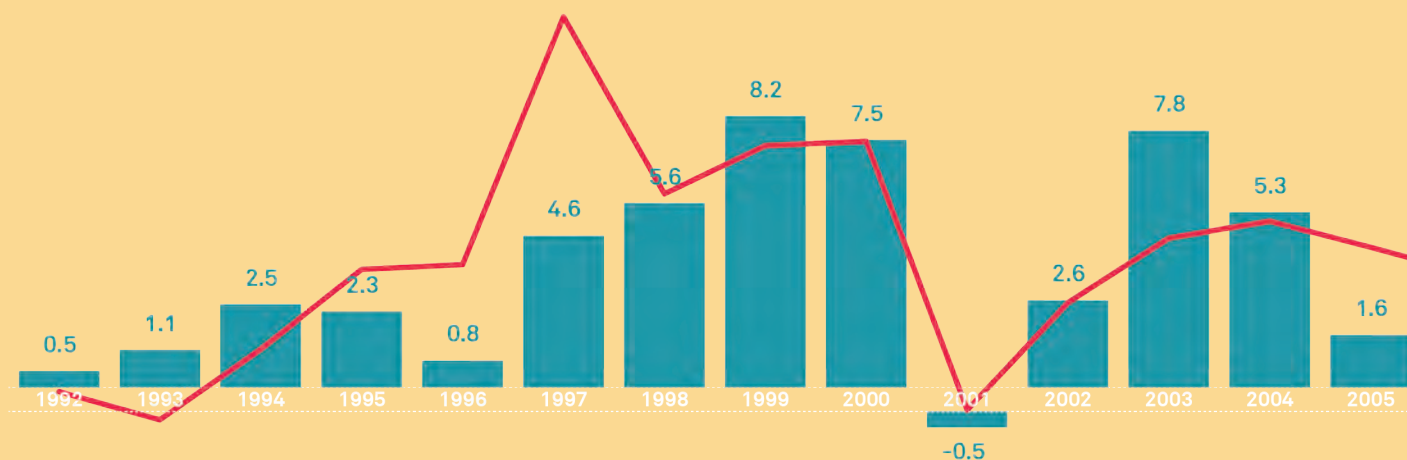
That important if symbolic milestone is unfortunately overshadowed by a troubling decline in County GDP. The Bureau of Economic Analysis indicates that Ventura County's economy shrank by nearly 3% in 2016, led by a loss of nearly 1 billion dollars of output in non-durable manufacturing. Together, 2014-2016 represents the slowest period of growth of any three consecutive years since at least the early 90s. The past three years are worse even than the period that includes the Financial Crisis and the Great Recession.

Ventura County's net domestic migration was negative in 2016 for the fourteenth consecutive year. The county's accelerating out-migration is a reflection of what businesses and individuals think about the economy that they are leaving behind. The mix of attitudes and policies related to economic growth in other regions of the Country provide greater economic opportunity than those in Ventura County.

Population growth, which has been declining in Ventura County since the early sixties, seems to be plumbing a new bottom. When we consider the contribution of migration patterns, such as net domestic outflow, we are left to wonder if Ventura County will see negative population growth in the near future.

2016 marked the fourth consecutive year of declines in the number of workers living in Ventura County. The county's declining labor force is unprecedented for a non-recessionary economy. The latest jobs report provides evidence that a trend which began during the darkest days of the Great Recession is continuing, if more slowly. High-paying sectors of the Ventura County economy are in decline while low-paying sectors are continuing to rise.

REAL GDP GROWTH: 1992-2019



Source: U.S. Department of Commerce, Bureau of Economic Analysis; California Lutheran University, Center for Economic Research & Forecasting

HOUSING MARKETS

Ventura County's 2016 home building activity rose in a surprising fashion compared with 2015 and every other year since the Great Recession. This is a welcome boost in activity in a county that is nationally known as difficult for developing real estate. The medium-to-long-term fundamentals of Ventura County's housing markets include relatively restricted real estate development, the exodus of private enterprise, the hollowing-out of the middle class, and supply-restricted support for property values.

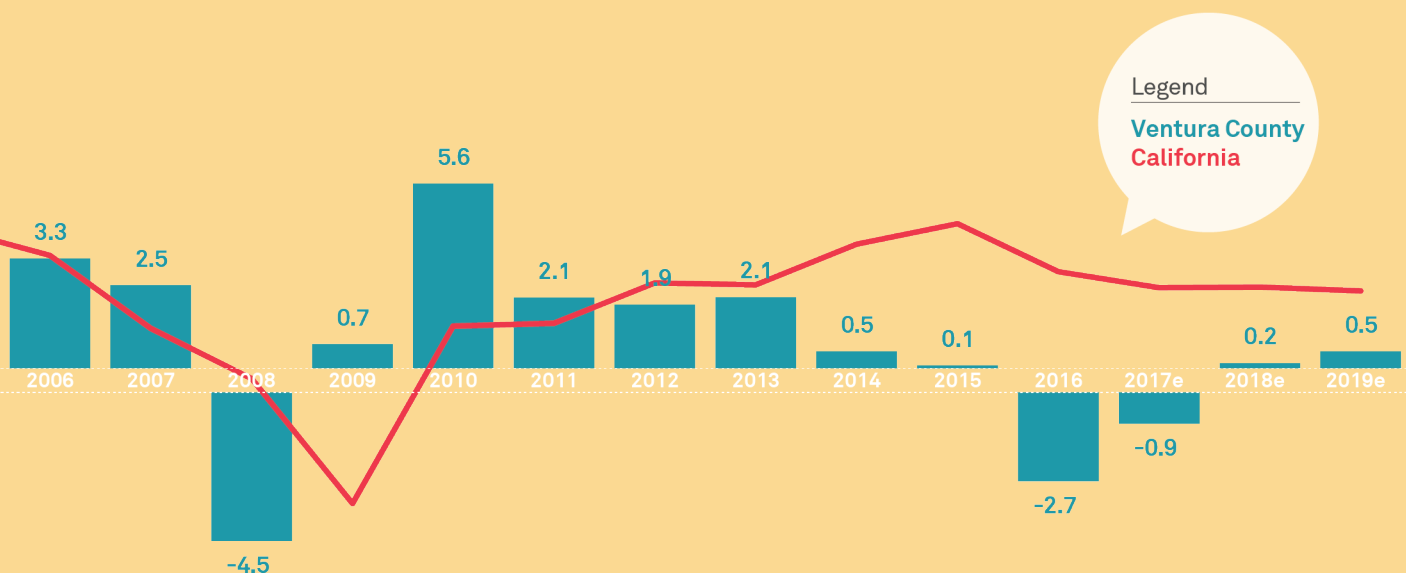
As a result of property value growth that exceeds income growth, housing affordability is low relative to the nation and many other communities in the state. The county's affordability rate was 31% a year ago and has subsided to 27% in the most recent data. Our 27% affordability rate compares to 57% for the nation, a massive divide that cannot and should not be ignored. Workers are voting with their feet and moving to other parts of the U.S. where housing is more affordable and job creation is relatively rapid.

VENTURA COUNTY'S FORECAST

Last year's forecast predicted economic growth of 1.8% for 2016. We warned then, as we do again this year, that the balance of risks to the forecast are not symmetric. The probability of economic growth that exceeds our forecast is very low, while the probability that economic growth underperforms our forecast is relatively high. Unfortunately, the initial BEA estimate of -2.7 growth in real GDP is even worse than last year's most pessimistic forecast scenario. The current forecast anticipates that the County's economy will contract further in 2017, declining by nearly one percentage point. Our forecast for growth in 2018 and 2019 is positive but very low, averaging just 0.35% over those two years.

Ventura County's long-term occupational forecasts foresee continued changes in job composition. The number of jobs in agriculture, manufacturing, construction, and other tradable goods producing sectors will likely continue to decline. Jobs in non-tradable services sectors such as health care will likely see continued strong growth.

We worry about the increasingly bi-modal economy that this represents—an economy of haves and have-nots, one in which the quality of life for which the county is famous is only enjoyed by an elite who can afford the high cost of admission.



SOUTHERN CALIFORNIA ECONOMIC SUMMIT

HOUSING'S THREAT TO THE REGIONAL ECONOMY

Since the release of SCAG's publication "Mission Impossible? Meeting California's Housing Challenge" in conjunction with its Housing Summit in October 2016, the housing crisis has continued to worsen in California, particularly in the SCAG region. Several key data points reiterate regional and statewide housing unaffordability, and while our population continues to grow, housing supply has been insufficient to meet current demand and the effects of the "cost of not housing" will only continue.

HOUSING PRICES

In 2000, the median home price in the Los Angeles metropolitan region was \$338,969 and had increased to \$421,795 in 2010, adjusted for inflation. In 2016, the median home price increased to \$552,994, an 11.7% increase since 2015, and almost 31.1% over the last six years. The same trend is seen at the state level. The median home price was \$313,688 in 2000 and \$369,502 in 2010, but is now \$470,325 in 2016. This represents a 27.3% increase in the past six years.

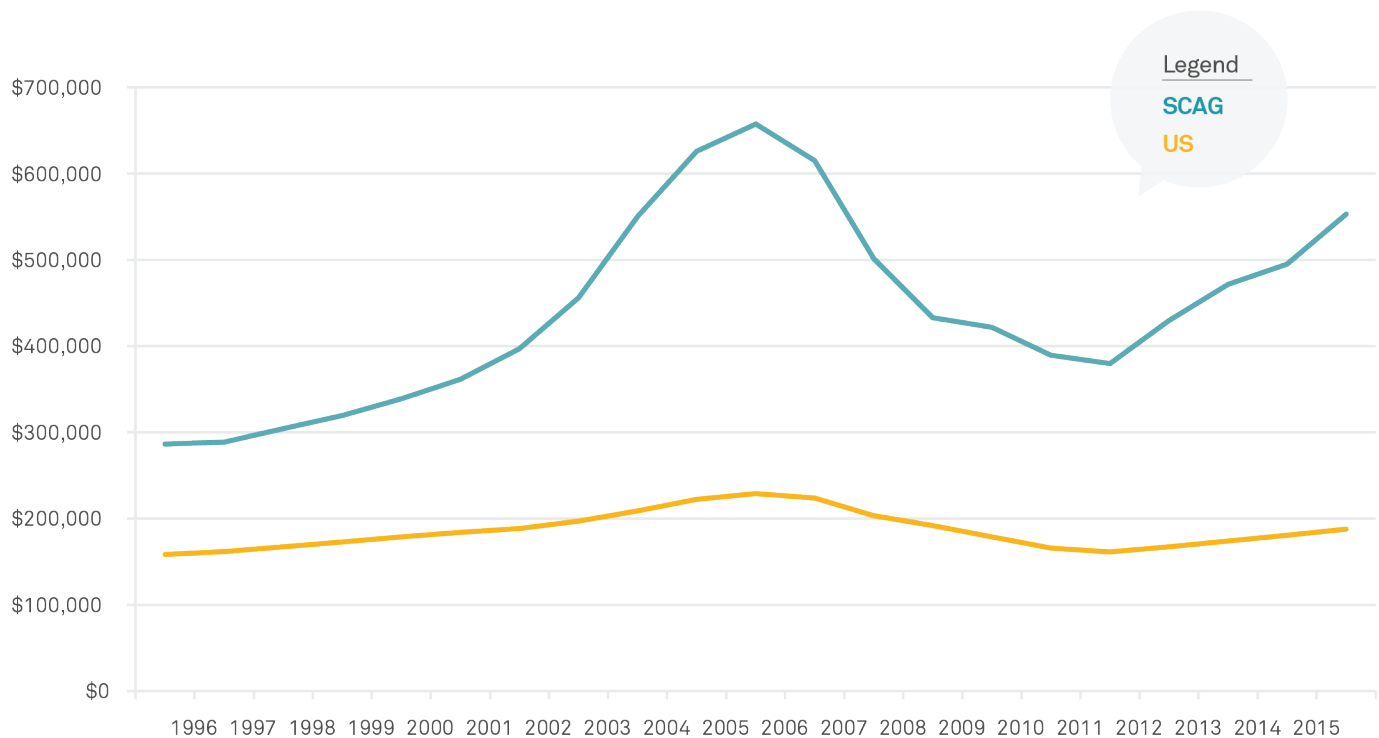
Compared to the national median sales price, California and especially Southern California are experiencing rapid price increases. For the United States as a whole, the median home price only experienced a 5% increase between 2010 and 2016. In 2016, the national median home price was \$187,742.

RENTS

Rental prices have followed similar trends as home prices at the regional, state, and national levels. In the SCAG region, median gross rent has increased to \$1,384 in 2016, which represents a 4.9% increase over 2015. This means that over the last six years, rents have increased by 6% in the SCAG region. Rent across California also had a 4.9% increase since 2015 and an increase of over 16% since 2010, reaching \$1,375 in 2016.

Although the increase is not as sharp, national rent prices have continued to increase. In 2016, the median gross rent in the United States was \$981. In comparison to 2015 prices, rents have increased 2.3% over the past year.

MEDIAN HOME PRICE IN SCAG REGION



Dollars adjusted for inflation to match value in 2016
Source: Zillow

INCOMES

The 2016 SCAG housing publication indicated that the median household income decreased 8% between 2000 and 2014 statewide. Recent data published indicate that in 2016, median household income has increased to \$67,739 in the State, or 5.0% compared to 2015 and 5.4% since 2010. Compared to 2000, the 2016 median household income is about a 2% decrease.

In 2016, the SCAG region's median household income was \$64,799, or a 3.8% increase since 2015. Compared to 2010, median household income has increased by 3.6%. However, compared to household incomes in 2000, the 2016 median household income has barely reached parity and still represents a decrease of 2.6% over the past 16 years.

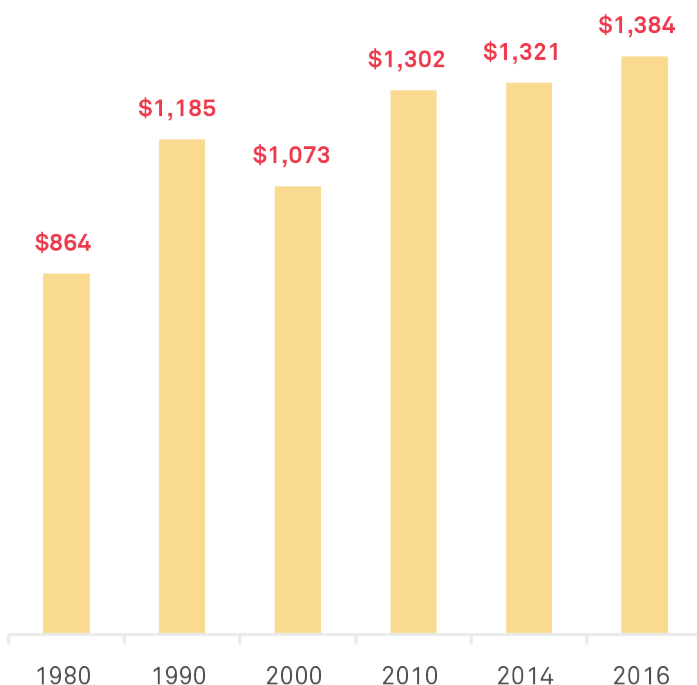
However, while updated data have shown that median incomes have increased, incomes have still not kept up with the rising costs of housing. As discussed in the previous section, home prices since 2010 in the SCAG region have increased by 31% and rents have increased by 6%, far outpacing income gains of 5.4%. To address the problem of housing unaffordability, incomes will need to rise at the same rate of housing costs, or the cost of housing will need to drastically reduce to match gains reported in household income.

PERMITS ISSUED

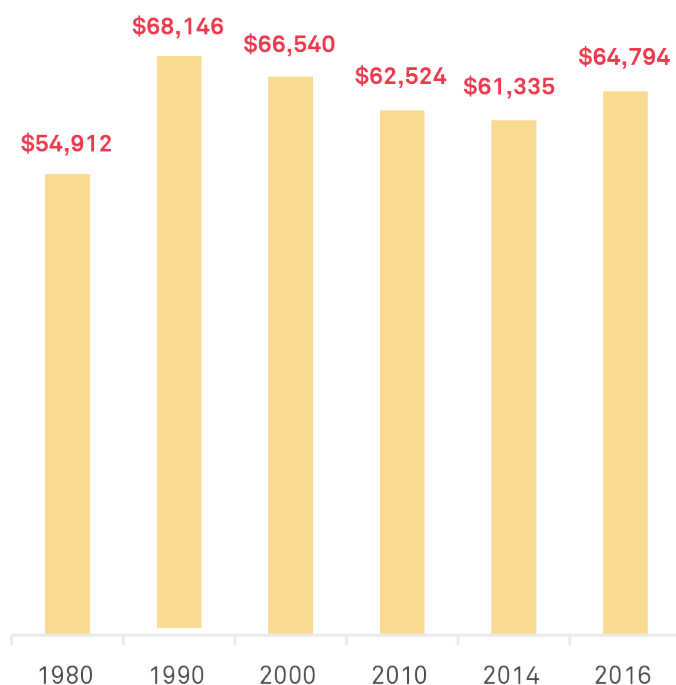
Currently the SCAG region needs over 53,000 units built annually to meet projected housing demand. This is in addition to its existing housing need. In 2016, 40,577 permits of all housing types were issued in the SCAG region. In the first half of 2017, 29,379 units were permitted. While the building of new units annually has picked up by 130% between 2010, when only 17,655 permits were issued, and 2016, there is still a deficit in housing supply that was accumulated over several decades that is causing the crisis.

Between 1970 and 1980, there was one new housing unit built for every 1.74 persons added to the SCAG region's population. By the decade between 1990 and 2000, this ratio dropped to 4.52 new persons added to the population for one new housing unit built. While the ratio has improved between 2000 and 2016, the ratio of 3.36 new persons added is not enough to overcome the accumulated deficit.

MEDIAN GROSS RENT IN SCAG REGION



MEDIAN HOUSEHOLD INCOME IN SCAG REGION



SOUTHERN CALIFORNIA ECONOMIC SUMMIT

HOUSING'S THREAT TO THE REGIONAL ECONOMY

OVERCROWDING AND OVERPAYING

A lack of housing does not decrease the demand for housing. For families who want to reduce housing costs but cannot find affordable local housing options, many turn to sharing housing units with other households or reside in homes that are too small for their household size. These situations lead to overcrowding problems in local communities that face either lack of affordable housing, a shortage of housing, or both. In the SCAG region, 16 out of 100 renter households live in overcrowded housing while in the state, 14 out of 100 renter households live in overcrowded housing. In California, 14 out of 100 renters live in overcrowded housing while nationally, only 6 out of 100 do.

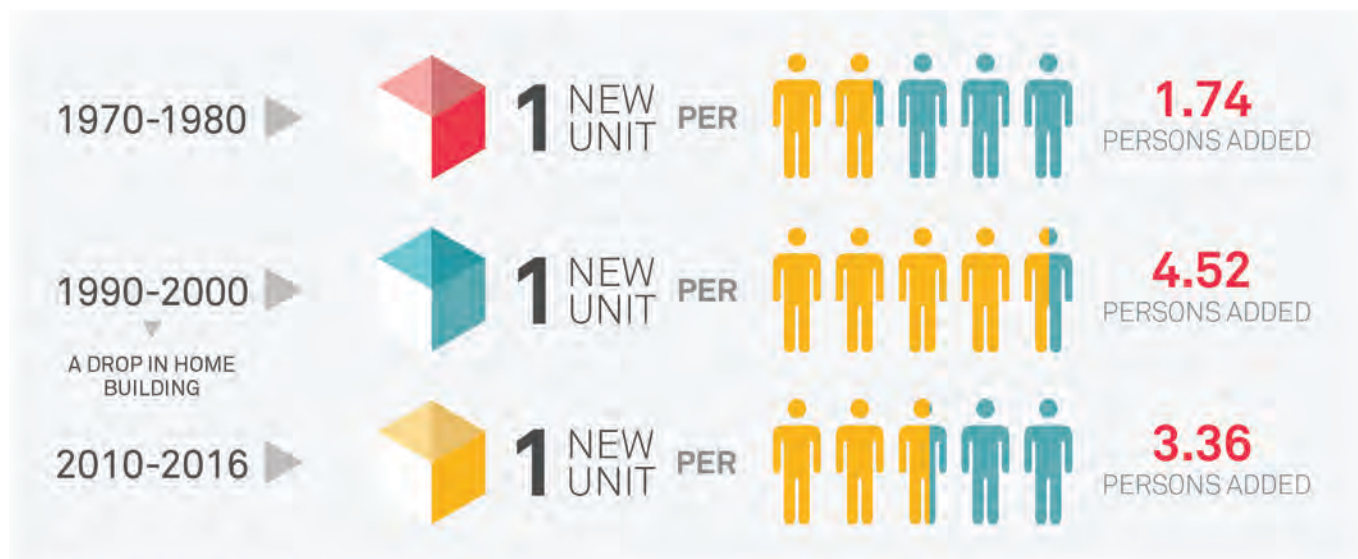
A conventional indicator of housing affordability is the percent of household income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem, both for rental and owner-occupied housing. Households that spend more than 30 percent of their income on housing are considered "overpaying" and will

have less income to spend on both essential needs, such as food and transportation, and discretionary purchases.

Looking at owner-occupied homes, 39% of households in California who own their own homes and have mortgages are paying more than 30% of their income for housing. For the SCAG region, 42% of all homeowner households with mortgages are overpaying while only 28% for the nation.

Out of 6 million renter households, the State of California has over 3.1 million renter households who spend over 30 percent of their income on housing. In the SCAG region, over 1.6 million out of 2.9 million renter households fall into this category. This means that 53% of the renters in State and 55% of renters in the SCAG region overpay for housing while this figure is only 46% for the nation. As a comparison, in 1990 less than half of renter households both statewide and in the SCAG region were paying more than 30 percent of their income toward housing costs. In California, and especially in the SCAG region, there is a major affordability problem and given the constraints of adding to the overall supply, the housing crisis will only continue to worsen.

HOUSING SUPPLY HAS NOT KEPT UP WITH POPULATION GROWTH



IT'S COMPOUNDED BY A DEMOGRAPHIC SHIFT

$$\begin{array}{ccccc} \text{HOUSING SUPPLY} & + & \text{DEMANDS OF MILLENNIALS SEEKING HOUSING} & = & \text{HOME \& RENTAL PRICES} \end{array}$$

MY (CONTINUED)

RECENT STATEWIDE LEGISLATION

During the 2016-2017 California State Legislative session, over 100 bills related to housing were proposed to remedy the statewide housing crisis from different angles, including increased funding to build housing, streamlined permitting, and changes to zoning requirements. On September 29, 2017, Governor Brown signed fifteen housing bills intended to address the crisis. Of these bills, three of them formed the backbone of the Governor's Housing Package, which is intended to bring more funding to local jurisdictions to build more housing and streamline the local development process.

SB 2

Also known as the Building Homes and Jobs Act, SB 2 will assess a \$75 fee on real estate recorded documents for a maximum of \$225 per transaction. Transactions involving the sale of commercial and residential real estate are exempt from the fee. Up to 70% of the funds collected will be allocated directly to local governments while the remainder would be allocated by the California Department of Housing and Community Development (HCD) on a competitive basis. SB 2 is expected to raise \$250 million annually statewide.

SB 3

SB 3 will enact the Veterans and Affordable Housing Bond Act, which if adopted by California voters at the November 8, 2018 general election would authorize a \$4 billion bond issuance to finance various existing housing programs as well as infill infrastructure financing and affordable housing matching grant programs. Of the proceeds from the sale of these bonds, \$3 billion would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs. The remainder \$1 billion from bond proceeds would be used to provide additional funding for farm, home, and mobile home purchase assistance for veterans.

SB 35

SB 35 requires multi-family housing developments that meet certain specific planning objectives, such as infill location and a certain percentage of affordable units, to be subject to a streamlined, ministerial approval process by a jurisdiction. This bill would also limit the authority of a jurisdiction to impose parking requirements on projects that qualify for the streamlined process. This process would apply in jurisdictions where an insufficient number of permits have been issued as reported in their respective annual progress report to the HCD, which reports building activity in comparison to the Regional Housing Needs Assessment (RHNA) allocation. While SB 2 and SB 3 focus on permanent sources of funding for affordable housing, SB 35 aims to reduce barriers on building housing.

The statewide housing crisis is the cumulative result of a decades-long trend in a slowdown of building activity combined with the lack of funding to build affordable housing. While the recently signed bills will not solve the crisis, they are certainly a step in the right direction and have put housing at the top of local, regional, and statewide priorities.

CONCLUSION

Unfortunately, this update to the 2016 SCAG Housing Publication does not illustrate much improvement in the regional and statewide housing crisis. While median household income has finally increased since 2000, housing and rental prices have outpaced income growth. As long as housing supply does not keep up with demand, prices will continue to be unaffordable and the SCAG region will continue to feel the effects of the cost of not housing.

Meanwhile, recent statewide discussions on housing has resulted in housing-focused legislation that will establish permanent sources of funding for affordable housing and reduce barriers to housing development. However, it is imperative to not be complacent. While the recently signed legislation has brought housing to the forefront of lawmakers' agendas, it is only the beginning step on the long road to addressing the cumulative crisis.

THE EIGHTH ANNUAL

Southern California Economic Summit

The Cost of Not Housing

BROUGHT TO YOU BY:

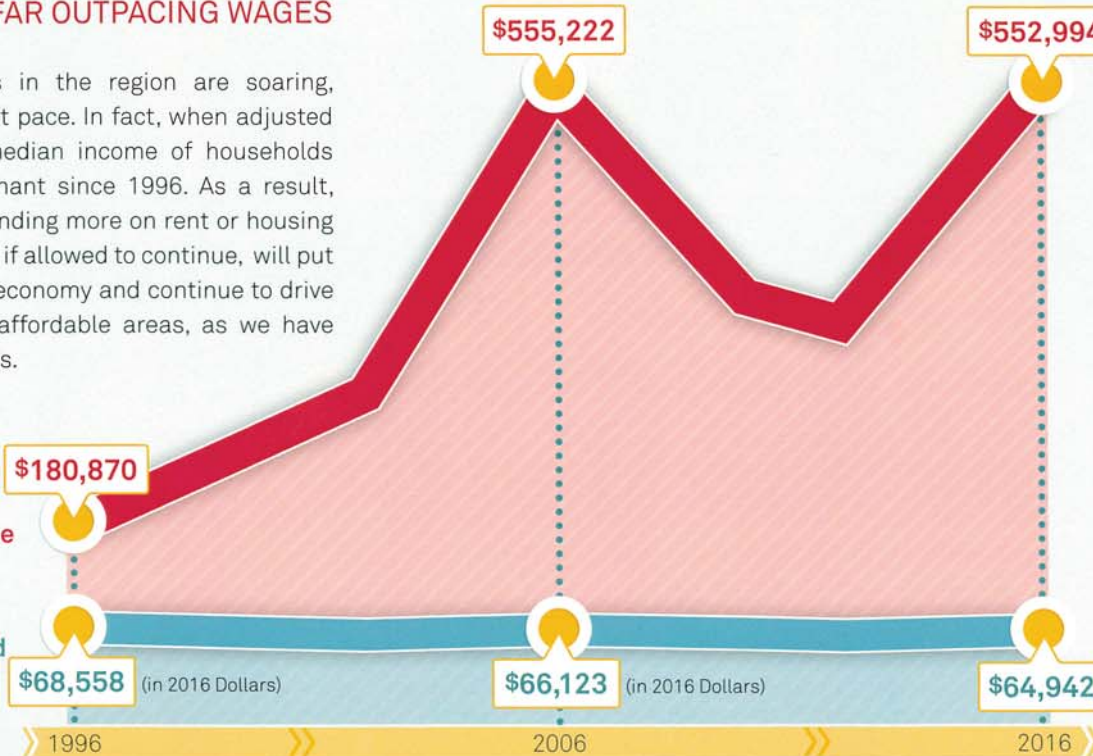


RIISING HOME PRICES IN THE SCAG REGION FAR OUTPACING WAGES

While home prices in the region are soaring, wages have not kept pace. In fact, when adjusted for inflation, the median income of households has remained stagnant since 1996. As a result, households are spending more on rent or housing related costs which, if allowed to continue, will put a drag on the local economy and continue to drive residents to more affordable areas, as we have seen with millennials.

Median Home Price
Source: Zillow, 1996-2016

Median Household Income
Adjusted for Inflation
Source: Census, 1996-2016



THE SITUATION TODAY



HIGHER HOUSING COSTS IMPACT THE LOCAL ECONOMY



Source: McKinsey Global Institute, A Tool Kit to Close California's Housing Gap, October 2016



Source: Trulia, Priced Out: Big Cities Are Becoming Too Costly For Lower-Income Residents, April 2016

<https://www.socalbiz.com/2016/05/11/01>

SCAG FACTS

6 COUNTIES

191 CITIES

38,618 SQUARE MILES

19M PEOPLE

The 2017 Housing Package: What Cities Need to Know

**Wednesday, November 8, 2017
Donald R. Wright Auditorium
City of Pasadena Central Library**

Presenters

Jason Rhine

Legislative Representative, League of California Cities®

Alison Leary

Deputy General Counsel, League of California Cities®

Barriers to Affordable Housing

- ✓ Inadequate Funding
 - Tax credits
 - State and federal funding
 - Local funding
- ✓ Community Resistance
 - NIMBY
- ✓ Local Planning Process
 - Zoning/Density
 - CEQA
 - Project approvals/permitting

Barriers to Affordable Housing

✓ State Policies

- GHG reduction goals – infill projects
- Energy efficiency standards
- Building codes

✓ Market Conditions

- Down market/booming market
- Lack of developer interest
- High interest rates
- Difficulty getting financing – Builder and buyer

Goals of the Legislature in 2017

More than 130 housing-related bills introduced to:

- ✓ Strengthen housing element requirement to identify “adequate sites” for RHNA.
- ✓ Connect requirement to identify “adequate sites” to approval of housing development on those sites.
- ✓ Monitor housing element implementation.
- ✓ Maximize Housing Accountability Act effectiveness.
- ✓ Authorize inclusionary rental housing ordinance.
- ✓ Provide state funding for planning and housing production.

The Housing Package

- ✓ 15 bills comprised the “Housing Package” signed by the Governor.
- ✓ Three broad categories of bills:
 - Local Accountability
 - Streamlining
 - Funding

2017 Housing Bills

Local Accountability Bills

- ✓ Housing Accountability Act (SB 167/AB 678/AB 1515)
- ✓ Housing Element
 - New Content (AB 879)
 - Site Inventory Changes (AB 1397)
 - New Authority for HCD (AB 72)
- ✓ Annual Reports (AB 879/SB 35/SB 540)
- ✓ No Net Loss (SB 166)

Housing Accountability Act

- ✓ Restricts cities' ability to deny, reduce the density of, or make infeasible housing developments, and requires cities to justify these actions.
- ✓ Applies to all housing development projects (affordable *and* market-rate) and emergency shelters:
 - Residences only;
 - Transitional and Supportive housing; and
 - Mixed use projects with **at least 2/3 of the square footage designated for residential use.**

Housing Accountability Act

- ✓ If a housing development complies with “objective” general plan, zoning, and subdivision standards, city can only reduce density or deny if it would cause a “specific adverse impact” to public health & safety that can’t be mitigated.
- ✓ “Lower density” includes imposing conditions “that have the same effect or impact on the ability of the project to provide housing.”

Housing Accountability Act

- ✓ Additional protections for affordable projects:
 - Emergency shelters;
 - 20% low income (up to 80% of median); or
 - 100% moderate (up to 120% of median) or middle income (up to 150% of median).
- ✓ Must make specific findings to deny, reduce density, or add condition making project infeasible—even if the project does not comply with all “objective” standards.

Housing Accountability Act

Change in Processing Housing Applications:

- ✓ If a project does not comply with objective standards, city must provide list of any inconsistencies within 30-60 days of application being deemed complete.
 - If city fails to provide this list, the project is “deemed consistent.”

Housing Accountability Act

Changes to Judicial Review:

- ✓ Provides that a project is “deemed consistent” with objective standards if substantial evidence would allow a reasonable person to conclude the project is consistent.
- ✓ Requires the city’s findings to be supported by a “preponderance of evidence.” If the city’s findings not supported by preponderance of the evidence, court must issue order compelling compliance within 60 days. If city denied project in bad faith, court may order approval.
- ✓ Imposes mandatory fines (\$10,000/unit) on cities that fail to comply with a judge’s order within 60 days.
- ✓ Mandates enhanced fines (x5) if a city acts in bad faith.

Housing Element

Overview:

- ✓ Planning and Zoning law requires each city to include in its general plan a housing element for the preservation, improvement, and development of housing.
- ✓ HCD reviews all housing elements and determines whether each housing element and amendment substantially complies with state housing element law.
- ✓ Cities are in the middle of their housing element cycles, with most housing elements being revised between 2021 and 2023.

Housing Element

New Content:

- ✓ Governmental constraints analysis must include local ordinances that “directly impact the cost and supply of residential development.
- ✓ Nongovernmental constraints analysis must include requests to develop housing at densities below those anticipated in site inventory; length of time between receiving approval and submittal of building permit application.
- ✓ Program to address nongovernmental constraints.

Housing Element

New Site Inventory Requirements:

- ✓ Sufficient water, sewer, and dry utilities or be part of a mandatory program to provide such utilities.
- ✓ “Available” for residential development with “realistic and demonstrated” potential for redevelopment.
- ✓ Lower income sites must be between ½ acre and 10 acres in size.
- ✓ Continuing identification of nonvacant sites and certain vacant sites that have not been approved limited.
- ✓ Restrictions on using nonvacant sites.

Housing Element

New Authority for the Department of Housing and Community Development (HCD):

- ✓ Authorizes HCD to review any action or inaction by a city or county that it determines is inconsistent with an adopted housing element.
- ✓ Requires HCD to issue written findings regarding failure to comply. City response within 30 days.
- ✓ HCD's determination of failure to comply allows HCD to revoke original housing element compliance finding.
- ✓ HCD may notify AG that city is in violation of the Housing Element Law, HAA, no net loss, density bonus law, or anti-discrimination provisions.

No Net Loss

- ✓ Regional Housing Need Allocation (RHNA).
 - Typically: 40% low and very low; 20% moderate; 40% above moderate.

Model City

Lower Income (Very Low and Low)	Moderate Income	Above Moderate Income	TOTAL RHNA
400 units	200 units	400 units	1,000 units

No Net Loss

- ✓ Must designate specific sites that can “accommodate” the RHNA at each income level during the planning period (65583.2).
- ✓ Sites “accommodating” lower income housing usually must be at “default densities” of 10 – 30 units per acre.

APN	Zone	DU/A	Acres	Units	Use	Income Category
041-0042-002	R-3	20-30 du/ac	2.0	40	Vacant	Lower
037-0400-027	R-2	10-20 du/ac	0.75	7	Duplex	Moderate
038-0100-040	R-1	5-10 du/ac	4.5	22	Vacant	Above Moderate
039-1100-039	CMU	20 du/ac	1.5	25	Parking	Moderate

No Net Loss

- ✓ Only applies to general law cities.
- ✓ The no net loss provision applies if:
 - A city downzones a site shown in the housing element to permit fewer units than shown in the site inventory;
 - A city approves a project on a site shown in the housing element with fewer units than shown in the site inventory; or
 - A development is approved on a site with fewer units at the income level shown in the site inventory.
- ✓ If any of the above occur, the city must find that the reduction is consistent with the city's general plan and:
 - Find that other sites in the housing element are adequate to meet the RHNA at each income level; or
 - Identify and “make available” within 180 days other sites, so there is “no net loss” in capacity at each income level.

No Net Loss

- ✓ Ways to “identify and make available”:
 - City approved more units on some site than shown in inventory or has other units at that income category; or
 - Other sites NOT in Element can make up difference; or
 - Rezoning another site to maintain the inventory.
- ✓ City cannot deny projects because they result in need for the city to identify or rezone additional sites.
- ✓ No housing element amendment seems to be required.
- ✓ Confusing CEQA language.

Annual Reports

By April 1 of each year, general law **and charter** cities must send an annual report to their respective city councils, the Office of Planning and Research (OPR), and HCD regarding implementation of their general plans.

- ✓ Includes discussion of progress towards implementing housing element programs to meet RHNA.
- ✓ Failure to submit an annual report in substantial compliance with the new requirements by May 31 of each year may subject the city to a court order requiring completion. If the city fails to comply with the order within 60 days, court may order sanctions.

Annual Reports

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	
(9) Total of Moderate and Above Moderate from Table A			0	0			0				
(10) Total by income Table A/A3 ▶ ▶											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Annual Reports

New Content Required:

- ✓ **Prior year Applications**
 - Housing development applications received.
 - Units in all applications: approved & disapproved.
- ✓ **Sites rezoned to accommodate RHNA.**
- ✓ **Sites identified or rezoned for No Net Loss.**
- ✓ **Production Report**

Net new units entitled, permitted, or occupied.

 - For sale or rental.
 - RHNA income category.
 - Assessor Parcel Number.
- ✓ **SB 35 Report**
 - Applications & sites.
 - Units by type & RHNA.

Annual Reports

Additional Changes:

- ✓ HCD to publish new reporting forms.
- ✓ HCD will publish reports online.
- ✓ Failure to submit two or more consecutive annual reports triggers SB 35 streamlining.

2017 Housing Bills

Bonus Bill

- ✓ The “Palmer Fix” (AB 1505)

Inclusionary Zoning

- ✓ Can adopt ordinance that requires rental housing development to include a certain percentage of units affordable to very low, low, or moderate income households.
- ✓ Must provide alternative means of compliance (e.g. in-lieu fees, land dedication, off-site development of units, etc.)

Inclusionary Zoning

- ✓ HCD may review ordinance adopted after 9/15/2017 if:
 - Requires more than 15% be occupied by low or very low income households; and
 - City failed to either (1) meet at least 75% of its share of above moderate income RHNA; or (2) submit annual report.
- ✓ HCD may request economic feasibility study with evidence that ordinance does not constrain production.

Possible Next Steps

- ✓ Review housing element inventory to become familiar with distribution of RHNA by income category.
- ✓ Review housing development approvals since the beginning of the housing element period to determine status of “unmet” need by income category on remaining parcels.
- ✓ Review inclusionary requirements to maximize actual production of affordable housing.
- ✓ Develop new information required for Annual General Plan Report (possibly due on April 1, 2018).

Questions?



2017 Housing Bills

Streamlining Bills:

City-Initiated (SB 540, AB 73)
vs. Developer-Initiated (SB 35)

City-Initiated Streamlining

SB 540: Workforce Housing Opportunity Zone

- ✓ Streamlines the housing approval process by having cities identify Workforce Housing Opportunity Zones (WHOZ) in areas close to jobs and transit, and perform the planning and CEQA review up front.
- ✓ No project-specific CEQA review if developments meet the standards of the WHOZ.
- ✓ HCD may provide grants or no-interest loans to cities to develop the specific plan and EIR required for the adoption of the WHOZ.
- ✓ League sponsored bill.

City-Initiated Streamlining

SB 540: Creating a WHOZ:

- ✓ Develop a Specific Plan/EIR. Should include:
 - 100-1,500 housing units (but not more than 50% of your city's RHNA);
 - ID the distribution of major components of public and private infrastructure and essential facilities (including schools);
 - Uniformly adopted mitigation measures for traffic, water quality, natural resource protection, etc.;
 - Uniformly adopted development policies such as density ranges, parking ordinances, grading ordinances, habitat protection, reduction of GHG emissions;
 - Design review standards; and
 - Source of funding for infrastructure and services.
- ✓ WHOZ & Streamlining good for 5 years

City-Initiated Streamlining

SB 540: Developments within the WHOZ must be approved and no CEQA review is required if:

- ✓ Consistent with adopted SCS/APS;
- ✓ Incorporated Plan's mitigation measures;
- ✓ Incorporated Plan's uniform standards;
- ✓ Affordability requirements (within Zone):
 - 30% affordable to moderate or middle income
 - 15% affordable to lower income
 - 5% affordable to very low income
- ✓ Not more than 50% for above moderate; above moderate must include 10% affordable to lower income unless local ordinance requires higher percentage; and
- ✓ Either “public work” or payment of prevailing wages.

City-Initiated Streamlining

AB 73: Housing Sustainability Districts

- ✓ Allows a city or county to create a housing sustainability district to complete upfront zoning and environmental review.
- ✓ Requires HCD oversight.
- ✓ Remains in effect for 10 years.
- ✓ Zoning Incentive Payment available if HCD determines that approval of housing is consistent with ordinance (currently unfunded).

Developer-Initiated Streamlining

SB 35

- ✓ Seeks to streamline multifamily housing project approvals by eliminating public input, prohibiting CEQA, and removing local discretion.
- ✓ Allows the developer to opt-in to streamlining.

Does it apply to my city?

- ✓ Applies if city didn't submit annual report for 2 years.
- ✓ Applies to cities where the number of building permits issued is less than city's share of RHNA by income category for that *reporting period* (first ½ or last ½ of RHNA assessment cycle).
- ✓ City remains eligible until HCD's determination for next reporting period.

Developer-Initiated Streamlining

SB 35: Does it apply to the site on which a project has been proposed?

Site Exclusions:

- ✓ Sites in Coastal zone;
- ✓ Prime farmland or farmland of statewide importance;
- ✓ Wetlands;
- ✓ Delineated earthquake zone;
- ✓ FEMA floodplain unless flood plain development permit;
- ✓ FEMA floodway unless no rise certification;
- ✓ Habitat for protected species;
- ✓ Zoned for non-residential use (unless GP allows residential)

Developer-Initiated Streamlining

Site Exclusions Continued:

- ✓ Site on which housing occupied by tenants demolished in last ten years;
- ✓ Site with existing rental housing occupied by tenants in last ten years required to be demolished;
- ✓ Site with historical structure required to be demolished for project; and
- ✓ Site is subject to Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act or the Special Occupancy Act.

Developer-Initiated Streamlining

SB 35: Does the project qualify for streamlining?

- ✓ Multifamily housing development on site in which 75% adjoins parcels that are developed with urban uses.
- ✓ Inclusionary requirement:
 - 10% below 80% of AMI if annual report reflects fewer units of above-moderate **approved** than required;
 - 50% below 80% of AMI if annual report reflects fewer units of lower income **issued building permits** than required; or
 - If both, then developer chooses.

Developer-Initiated Streamlining

SB 35: Does the project qualify for streamlining? (Continued)

- ✓ Consistent with “objective zoning standards and objective design review standards.”
- ✓ “Objective” means: Uniformly verifiable by reference to an external and uniform benchmark or criterion. No personal or subjective judgment.
- ✓ Consistent with housing density if density is compliant with maximum density.
- ✓ Development is a “public work” or construction workers will be paid at least the general prevailing wage rate. Requirement for “skilled and trained workforce.”

Developer-Initiated Streamlining

Project exclusion:

- ✓ Project involves subdivision of land unless (1) received tax credit financing; or (2) paid prevailing wages and skilled and trained workforce will be used.

Developer-Initiated Streamlining

SB 35 applies to the project, now what?

- ✓ Review limited to compliance with objective standards published before submission of development application and broadly applicable.
 - If in conflict with “objective planning standards,” city must provide written documentation within 60 days (if <150 units) or 90 days (if >150 units) of an **application’s submittal**, or the project is deemed to satisfy the standards.
- ✓ City must complete “design review or public oversight” within 90 days (if <150 units) or 180 days (if >150 units) of an **application’s submittal**.
 - No public hearing required.
- ✓ No CEQA review.
- ✓ Limited parking requirements.

Possible Next Steps

- ✓ Decide whether your city wants to initiate streamlining under SB 540, AB 73, or by creating your own specific plan/overlay zone.
- ✓ Prepare lists of “objective planning standards” to be applied to projects under SB 35 and the HAA. If you already have a list, determine whether new standards should be added.
- ✓ Develop SB 35 eligibility checklist and process for reviewing applications where SB 35 is invoked.
- ✓ For projects utilizing SB 35, SB 540 or AB 73, verify compliance with requirements for payment of prevailing wage or utilizing a “skilled and trained workforce.”

Questions?



2017 Housing Bills

Funding Bills

- ✓ The Building Homes and Jobs Act (SB 2)
- ✓ Veterans and Affordable Housing Bond Act (SB 3)

Building Homes and Jobs Act

- ✓ Permanent source of funding.
- ✓ Imposes a \$75 recording fee on specified real estate documents (up to \$225 per transaction per parcel).
- ✓ Projected to generate hundreds of millions of dollars per year for the Building Homes and Jobs Trust Fund for:
 - ✓ Affordable housing;
 - ✓ Supportive housing;
 - ✓ Emergency shelters; and
 - ✓ Transitional housing.
- ✓ 2018 funds– 50% set aside for local plans
- ✓ All other years – 70% =available to locals

Building Homes and Jobs Act

Potential uses for 2018 funds:

- ✓ Preparing general plans, community plans, specific plans, sustainable communities strategies, and local coastal programs;
- ✓ CEQA analysis to eliminate need for project-specific review;
- ✓ Local process updates to improve and expedite local planning;
- ✓ Creation of inclusionary housing ordinances;
- ✓ Preparation of fee studies; etc.

Building Homes and Jobs Act

How to qualify for 2018 funds:

- ✓ Submit a request for use to HCD, including a description of the proposed use of funds.
- ✓ Include the proposed use of these funds in your funding plan and annual reports.

Building Homes and Jobs Act

Potential uses for 2019 funds:

- ✓ Development, acquisition, and preservation of affordable multifamily, residential live-work, and rental housing;
- ✓ Matching funds for housing trust funds;
- ✓ Matching funds for the Low and Moderate Income Housing Asset Fund;
- ✓ Homeless services: rapid rehousing, rental assistance, navigation centers, emergency shelters, transitional housing;
- ✓ Accessibility modifications;
- ✓ Efforts to acquire and rehabilitate foreclosed/vacant homes;
- ✓ Homeownership opportunities (e.g. down payment assistance); etc.

Building Homes and Jobs Act

Local Government Allocations for 2019:

- ✓ 90% allocated based on the same formula as used for Community Development Block Grants (CDBG), except that funds allocated to non-entitlement areas under the CDBG formula will be distributed by HCD through a competitive grant program.
- ✓ 10% allocated equitably among non-entitlement areas.

Building Homes and Jobs Act

How to qualify for 2019 funds:

- ✓ Submit a plan to HCD, describing how you will use the funds in accordance with the authorized uses;
- ✓ Have a compliant housing element and submit a current annual report;
- ✓ Provide ongoing tracking of any allocated funds in your future annual reports;
- ✓ Prioritize investments that increase housing stock affordable to households that are at or below 60% of area median income.

Veterans and Affordable Housing Bond Act of 2018

- ✓ Authorizes a \$4 billion general obligation bond to fund affordable housing programs and infill infrastructure projects, including:
 - Multifamily housing;
 - CalHome;
 - Joe Serna Farmworker Housing;
 - Local Housing Trust Fund Matching Grant;
 - BEGIN; and
 - TODs.

- ✓ November 2018 ballot

Possible Next Steps

- ✓ Begin discussions of potential uses of the 2018 funds generated by the Building Homes and Jobs Act, and begin lining up consultants to perform the planning activities for which funds are requested.
- ✓ Encourage the passage of the housing bond in November 2018.

What's Next: 2018 Focus

Remove Additional Barriers:

- ✓ Funding – Need voter approval for Housing Bond
- ✓ Seek additional funding
 - Federal tax credits
 - ACA 11 (Caballero) California Middle Class Affordable Housing and Homeless Shelter Account – ¼ cent sales tax
- ✓ Empower Local Governments
 - ACA 4 (Aguiar-Curry) Local Government Financing: Affordable Housing and Public Infrastructure: Voter Approval – 55% voter threshold
- ✓ Encourage Cities to Implement Streamlining
 - SB 540 and AB 73 – Update Plans

Questions?



Contact Information

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December

7a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: MINUTES

Summary:

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

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
November 21, 2017
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

Present: Commissioner Carmen Brooks
 Commissioner Jane Fallon
 Commissioner Chris Wilson
 Vice Chair Victor Parker
 Chair Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Elena Gerli

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

Chair Richárd motioned to take the Zoning Ordinance Amendment Study Session Director's Report out of order to be placed ahead of the Public Hearing. There was no opposition by the other Commissioners or by the public.

DIRECTOR'S REPORT

a. Study Session: The Zoning Ordinance Amendment Process

Assistant Planner Ryan Agbayani gave the staff report.

There were no questions or comments.

PUBLIC HEARING

a. General Plan Amendment 17-01, Amending the Generalized Land Use Map, and Zoning Ordinance Amendment 17-02, Amending the Official Zoning Map, the Open Space and Public Institutional Use Classifications, and the Public Institutional Building Height Limit

Senior Planner, Colleen Doan, gave the staff report.

Commissioner Fallon expressed her excitement regarding this project.

Chair Richárd called for a motion to vote on all three items simultaneously. There was no opposition.

It was moved by Commissioner Wilson and seconded by Vice Chair Parker to recommend City Council approval of General Plan Amendment 17-01, Zoning Ordinance Amendment 17-02, and to adopt Negative Declaration 11/22/17(1).

The motion carried 5/0 for all three items.

DIRECTOR'S REPORT

b. Award Programs

Community Development Director Scott Charney gave the staff report.

Commissioner Fallon recommended placing a small ad in the Signal Tribune newspaper.

Commissioner Wilson asked if the Chamber of Commerce could get involved regarding soliciting nominations.

Commissioner Brooks asked a clarifying question if the solicitation flyers were published in the City Views newsletter.

Chair Richárd called for a voice vote to receive and file the report.

The motion carried 5/0.

CONSENT CALENDAR

It was moved by Commissioner Fallon and seconded by Vice Chair Parker to receive and file the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Wilson encouraged participation in the Signal Hill Toy Drive to be held from Saturday, November 25 to Sunday, November 26 at the Target located at 950 E. 33rd Street.

Commissioner Fallon wished everyone a Happy Thanksgiving.

Vice Chair Parker commended City staff for their efforts in facilitating the Halloween Carnival, which took place on Saturday, October 28.

Chair Richárd also commended City staff for their involvement in the Halloween Carnival. Furthermore, she wished everyone a Happy Thanksgiving.

ADJOURNMENT

It was moved by Commissioner Brooks and seconded by Commissioner Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, December 19, 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 Richárd adjourned the meeting at 7:30 p.m.

Chair

Attest:

Scott Charney
Commission Secretary

December

7b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the November 28, 2017 City Council Meeting:
 - The City Council introduced the new Finance Director, Scott Williams.
 - The City Council adopted Ordinance Amendment 2017-11-1498 and Zoning Ordinance Amendment 17-01, prohibiting all commercial marijuana activities Citywide, and establishing reasonable regulations for indoor cultivation for personal use.
- 2) At the December 12, 2017 City Council Meeting:
 - The City Council adopted Ordinance 2017-11-1496, adopting the 2017 County of Los Angeles Fire Code.

December

7c.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 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
December 19, 2017**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2351 Walnut Avenue	Proposal for a new warehouse (7,904 sf) and office building (first floor: 1,376 sf) (second floor: 675 sf) with associated landscaping, trash enclosure, and parking lot Applicant: Roger Vititow	Administrative Review <input checked="" type="checkbox"/> WELO req.	Required	N/A	N/A	Required						<ul style="list-style-type: none"> • Concept plans submitted by agent for prelim planning review (7/17) • Well discovery completed and survey document received • Planning review comments emailed to agent on 7/11/17. • Met with agent on 7/14/17 at public counter to go over design recommendations • Agent resubmitted revised drawings with renderings on 10/5/17. • Met with agent on 10/26/17 at public counter to go over design recommendations. • Agent resubmitted revised drawings on (11/3/17). • Admin SPDR was approved on 11/13/17. • Full COA's were emailed to the agent on 12/7/17. However, the conditions are currently pending upon applicant's signature. RA/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 <input type="checkbox"/> WELO req.	N/A	7/15/15	Required							<ul style="list-style-type: none"> • Community meeting held (2/15). • Planning Commission public hearing on 7/14/15. • A permanent plan to address on-site circulation issues is pending (3/17). CTD
3201 California Ave.	Abandoned well leak testing and WAR review.	Administrative Review	N/A					N/A				<ul style="list-style-type: none"> • Methane leak tests approved. Three Well Abandonment Reports (WARs)

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SHP Inc.	Applicant: SHP Inc.	<input type="checkbox"/> WELO req.										approved. Development plans are on hold (6/16). CTD/JH
2370 Walnut Avenue	Remodel for office and auto body repair facility. Applicant: Beetley Auto Center	Admin. SPDR and Lot Merger										<ul style="list-style-type: none"> Planning review is approved. Lot merger has been submitted for review by City Engineer and 1st comments have been provided (10/17). Permit issued for remodel (9/17). CTD
2499 PCH	Remodel of commercial laundry. Applicant: Bill Mylonas	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning and public works review 1st comments have been provided to the applicant. Public improvements bond and lot merger are pending. Applicant has indicated they would like to pursue a CUP amendment to extend hours of operation (8/17). Excavation permit to demo wall issued by PW (9/17). Construction permit for interior TI issues on 9-29-17 (10/17). Improvement plans for alley dedication and design are pending (10/17). CTD/JH
1501 E. 28 th Street	Site paving and LID BMPs for a mobile fueling facility.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning, LID & grading approved. Grading & plumbing permit issued (9/17). Grading & paving complete. Install of LID system pending (10/17).


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	Applicant: Chuck Bleumel											CTD
2020 Walnut Avenue	Preliminary review of an 110,300 SF industrial park. Applicant: Xebec	ZOA, Parcel Map and SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Preliminary review 1st and 2nd comments have been provided to applicant and submittal is pending (8/17). Applicant is revising bldg. design prior to conducting informal neighborhood outreach (11/17). CTD
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							<ul style="list-style-type: none"> Deposit submitted to begin coordination of workshops w/HOAs (7/14). Applicant requested to temporarily postpone request (12/14). Applicant submitted ZOA application to allow the indoor soccer use and a CUP to operate at the subject location. A workshop was conducted at the May PC mtg. Staff has conducted two evening site inspections and will schedule neighborhood and Commission visits, research parking standards, and prepare for a second neighborhood meeting in preparation of a zoning ordinance amendment and CUP for the use (8/17). CTD
Futsal Indoor Soccer	Applicant: Mike Biddle											CTD


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1136 Willow St. Micro-brewery ZOA/CUP	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones. Applicant: Daniel Sundstrom	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 Building Permit Finaled: 9-1-17			5/22/18  Cert of Occ. Issued: 9-1-17			<ul style="list-style-type: none"> 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. Plumbing installation completed and inspected. (6/17) Grand Opening on September 16th (9/17). A neighborhood meeting will be scheduled for March 2018 per CUP cond. (10/17). Sign permit issued (11/17). CTD/JH
2750 Rose Avenue Collision and auto body repair CUP	Application for a CUP to allow vehicle body repair and painting as an Auto Center accessory use. Accessory Dealership: Mercedes Benz Applicant: Class Auto Center Inc.	CUP 16-03 <input type="checkbox"/> WELO req.	N/A	11/15/16	12/13/16							<ul style="list-style-type: none"> Planning Commission recommended approval on 11/15/16. City Council approved on 12/13/16. Outdoor storage was removed. The draft parking covenant was submitted for review by legal counsel (6/17). CTD
999 Willow Avenue	Remodel of commercial bldg. Applicant: 2H Construction LLC	Admin SPDR										<ul style="list-style-type: none"> Planning Review 1st comments have been circulated to applicant and reviewed at a mtg. w/ Planning and Public Works and revisions are pending (8/17). Revised plans submitted and approved by Planning.

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99 Willow Ave. cont.	Remodel of commercial bldg. Applicant: 2H Construction LLC	Admin SPDR										<ul style="list-style-type: none"> Plan check is underway (Interwest) (12/17)
2501 Cherry Avenue 701 E. 28 th Street	Request to install solar panels over parking areas and on roof tops of existing commercial buildings. Applicant: Orion Systems Inc.	Admin SPDR <input type="checkbox"/> WELO req.	7/3/17	N/A	N/A							<ul style="list-style-type: none"> CTD Admin. Planning approval. Plan check submittal pending (7/17). Plans submitted; & sent to CSG (9/17). 1st submittal comments routed back to applicant. Unauthorized tree removal repair actions pending (12/17).
2775 E Willow Street	New outdoor storage area with retaining wall at north property line and (8' high) security fence around the perimeter of the property Applicant: Jim Kirby (LA Prep, INC,)	Admin SPDR	9/11/17	N/A	N/A				10/08/19 			<ul style="list-style-type: none"> Received initial inquiry for project on 3/14/17. Planning, Building, and Public Works Departments gave approval for the grading and retaining wall plans on 9/11/17. Retaining wall, grading, and paving permits were issued on 10/18/17. Building permit for perimeter fence was issued to fence contractor on 11/30/17.
												RA

Commercial-Industrial

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**City of Signal Hill
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Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 19 business licenses.
- Building Department staff issued 14 permits including 2 residential solar permits. The valuation of the projects is approximately \$632,894.00 with permit revenues at \$5,452.00.
- 2 Christmas Tree Lot Permits

Training/Tours/Events

- Assistant Planner Ryan Agbayani attended training at the EOC on Nov. 16, 2017 for VOECI, a cloud-based software for emergency management and operations.
- SHP Drill Sites CUP annual review inspection by Senior Planner, Colleen Doan pending for Dec. 2017.
- Annual project CUP annual review inspections by Assistant Planner Ryan Agbayani pending for Dec. 2017.

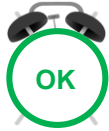
Ongoing / Upcoming Projects

- Prop. 64 – The Adult Use of Marijuana Act Ordinances were submitted to required State Depts. 12/17: Bureau of Cannabis Control, Dept. of Public Health & Dept. of Food & Agriculture
- City Council introduced an ordinance to adopt the 2017 County of Los Angeles Fire Code at the meeting on Nov. 14, 2017.
- Oil Well Inspections.
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding a master development agreement for future projects citywide.

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Auto Center Vehicle Storage/Auction

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	Term I				Term II	<u>Status</u>
			<u>Term</u>	<u>Submit Permanent Improvement Plan</u>	<u>Review/ Approve Permanent Improvement Plan</u>	<u>Extension</u>	<u>Install Permanent Improvements</u>	

1250 28 th Street	Auto Center Vehicle Storage Yard	Permanent Improvement Terms	Expires 8/12/19 	Tentatively 4/2017	PC Review of permanent improvements plan is on hold.	Optional 1 year	TBD	<ul style="list-style-type: none"> • Deposit payment was paid (8/16). • Business license was issued (8/16). • Compliance Plan approved w/final edits (9/16). • Non-oil field related storage removal is still pending and staff have inquired about the removal time frame (4/17). • Following the recent rainfall, a plan to improve stormwater BMP's was developed and installation of improvements is pending (5/17) • Storage removal is pending per the Compliance Plan. • SHP has indicated that they will likely not extend the lease beyond the current 3 year term. Therefore they will not be preparing a permanent improvement plan. Unrelated on-site storage removal is nearly complete. • Erosion control maintenance items have been improved (12/17). <p>CTD</p>
1241 Burnett Street	Dealer's Choice Auto Auction.	Permanent improvements pending						<ul style="list-style-type: none"> • Relocated Mercedes Benz auto auction site from auto center at Mercedes to subject location. Permanent improvement plans have not been submitted (12/17). <p>CTD</p>

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Auto Center Dealership Improvements

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1500 E. Spring Street	<p>Honda Expansion Revision:</p> <p>A request to make improvements at the existing auto dealership, including:</p> <ul style="list-style-type: none"> • 802 sf showroom addition; • 262 sf office area addition; • 1,300 sf service dept. write-up area; and • New facade treatment and signage. <p>Applicant: Goree Architects for Long Beach Honda</p>	<p>SPDR 17-02</p> <p><input type="checkbox"/> WELO req.</p>	N/A	3/22/17	N/A							<ul style="list-style-type: none"> • Application for a SPDR received on 2/7/17. • The previous 2/21/17 approval was rescinded. PC approved a new application with revised plans on 3/22/17. • Applicant submitted plans for building plan check on 4/4/17. Both Building and Planning plan checks were completed on 5/9/17. • The applicant submitted a modified exterior lighting plan (rectangular fixtures) on 4/20/17 and went to public hearing on 5/16/17. • Planning Commission upheld existing standard of rounded light fixtures and denied the Honda's proposed rectangular fixtures. • Plans for temporary trailers submitted and approved • Project is currently under construction (12/17). • Drywall complete. Stucco started (12/17). • Submittal package for sign permits was approved by both Planning and Building Safety on 12/13/17. Permits are ready for issuance. <p>RA</p>

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Auto Center Dealership Improvements

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1400 Spring St. City of SH Successor Agency	In preparation for a new Mazda dealership. Applicant: City Successor Agency and Glenn E. Thomas	SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> • Methane leak tests completed and approved. • Two WARs have been submitted and approved. • DDA and Neg. Dec were approved, by Council on 6/13/17. State DOF reviewing transaction (12/17). EM

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Wireless Communication Facilities

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2411 Skyline Dr.	A request to add 2 new Tower Dishes and 3 Antennas, to the Cell Tower as allowed by CUP 99-05 (Cal. Internet). Applicant: Crown Castle	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A	Building permit issued 2/5/16						<ul style="list-style-type: none"> Revised plans for Telepacific equipment approved and bldg. permits issued (6/17). Applicant working with SCE for power (10/17). No inspection requested yet (12/17). CTD/JH
2411 Skyline Dr.	Request to install (5) new MW flat panel antennas, 5 ¼ feed lines, and new mounts Applicant: Crown Castle on behalf of Vectus, Inc.	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A							<ul style="list-style-type: none"> Received submittal checklist and documents. Emailed zoning preliminary review comments to agent on 10/17/17. Agent resubmitted the FCC compliance report. A follow-up correction email was sent to the agent on 11/17. Spoke to a representative of the compliance report consultant on 12/4/17 to discuss outstanding corrections. A follow-up email was also sent to request a revised compliance report with the missing criteria. RA

Wireless Communication Facilities

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Wireless Communication Facilities

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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							<ul style="list-style-type: none"> • Building permit issued on 12/7/16. • No inspection requested yet (11/17). CTD/JH
1220 E. Hill St.	Installation of a new (67'+/-) Verizon Wireless Monopalm with Related Equipment Applicant: Peter Cavanna	Administrative	✓	N/A	N/A							<ul style="list-style-type: none"> • Application with deposit was received on 8/7/17 • Correction list of first review was emailed to applicant-agent on 9/11/17. RA


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Residential

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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						<ul style="list-style-type: none"> Building permit issued 6/2/16. Front gate installed and inspected. Landscaping being installed (8/17). New monument sign completed (10/17). Contacting applicant regarding final inspection (12/17) CTD/JH
2016 E. 19 th 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 	02/19/18 		<ul style="list-style-type: none"> Building permit issued 11/21/16. Construction seems to have stalled. A CTL letter with extension info was posted and sent (11/17). Applicant requested a 90 day extension. Notice letters were sent, comment period ended 11/20/2017. 90 day extension approved. 11/21/2017 No further construction observed. 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 Applicant: Reginald McNulty	SPDR 15-02 <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16			5/31/17 	6/04/17 	3/04/18 	<ul style="list-style-type: none"> Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (4/17). 2nd extension request for 200-day extension granted. Project is on track to meet new CTL deadline (11/17). CTD/JH
1900 Temple Ave.	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06	N/A	Required	N/A							<ul style="list-style-type: none"> Application submitted 10/7/16. A view analysis is required and



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1900 Temple Ave.	Applicant: Phala Chhean	<input checked="" type="checkbox"/> WELO req.										<ul style="list-style-type: none"> story poles installed 3/2016. No view requests were received. Reviewed by PC at 5/16/17 workshop. PC direction was to add design elements to reduce the bulk and mass of the exterior walls. Applicant's architect has submitted revised plans for preliminary review and plans to install new story poles early in 2018 (12/17).
1995 St. Louis Ave.	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage Applicant: Seth Sor for Kimberly and Phat Ly	SPDR 15-04 <input checked="" type="checkbox"/> WELO req.	N/A	8/11/15	N/A	Demo Permit Issued 4/1/16 Grading Permit Issued 4/27/17 Building Permit Issued 9/25/17			9/28/16 (Demo finalized) 10/19/18 			CTD <ul style="list-style-type: none"> Demolition permit finalized on 8/31/16. Methane assessment approved, no barrier required (12/16). Grading permit issued on 4/27/17. CTL expires on 10/19/18. Notices mailed (5/17). On 5/15/17, applicant inquired about floor plan revision to relocate bedroom #3 to the second floor. Staff informed that change requires Planning Commission review. Staff has not heard further from applicant about the change (6/17). Construction permit issued on 9-25-17 (10/17). Foundation started (12/17). RA
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							<ul style="list-style-type: none"> Leak test passed, vent cone was not installed (2/15). Well survey and access exhibit approved (9/15).

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2260 Walnut Ave.	Applicant: Santana Investors											<ul style="list-style-type: none"> • Story poles were installed 1 month late and a letter extending the comment time frame was mailed. • The extended 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, new story poles have been installed (8/17). • Staff received a call indicating the property was on the market for sale and have received several inquiries (12/17). <p>CTD</p>
2366 Cerritos	490.5 sf addition for a new master bedroom, new bathroom and new family room to an existing single-family dwelling Applicant: Antonio Quintero	Administrative Review <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued: 11/07/17			11/02/18 			<ul style="list-style-type: none"> • Building permit issued 11/07/18. (11/17) • No inspections requested yet. <p>CTD/JH</p>
2055 N. Terrace Drive	SFGD remodel and elevator install, Phase I View Analysis and request for Reasonable Accommodation Applicant: Rama Singhal	Admin. SPDR	9/13/17	NA	NA	9/13/18 Building Permit Issued 10/11/17			04/09/18 			<ul style="list-style-type: none"> • Applicant submitted a written request for Reasonable Accommodation for elevator encroachment into garage. A Phase I View Analysis was conducted and letters of "No Impact" were received. • Permits issued (10/17). • Foundation poured (11/17). <p>CTD</p>

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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 Phase 1 and 2 Building Permits Issued 9/13/17 Phase 3 Building Permits Issued 10/17/17			8/14/19 			<ul style="list-style-type: none"> 2 Model home permits issued on 12/7/16. Model construction and landscaping complete. Foundations in progress for rest of homes. Revisions to the model home parking plan were approved by PC at the July mtg. (7/17) Streets, fences and retaining walls are in process (8/17). DOGGR and BRE clean-up items pending for 8/25 homes. Building permits pulled for Phase 1 and Phase 2 SFDs (9/17). Framing in process (10/17) Building permits pulled for Phase 3 SFDs (11/17). Coordination of approved design details is underway (12/17).
Walnut/Crescent Heights St.	Applicant: Far West Industries											CTD/JH
Zinnia (formerly 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 			<ul style="list-style-type: none"> Framing for all three buildings are completed, roofing started. Underground utilities installed (3/17). Exterior finishes being applied (5/17). Building One C of O issued 12-1-17. Building Two estimated completion date 1-1-18. (12/17)
1500 E Hill St.	Applicant: Meta Housing											JH/SC

**City of Signal Hill
Community Development Department
Development Status Report
December 19, 2017**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2508 E. Willow (Willow Ridge)	TI: Deck repair to 24 decks Dumont Engineering for Willow Ridge HOA											<ul style="list-style-type: none"> Plan check approved 9/20/17 Permit pulled 10/26/17 No inspections requested yet (12/17) JH
The Courtyard 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							<ul style="list-style-type: none"> 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. CC held a study session on 12/13/16 and recommended denial without prejudice of ZOA at the next CC meeting. City Council denied the project without prejudice on 1/10/17. New project can be submitted without a 1 year waiting period. As preparation for the new submittal, a neighborhood meeting was conducted to review revised plans. Following the meeting four new view analyses were requested. New plans and application were submitted on 3/16/17 and the view analysis was received 4/10/17.

**City of Signal Hill
Community Development Department
Development Status Report
December 19, 2017**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
The Courtyard 1939 Temple Avenue (cont.)	Applicant: High Rhodes Property Group											<ul style="list-style-type: none"> • PC workshop was conducted on 5/16/17. PC directed the applicant to: • Clean-up and maintain the site, • Revise the story pole ribbons to match the roof pitch and • Revise the view report photos to be more clear, • Deliver and review the view reports with the residents, • Respond to workshop questions from the public per bldg. heights; and • Revise plans per staff direction (6/17). • Revised plans and view reports were received and a neighborhood mtg. was conducted with residents, who requested the additional story poles and ribbons for the northerly bldgs. be installed to accurately reflect roof lines and view impacts (8/17). • Some new story poles had been installed and revised view analysis reports were sent to residents which now show views being blocked for at least two residents. • Certified plans have not been submitted as required to proceed with the public workshop in Jan. (12/17). <p>CTD</p>

Residential

7

**City of Signal Hill
Community Development Department
Development Status Report
December 19, 2017**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2599 Pacific Coast Highway (cont)	Applicant: Mike Afiuny											Final inspections (3/17). <ul style="list-style-type: none"> • 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. • Staff prepared a detailed memo following the meeting regarding project deficiencies and past Council direction on a similar project. • Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views. • Applicant requested mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views. • Applicant indicated they would revise plans. • Staff noted revised plans would have to be reviewed by City Traffic Engineer to address parking and traffic impact concerns (7/17). • Revised plans with a combination of

City of Signal Hill
Community Development Department
Development Status Report
December 19, 2017

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2599 Pacific Coast Highway (cont)	Applicant: Mike Afiuny											two and three-story units were submitted. A new story pole plan was prepared and reviewed by staff and installation of story poles is expected soon (12/17). CTD

December
7d.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 19, 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:

- California Cities Create Carbon Funds
- Fight Blight in Your City with Brownfields Tools
- Grenfell Tower Fire Tragedy Sparks Safety Dispute
- Immigrants, the Economy and Civic Engagement
- Planning for Self Driving Cars

Recommendation:

Receive and file.

California Cities Create **Carbon Funds** to **Support Climate Action**

by Karalee Browne

California local governments have spent millions of dollars developing energy and climate action plans. To date, over 200 local governments in California have adopted climate action plans, but now many are scrambling to find ways to fund implementation. The state's cap-and-trade climate investment program offers a glimmer of hope, but with proceeds from the past several carbon emission permit auctions lower than expected, many local agencies are developing their own internal, sustainable funding sources to implement energy and climate action activities.

Watsonville Builds Its Own Carbon Fund

The City of Watsonville (pop. 52,891), located in Santa Cruz County, is a densely populated agricultural powerhouse. Surrounded by the lush fields and orchards of the fertile Pajaro Valley, Watsonville serves as the manufacturing and processing hub for farms throughout the region and is home to many agricultural workers. Although the state government identifies

Watsonville as a disadvantaged community, the city manager is not bound by that label. "It's up to us to change that narrative and bring balance to our community," says Watsonville City Manager Charles Montoya. "We are trying to get more money into our system so we can determine our own future."

In 2012, Watsonville received a \$277,811 grant from the state Strategic Growth Council to develop a comprehensive

Climate Action Plan. With this initial investment, the city hired a consultant who helped craft a community-driven plan that guides the city's environmental initiatives. The consultant also created the structure for the city's first Carbon Fund, which aims to boost energy efficiency and renewable energy projects and create a sustainable funding source for the city's climate action initiatives.

Formalized in an ordinance adopted in 2015, Watsonville's Carbon Fund Program adds a carbon impact fee to all new development as a percentage of the building permit fee. The fees have ranged from \$272 to \$23,000. Development project applicants can receive a full or partial refund of the fees if they voluntarily reduce 40 to 80 percent or more of the new development's estimated average annual electricity demand through energy efficiency measures and/or on-site renewable energy, such as solar photovoltaics.

continued

Karalee Browne is sustainability program manager for the Institute for Local Government and can be reached at kbrowne@ca-ilg.org.

The City of Watsonville is taking an innovative approach to climate action.

Affirm Your City's Commitment to Addressing Climate Change

More than 100 cities statewide have joined the Institute for Local Government's Beacon Program to affirm their commitment to saving energy and adopting policies and practices that reduce greenhouse gas emissions and promote sustainability. To join the Beacon Program, visit www.ca.ilg.org/BeaconProgram.

Applicants use a simple form to complete the calculations as part of the permit process. The carbon fees collected are automatically routed to Watsonville's Carbon Fund, which can be used only to implement greenhouse gas reduction projects in the city. "The city wins either way," says Suzi Merriam, Watsonville's acting director of community development. "We incentivize new construction to build more sustainably and reduce greenhouse gas emissions — or we get the money to realize those reductions in other ways."

Surprisingly the city has heard few complaints from the development community. "I think our development community and

our council know that this is important to keep moving forward," says Montoya. "We are not dealing just with today, but this is for our future."

The City of Watsonville's Carbon Fund currently contains approximately \$40,000. Staff is considering whether to recommend some smaller projects or allow the fund to grow and ask the council to approve using the money to fund a larger initiative in 2018.

For links to the city ordinance, the compliance worksheet and more about Watsonville's Carbon Fund Program, read the online version of this article at www.westerncity.com.



Carbon funds provide cities the financing and flexibility to implement creative energy-efficiency and carbon-reduction activities.

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Sacramento Plants a Seed for Future Energy Improvements

Talk to a Sacramento enthusiast and you are likely to hear about the new downtown arena built for the Sacramento Kings basketball team. Golden 1 Center is the NBA's first-ever LEED Platinum arena, which provides a highly visible example of the city's commitment to leadership in climate, energy and sustainability.

Another example of Sacramento's innovative approach is its creative energy financing program, which used a \$1.9 million federal Energy Efficiency and Conservation Block Grant (EECBG) as seed funding. The city created a revolving loan program in 2009 that continues to fund energy efficiency projects in municipal facilities. Sacramento's former Department of General Services (DGS) conducted an initial energy audit and modeling for all agency facilities, which helped identify and illustrate the savings that can be realized by changing to more efficient systems.

DGS presented the options to various city departments, and five entered agreements to upgrade systems. A standard contract outlines that DGS will provide the loan, project design, implementation and measurement verification for the projects. The departments that chose to implement efficiency are responsible for paying back the loan using the estimated energy savings from the projects, plus a 3 percent interest rate to cover administrative costs. The fund now operates as an ongoing capital improvement project, the Energy Reinvestment Program, and the Department of Public Works manages it.

LEFT The City of Sacramento reaps savings through its energy efficiency efforts; the City of San Francisco's Carbon Fund mitigates emissions, BELOW.



Innovative Local Programs Generate Funds

Tourist-rich areas like San Francisco and Monterey Bay offer businesses and residents the opportunity to mitigate event-related greenhouse gas emissions by buying carbon offsets or donating money to a Carbon Fund administered by a local nonprofit. Through a website, an online calculator helps determine the financial equivalent of a particular carbon-intense activity, such as air travel, and allows an individual to donate that amount immediately online. The money collected is used to fund local projects such as solar panel installations or tree planting in the community. These programs can net an average of \$500,000 from individual donors and businesses annually.

The San Francisco Carbon Fund is primarily funded through local legislation calling for 13 percent of the cost of municipal employees' air travel for city business to be invested in local projects that mitigate and sequester travel-related greenhouse gas emissions. In addition, the fund provides an opportunity for events and conferences to mitigate event-related emissions by contributing to these local projects. Launched in 2009, the fund was the first of its kind to invest solely in local projects that reduce emissions close to where they were generated. Though it is not an official offset program, the San Francisco Carbon Fund uses widely accepted protocols to estimate carbon savings and secures approximately \$170,000 annually. In addition to the carbon savings, projects provide other benefits, such as building a sense of community, helping small businesses save money through energy efficiency retrofits, providing food to underserved neighborhoods, creating a local source of biodiesel and creating a greener, safer and more walkable city.

For links to these programs, read the online version of this article at www.westerncity.com.

"This program has been an important step in institutionalizing our commitment to energy efficiency," says Sustainability Manager Jennifer Venema. "The original funding has come and gone, but we've been able to maintain progress by plugging savings and ongoing rebate incentives back into the fund. We've then used that money to support staff time so we can keep catalyzing new initiatives."

The payback is designed to be cost neutral for each department and will reduce the department's budget after the loan is repaid in full. Through this program, the City of Sacramento estimates its departments will have saved 9.5 million kilowatt hours of electricity annually, which translates to an annual financial savings of \$1.2 million.

Santa Cruz Fuels Funding With Diversification

The City of Santa Cruz (pop. 64,632) has long been an environmental leader, win-

ning Spotlight Awards for energy savings, greenhouse gas reductions and sustainability best practices from the Institute for Local Government's Beacon Program in 2015. The city adopted its Climate Action Plan in 2012 and has set ambitious milestones to measure progress in energy use, transportation, water conservation, waste diversion, urban forestry and green business development. But finding funds to implement specific projects is always a challenge.

With no seed money, Santa Cruz launched its Carbon Fund by capturing energy efficiency and solar rebates from eligible projects that various city departments chose to undertake. Performance-based rebate checks that previously were routed to the General Fund are now directed to a special Carbon Fund, with the funds being used to implement carbon-reducing projects that align with the Climate Action Plan.

continued on page 22



Watsonville's Carbon Fund Program adds a carbon impact fee to all new development as a percentage of the building permit fee.

J O B O P P O R T U N I T I E S

Fire Chief City of Alameda, CA

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Located in the San Francisco Bay, the island City of Alameda is home to a population of 75,126. Spanning 10.6 square miles, Alameda is less than a mile from Oakland and is one of only 21 municipalities in the nation designated as a Coast Guard City. Operating out of four fire stations, the city's full-service Fire Department is supported by 95 sworn and 6 civilian personnel. The Department is organized across six divisions: Administration, Operations, Emergency Medical Services, Training, Disaster Preparedness, and Fire Prevention.

The ideal candidate will be a progressive leader in the fire service with Bay Area experience. A strong mentor and collaborative team player, he/she will be an exceptional problem solver known for encouraging and supporting innovation in the profession. Any combination equivalent to education and experience that provides the required knowledge, abilities, and skills will be considered. A minimum of five (5) years of command level experience and a Bachelor's degree are preferred. A Master's degree is desirable. Detailed information and submission instructions can be found at www.tbcrecruiting.com.

The salary range for the Fire Chief is \$203,536 - \$247,400; placement within the range will be DOQE. Salary is supplemented by an attractive benefits package. Closing date: **Sunday, July 30, 2017.**

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Santa Cruz spent almost two years building the political support to get the fund up and running. "Our city leaders and staff saw the value in creating an internal revenue source for reinvesting in carbon reducing projects that implement our Climate Action Plan," says Tiffany Wise-West, sustainability and climate action coordinator for the city.

The program is designed so that the city spends two-thirds of the accrual in a given year, allowing the remaining one-third to roll into the next budget cycle. Each municipal department can propose projects as long as the projects are consistent with the city's Climate Action Plan. The city's sustainability team, which comprises employees from all departments, prioritizes the proposed projects based on preset criteria, and the city manager approves the projects recommended by the sustainability team.

"The program gives us the flexibility and predictability to fund projects that align with our Climate Action Plan and achieve our goals," says City Manager Martin Bernal. "This structure allows city employees to feel part of the process in helping make our city more environmentally responsible."

CITY OF SAN BERNARDINO

The City of San Bernardino, with a population of over 213,000, is located approximately 60 miles east of Los Angeles, 120 miles northeast of metropolitan San Diego, and 55 miles northwest of Palm Springs. The vision for the City is to be strong and prosperous. The City has a bright future, with new exciting projects, special events and new ways of doing business just over the horizon. San Bernardino is, now more than ever, a city of opportunity.

The Director of Public Works is responsible for managing, directing and integrating the functions, programs and activities of the Public Works Department, which carries out comprehensive City-wide programs in capital project engineering; construction and inspection; street maintenance; traffic engineering, operations, and signals and street lighting; wastewater/storm water collection system maintenance; fleet maintenance; and City facility service and repair. The incumbent provides advice and strategic leadership to the City Manager and City Council and to other department directors on a wide range of short- and long-term Public Works initiatives that manage and control City growth, development, improvement and reinvigoration.

The new Public Works Director will have at least 10 years of progressively responsible development and municipal public works experience including five years in a management capacity and a BS/BA degree in engineering, public administration or a related field. To be considered, please visit the Avery Associates Career Portal at www.averyassoc.net to upload your letter of interest, resume, salary history and contact information including email addresses for five work-related references to Bill Avery by July 21, 2017.



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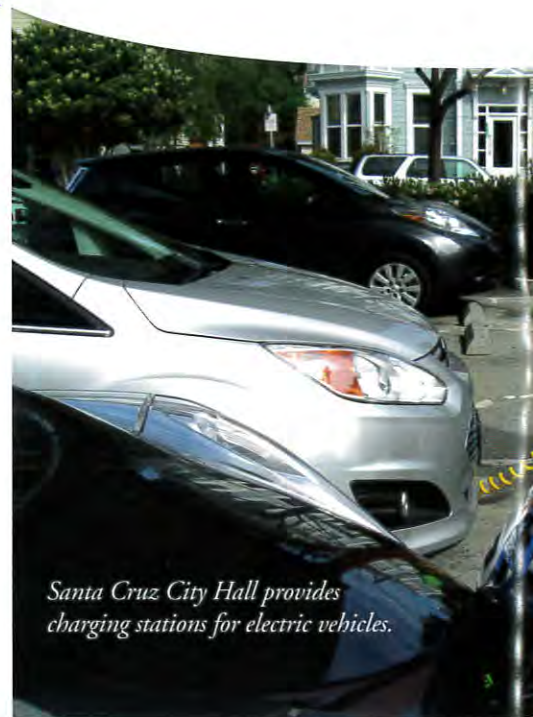
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www.averyassoc.net



Santa Cruz City Hall provides charging stations for electric vehicles.

The program netted approximately \$70,000 in its first year, but with many energy efficiency projects already implemented and incentive programs like the California Solar Initiative Rebate Program fully subscribed, the city is looking to diversify its funding stream. Santa Cruz is exploring options to implement a fuel surcharge on fuel purchased for city-owned vehicles or establish a revolving loan fund like Sacramento's that captures a portion of the first year's savings from energy efficiency projects in the fund. The city is also evaluating more creative financing options, such as producing and monetizing low-carbon fuel standard credits and California-based greenhouse gas credits on the new California Air Pollution Control Officers Association Greenhouse Gas Reduction Exchange.

Activating Climate Action

Whether it is \$10,000 or \$500,000, carbon funds provide cities the financing and flexibility to implement creative energy-efficiency and carbon-reduction activities without hiring consultants to complete applications or perform the exhaustive documentation associated with many grant programs. When cities can tie carbon fund initiatives to existing

processes, such as permitting, the programs require nominal resources from local agencies — and could be the difference between being stuck with a Climate Action Plan that sits on a shelf or one that is implemented at a steady rate.

Find More Information Online

For additional information and links to resources on energy efficiency and climate action planning, read the online version of this article at www.westerncity.com. ■

J O B O P P O R T U N I T I E S



Watch for these Upcoming Opportunities:

- **Santa Cruz Port District, CA – Port Director**
- **City of Atwater, CA – City Manager**
- **Castaic Lake Water Agency, CA**
 - **Public Information Officer**
 - **Principal Water Resources Planner**
- **City of Imperial, CA – Police Chief**
- **City of Arvin, CA – Finance Director**
- **City of Menifee, CA – City Manager**

For more information and filing deadlines, please contact:

Bob Murray and Associates, 1544 Eureka Road, Suite 280, Roseville, CA 95661
Phone: (916) 784-9080, Fax: (916) 784-1985, E-mail: apply@bobmurrayassoc.com



Public Works Director City of Alameda, CA



Covering 10.6 square miles, the island City of Alameda is located less than a mile from Oakland in the San Francisco Bay. Home to a population of 75,126, the community is one of only 21 designated Coast Guard Cities in the country. The APWA Accredited Public Works Department encompasses the divisions of Engineering, Maintenance, and Administration. The Department's activities are supported by a staff of 70.15 FTE and a FY2017-28 operating budget of \$24.6 million and a FY2017-19 CIP of approximately \$33.6 million.

The City is seeking a big picture and forward-thinking public works professional who is also an exceptional people and project manager. Proven success serving in a highly responsive and dynamic environment will be expected. Any combination equivalent to education and experience that provides the required knowledge and abilities will be considered. The ideal candidate will possess ten (10) years of broad public works experience, which includes a minimum of five (5) years of management experience, and a Bachelor's degree. An impressive engineering background is strongly preferred and a Master's degree is desirable. Recruitment brochure and submission instructions can be found at www.tbcrecruiting.com.

The salary range for the Public Works Director is \$175,362 - \$213,154. Salary is supplemented by an attractive benefits package. Closing date: **Sunday, August 13, 2017.**

Julie Yuan-Miu • 925.820.8436
Teri Black • 424.296.3111
www.tbcrecruiting.com



FIGHT BLIGHT IN YOUR CITY WITH BROWNFIELDS TOOLS

BY MICHELLE STEPHENS

California cities are littered with properties that discourage economic activity, attract crime, depress property values, and degrade quality of life. Communities seeking to convert blighted areas to commercial, industrial, residential, mixed-use, open space or other productive uses lost their primary tool when the state eliminated redevelopment agencies. However, Enhanced Infrastructure Financing Districts (EIFDs) and Community Revitalization Investment Authorities (CRIAs) are new economic development tools that offer the use of tax-increment financing. Communities statewide are exploring ways to use these tools, which require innovative approaches and new partnerships to maximize their potential.

In addition to EIFDs and CRIAs, the California Association for Local Economic Development (CALED) encourages cities to consider and utilize an underused set of resources in federal and state brownfields funds. A brownfield is real property whose reuse is compromised by real or perceived contamination. Under this definition, practically *all sites in any community* can use brownfields resources.

WHAT CONSTITUTES A BROWNFIELD?

Any property with a history unknown to prospective purchasers and developers may harbor contaminants in its buildings, soil or groundwater — or on adjacent properties — that could expose future owners, developers and lenders to liability. This is true for agricultural land, open space, suburban property and land historically used for industrial purposes.

HOW BROWNFIELDS AFFECT CITIES

Brownfields sites impact communities:

- In neighborhoods — These sites affect neighborhoods and main streets. Many downtown areas, in both small towns and large cities, have sites that were once used as churches, theaters or stores. Development tends to leapfrog sites suspected of contamination, which creates land-use challenges and a checkerboard effect of vacant and often unsightly properties;
- In lost tax revenue — Cities lose potential sales, property and business tax revenue from unused sites, and city

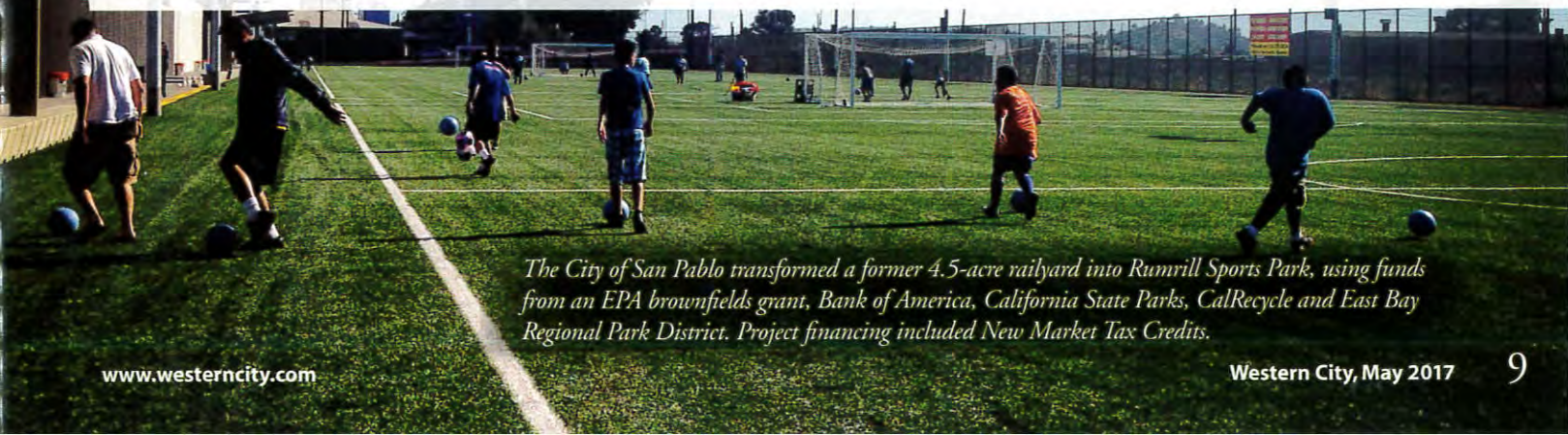
coffers are drained because these sites tend to attract crime, vagrancy and vandalism and drive up public safety costs; and

- In development decisions — Federal and state laws impose enormous financial responsibilities (costs that may far exceed the economic value of a clean property) and legal challenges on responsible parties for contamination on a site.

For these reasons, cities can use state and federal resources (see “Funding Sources” on page 24) to protect communities from these liabilities on practically any site, with a few exceptions. The assistance can be as modest as \$5,000 for an All Appropriate Inquiry Phase I site assessment, required by lenders and grantors, or may run to millions of dollars in site cleanup funds. The technical assistance that accompanies these grants accelerates the eventual reuse of such sites.

continued on page 24

Michelle Stephens is program manager for the California Association for Local Economic Development and can be reached at michelle@caled.org.



The City of San Pablo transformed a former 4.5-acre railyard into Rumrill Sports Park, using funds from an EPA brownfields grant, Bank of America, California State Parks, CalRecycle and East Bay Regional Park District. Project financing included New Market Tax Credits.

FEDERAL AND STATE FUNDING: HOW CALIFORNIA COMPARES

California communities lag behind other states in utilizing federal financial resources for brownfields. For example, the state of Maine has a population of less than 1.4 million and a land area of

35,380 square miles. In 2016, Maine communities received 19 grants totaling over \$7 million under the U.S. Environmental Protection Agency's brownfields program. In contrast, California has a population of 39.2 million and a land area of 163,695 square miles but its communities received only five grants

totaling \$1.7 million in 2016. There was a slight increase in California applications for 2017, which may improve the grant allocation to the state. The main factor in the small number of applications from California is lack of staff capacity to write and manage grants.

J O B O P P O R T U N I T I E S

Director of Design & Development City of La Quinta, CA

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Nestled between the Santa Rosa and San Bernardino mountains, the City of La Quinta (pop. 39,000 perm. + 15,000 seasonal) is a natural paradise in the Coachella Valley. World-renowned as a destination for art, health, golf, living and well-being, the City values a seamless integration and delivery of services to its residents and development community. The Design & Development Department is supported by 27 staff and is organized across six divisions: Administration, Building, Development Services, Engineering Services, Planning and The Hub (Customer Service Center).

The leadership style of the ideal candidate will reflect entrepreneurial attributes that complement this high performing municipality. Known for promoting high standards for quality work and results, he/she will be an exceptional people and project manager who is guided by a customer centric mindset. At least five (5) years of progressively responsible and relevant public and/or private sector experience, which includes a minimum of three (3) years of leadership experience, and a Bachelor's degree are required.

Salary range goes up to \$151,046. Compensation also includes competitive benefits package. This recruitment will close at **midnight on Sunday, May 14, 2017**. For detailed brochure and to apply online, visit www.tbcrecruiting.com.

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City of Huntington Park, CA Finance Director

The Huntington Park Finance Department manages and maintains the City's financial records in conformity with generally accepted accounting principles and in compliance with state and federal laws. The four divisions within the department - Annual Operating Budget, Accounting, Revenue Collections and Information Technology Systems - are committed to developing and maintaining effective and efficient financial planning and to provide timely reporting of the City's financial affairs. Under general direction from the City Manager, the Finance Director plans, directs, supervises and coordinates financial planning, accounting, revenue administration, data processing, purchasing, preparation of payroll, investments, telecommunications accounts, billing and collection of water utility and other user charges. Requires a Bachelor's degree in accounting, business administration, public administration, or other closely related field and five years of increasingly responsible administrative experience involving financial management, preferably with a governmental agency, including two years in a supervisory capacity. Salary range \$126,732 to \$155,592, DOQ. **Apply on-line by Friday, May 19, 2017** at www.allianceRC.com. For questions contact Cindy Krebs at ckrebs@alliancerc.com or Sherrill Uyeda at suyeda@alliancerc.com or (562) 901-0769. EEO/ADA

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Suite 480
Long Beach, CA 90802

(562) 901-0769
info@allianceRC.com
www.allianceRC.com

Funding Sources

The U.S. Environmental Protection Agency provides grants for site assessments, planning and cleanup, and revolving loan programs and environmental workforce development programs. Additional resources used for brownfields redevelopment include funds from the federal agencies of Housing and Urban Development, Agriculture, Energy, Commerce (Economic Development Administration) and several others.

The State Water Resources Control Board offers several grant programs to assess and clean up sites that are contaminated with petroleum and other chemicals that threaten groundwater quality. The Department of Toxic Substances Control provides grants for assessment and low-interest loans and grants for cleanup. Infill and redevelopment projects commonly leverage other state funds from agencies including the Strategic Growth Council, Department of Transportation, Department of Housing and Community Development and California Infrastructure and Economic Development Bank.

Financing tools commonly used for land revitalization include New Markets Tax Credits and housing tax credits. The Enhanced Infrastructure Financing District (EIFD) and Community Revitalization Investment Authority (CRIA) are tax-increment financing tools that can be used for land revitalization.

Links to Related Resources

For more information and links to related resources, read the online version of this article at www.westerncity.com.

In 2016, the state Department of Toxic Substances Control (DTSC) awarded four assessment grants totaling \$300,000. The California Environmental Protection Agency awarded five grants to cities in 2016 totaling \$1.74 million.

The State Water Resources Control Board introduced two new grant programs in 2016 and awarded \$19 million for assessment and remediation through 26 grants under its Site Cleanup Subaccount Program (SCAP), with most of the grants going to the Los Angeles and Central Valley regions. These grants are specifically designed for sites with serious threats to groundwater quality. In 2017,

continued

About the California Association for Local Economic Development

The California Association for Local Economic Development (CALED) is the premier statewide professional economic development organization dedicated to advancing and delivering economic development. Its members comprise public and private organizations and individuals involved in economic development — the business of creating and retaining jobs.

CALED established two technical committees to advance this work. The Tax-Increment Financing (TIF) Committee shares knowledge on new TIF tools created after the state eliminated redevelopment agencies. The Brownfields and Land Revitalization Committee (BLRC) identifies funds, tools and expertise to revive and redevelop blighted sites. The committee comprises seasoned professionals who work on a wide variety of brownfields issues and includes redevelopment and finance experts, attorneys and environmental consultants. The BLRC education subcommittee educates communities and practitioners about best practices in the development of brownfields properties and informs CALED's Legislative Action Committee and board members about brownfields regulations and legislation that impact economic development.

For more information, visit www.caled.org.

The Pilipino Workers Center in the Larry Itliong Village was built on a site in Los Angeles where oil wells operated from 1930 to 1970. Little Tokyo Service Center, a non-profit community development corporation, developed 45 transit-oriented units, a community space and small grocery retail space. The project used EPA and DTSC grants for assessment and cleanup and received funding from several county, city, state, federal and private sources, including tax credits.



J O B O P P O R T U N I T I E S



POLICE CHIEF

The City of Marina (pop. 21,000), a seaside community located on the beautiful Monterey Bay coast is seeking a new Chief of Police. Marina is a growing diverse community, offering a safe and friendly living environment in a beautiful natural setting and is ideally suited for recreational and cultural opportunities. The Chief of Police will be an innovative, knowledgeable, and committed leader who can manage Marina's Police Department as a community-oriented policing agency dedicated to serving the citizens of Marina.

A minimum of six years progressive responsible police experience with a related BA Degree is required. A master's degree is preferred. Current or prior California law enforcement experience is highly desirable. Salary is \$131,784 - \$183,264 DOQ. If interested in this outstanding opportunity please submit application, resume and cover letter to Human Resources, 211 Hillcrest Ave., Marina CA 93933. cscharf@cityofmarina.org (831) 884-1283. Deadline to apply is 5:00pm May 12, 2017.

Community & Economic Development Director City of Carlsbad, CA



Spanning nearly 40-square miles, the City of Carlsbad is known for offering an outstanding quality of life that is evidenced by beautiful beaches, world-class resorts, well-planned neighborhoods and abundant open space. Located in North San Diego County, Carlsbad is a community of approximately 110,000. Supported by 69 staff and a FY2016-17 budget of \$19.2 million, the Community & Economic Development Department encompasses Planning, Development Services, Economic Development, Housing and Neighborhood Services, Building, and Land Development Engineering.

The ideal candidate will be an inspiring and nimble leader who is committed to high standards and an exceptional customer orientation. He/she will be a superior mentor who values strong cohesive teams and is known for a strong work ethic. A combination of public and private sector experience will be considered favorably. A minimum of five (5) years of progressively responsible relevant experience at the management/supervisory level in a comparable setting and a Bachelor's degree are required. A Master's degree is preferred.

Salary range up to \$162,300 (currently under review). Salary is supplemented by an attractive benefits package. Detailed information and closing date available at www.tbcrecruiting.com.

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J O B O P P O R T U N I T I E S

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Independent Police Auditor, City of San José, CA

San José, CA is a unique place, playing a vital economic and cultural role within North America. San José is fortunate to be the largest and most urban city within Silicon Valley, known for the nation's largest number of leading innovative companies. San José is also home to an energetic, talented, and diverse population estimated at 1.04 million and is located within the beautiful San Francisco Bay Area with an abundance of good weather. The City Council is now seeking a strong leader and effective manager to oversee and direct the activities of the Office of the Independent Police Auditor (IPA). This office provides civilian oversight of the San José Police Department. A smart, hardworking, politically savvy yet apolitical, candidate with unquestionable integrity and objectivity is sought. The ideal candidate will be a highly motivated and organized individual who demonstrates a balance of technical and interpersonal skills, excellent diplomacy, and a successful track record of developing and maintaining effective working relationships with internal and external stakeholders including elected officials, the Police Department, other agencies, and a diverse and wide array of community members and representatives. At minimum, the qualified candidate will possess five (5) years' knowledge and experience in criminal law and criminal procedure and be a member in good standing with a State Bar, has not been a sworn law enforcement officer (e.g., police officer, reserve officer, probation officer, parole officer, or DEA agent) for at least ten years prior to appointment as the IPA, and does not have any immediate family members (defined as a spouse, parent, sibling, child, or grandparent) who are sworn law enforcement officers with any law enforcement agency. The annual salary for the IPA is dependent upon qualifications and experience. If you are interested in this outstanding opportunity, please visit our website at www.bobmurrayassoc.com to apply online. Please contact **Ms. Valerie Phillips** or **Mr. Joel Bryden** at (916) 784-9080, should you have any questions.

Closing date June 2, 2017.



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the program prioritized sites with chlorinated solvent contamination (typically associated with dry cleaners) and a long regulatory history.

ACCESSING RESOURCES FOR BROWNFIELDS

While federal and state guidelines vary, most public entities qualify to receive grants and nonprofit developers qualify for some of the grants. Private entities may access this assistance in partnership with public and nonprofit organizations.

The League and CALED share the goal of improving the economic outlook for all cities and are partnering to bring brownfields expertise to all communities interested in receiving assistance.

For more information, contact: Michelle Stephens, program manager, CALED; email: michelle@caled.org; or visit the Brownfields and Land Revitalization Committee web page at www.caled.org/caled-brownfields-committee. ■



Find More Information Online

For more information and links to related resources, read the online version of this article at www.westerncity.com.

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perspective

More and more, we realize that large-scale approaches to pressing challenges such as our city's jail systems aren't the best solution. —Van Alen Institute executive director

David van der Leer on a new report outlining design-based, community-focused jail reform for New York City.

Grenfell Tower Fire Tragedy Sparks Safety Dispute

BY PETER REINA AND ANDY WRIGHT



This story is adapted from an article that originally appeared in Engineering News-Record.

FOLLOWING the deadly June 14 London Grenfell Tower fire that has killed at least 80 people, a nationwide investigation determined that dozens of U.K. high-rise buildings are potentially unsafe.

On their exteriors, all use an aluminum composite material (ACM) similar to the 24-story Grenfell Tower's rainscreen cladding system. London's metropolitan police department has signaled that it may file manslaughter charges in connection with the disaster (in the U.K., a corporation can be prosecuted for manslaughter).

New York-based Arconic, the maker of Reynobond, a type of aluminum and polyethylene (PE) cladding used on the tower, has halted global sales of the product for high-rise buildings. "The loss of lives, injuries, and destruction following the Grenfell Tower fire are devastating, and our deepest condolences are with everyone in this tragedy," said an Arconic statement, released on June 26. "We have offered our full support to the authorities as they conduct their investigation."

The Grenfell inferno has increased doubts about U.K. building regulations on ACM cladding. Around 600 U.K. high-rises are estimated to have been retrofitted with ACM to improve their appearance and energy efficiency. Cladding samples are being rushed for combustibility tests, conducted by the building research organization BRE Group in Watford, England.

At press time, all 95 samples from 32 U.K. regions failed BRE's tests, according to the Department for Communities and Local Government. A spokesman for the department says that high failure rate is because the riskiest buildings were tested first. But David Metcalf, director of the Centre for Window and Cladding Technology in Bath, England, also believes regulatory confusion over ACM combustibility is being revealed.

The U.K.'s worst peacetime fire in centuries was sparked by a faulty refrigerator in a fourth-floor apartment, according to the Metropolitan Police. Nearby flammable cladding ignited, spreading flames rapidly up and down the residential tower, investigators believe. The flames spread so quickly that the firefighters had no time to reach many residents. In line with common high-rise safety practice, resi-

The Grenfell Tower fire in London occurred June 14 and killed about 80 people, according to police. The building's aluminum composite material cladding is blamed for the inferno's rapid spread.

dents had been advised to stay put inside, awaiting rescue. Those who did so perished.

Almost immediately after the fire, government ministers were challenged for seemingly ignoring the All Party Parliamentary Fire Safety & Rescue Group's advice to retrofit sprinklers in the U.K.'s estimated 4,000 older residential high-rise buildings.

While the Grenfell Tower's lack of sprinklers allowed the fire to gain purchase, the rapid spread of flames revealed serious flaws in the recently fitted external cladding. Built in 1974, the concrete-framed building with 120 apartments is owned by the Royal Borough of Kensington and Chelsea and managed by the not-for-profit Kensington and Chelsea Tenant Management Organization.

For the refurbishment, including cladding, the management company awarded a design-build contract in early 2014 to Rydon Maintenance, which completed the \$12.6 million job last July. The London-based firm Studio E Architects was the designer of the Grenfell work; it declines to comment.

To design and install the cladding, Rydon awarded a \$3.3 million subcontract to Harley Facades. Celotex, a subsidiary of France's Saint Gobain Group, supplied RS5000 polyisocyanurate insulation, which was installed between the building and the ACM rainscreen. Further, CEP Architectural Facades fabricated the rainscreen using the Reynobond composite system.

In the PE version, Arconic's Reynobond is a thin composite of two coated aluminum sheets that sandwich the layer of polyethylene. There is also a costlier variant with a fire-retardant (FR) thermoplastic core. Arconic's product literature advises that Reynobond PE should be used only up to 10 meters (33 feet) above grade.

According to Robert Solomon, a building fire-protection division manager in this country with the National Fire Protection Association (NFPA), U.S. codes generally prohibit ACM systems that have combustible polyethylene material above 40 feet but do allow fire-retardant systems or those containing noncombustible materials.

"We sold our products with the expectation

that they would be used in compliance with the various and different local building codes and regulations," said Arconic in a statement. European, U.K., and U.S. regulations permit ACM in high-rise buildings "depending on the cladding system and overall building design," it added.

Facade manufacturer CEP managing director John Cowley insists that the ACM product is allowed "in both low-rise and high-rise structures" by current U.K. building regulations. For conventional designs, U.K. building regulations set out minimum performance requirements. Details of how to comply are published in the so-called Approved Documents, which reference British standards and other technical guidance. In England, "any insulation product" on buildings taller than 18 meters (60 feet) must be of "limited combustibility," a term the documents define. But the wording is ambiguous, according to Metcalf, the director of the Centre for Window and Cladding Technology. Official guidance "doesn't explicitly say that the cladding should be of limited combustibility," explains Metcalf. "Most people have interpreted it to mean it doesn't need to be."

Both the Celotex insulation from the Grenfell Tower and aluminum composite panels failed preliminary fire tests, according to police.



The Grenfell Tower disaster has led to combustibility testing in high-rise-building cladding across the United Kingdom.

In recent years, manufacturers have supplied cladding systems and exterior insulation that feature materials that are lightweight, easily installed, and less expensive than conventional systems. But there are several drawbacks, says Marc Weissbach, an expert on building enclosures and CEO of building-systems consultant Vidaris. The notion that any high-rise building featuring an ACM system should be fully sprinklered is good for protecting the interior, "but the sprinklers are inside the building, and the fire is spreading—

quickly—up the exterior," he says.

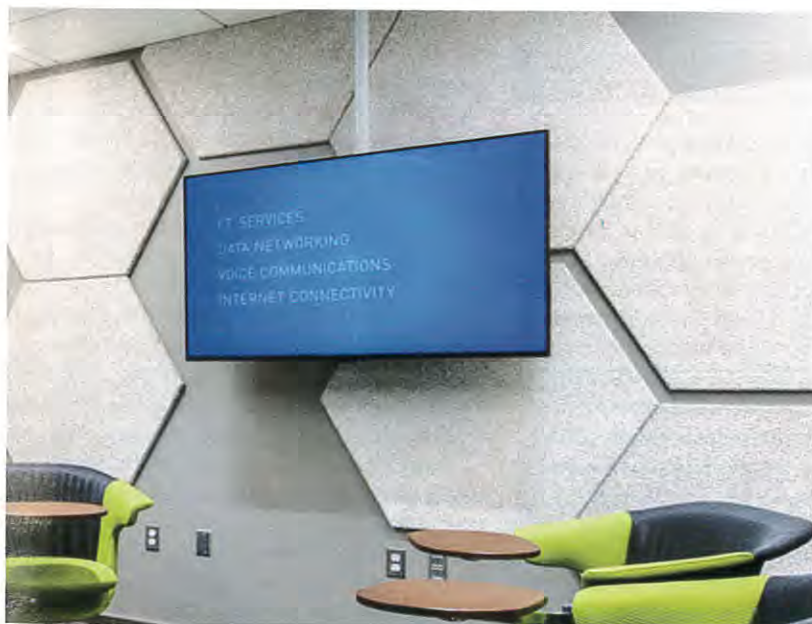
The NFPA 285 standard specifies 15 minutes of protection from fire, "but is that enough time in a high-rise?" Weissbach asks. He favors the two-hour standard that was in place until 1968.

For CEP's John Cowley, "the key question now is whether the overall design of the building's complete exterior was properly tested and subsequently approved by the relevant authorities, including the fire officer, the building-compliance officer, and architect before commencement of the project."

Rydon claims to have met all required building and fire regulations. It signed off on the work "when the completion notice was issued by Royal Borough of Kensington and Chelsea building control," it adds.

The NFPA is developing a risk-assessment tool for high-rise buildings with combustible facades. The Grenfell Tower fire prompted the association to reach out to stakeholders in insurance firms and global engineering teams to identify key variables such as wall materials and building fire-protection systems, characterize them in terms of risk or mitigation potential, and formulate an engineering-based risk model.

NFPA is fast-tracking the project, hoping to have the tool available by year-end. ■



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Immigrants, the Economy and Civic Engagement

by Sarah Rubin and Mahvash Hassan

Immigrants are a critical part of the economy in California, which is home to over 10 million foreign-born residents who contribute \$715 billion — about one third — of its gross domestic product each year. These individuals comprise 35 percent of the state's civilian workforce. Their entrepreneurialism and innovative efforts are a driving force from Silicon Valley to the Central Valley and beyond. Immigrants work in enterprises that span Fortune 500 companies and small Main Street businesses revitalizing downtown corridors throughout the state.

California cities use a variety of strategies to engage their residents in civic life and foster inclusive, welcoming communities. Cities with policies and practices focused on inclusion build trust and relationships that lead to increased economic and civic engagement of immigrants and

the broader community. Such welcoming efforts also lay the groundwork for innovative cross-sector partnerships that support workforce development and economic prosperity.

Border Travel and Transit Station Spur Economic Development

The City of Brawley (pop. 26,566) in Imperial County remains close to its rural roots. Farmers, ranchers and generations of Mexican-Americans call Brawley home. Those who traverse the U.S. border with Mexico to work, study or shop keep many traditional values alive in the Imperial Valley, and the U.S.-Mexico border plays a central role in the city's economic activity. Mayor Sam Couchman describes this dynamic as “a unique symbiotic relationship.”

To improve access to services and air quality in the region, Brawley recently expanded its public transportation network. The city partnered with the Imperial County Transportation Commission and engaged local community groups, including the Latino *Comite Civico Del Valle* (Civic Committee of the Valley), to design a system that meets the community's needs.

Brawley's Transit Transfer Station now serves as the city's central hub for Imperial Valley Transit and Gold Line buses for transit riders traveling to and from destinations within Brawley and throughout the Imperial Valley. The destinations span 22 new stops throughout the city and include retail destinations and the One Stop Employment Center.

continued

Sarah Rubin is public engagement program manager for the Institute for Local Government (ILG) and can be reached at srubin@ca-ilg.org. Mahvash Hassan is an immigrant integration and civic engagement consultant for ILG and can be reached at mhassanconsulting@gmail.com.

The transit station was built on a previously vacant lot. City Manager Rosanna Bayon Moore says, "Soon after work began, we discovered buried fuel tanks on the site, which was identified as a brownfield. We worked with the transportation community to rapidly address these findings, and the brownfields status gave us access to additional funding." The project's overall budget was \$1.5 million, with funding from many sources including the California Transit Security Grant program, American Recovery and Reinvestment Act, Federal Transit Administration and others.

"Residents were fearful at first that the transit station would make things worse and increase congestion. But the facility is very attractive and provides a nice enhancement for the area," says Moore.

The transit station gives city residents better access to existing businesses. This stimulated

economic activity and encouraged the development of an immigrant-owned gas station, convenience store and Del Taco on a prominent but long vacant parcel of land. It also helped the city attract more businesses, including a General Nutrition Center, AT&T and Starbucks. This investment, along with new construction of a Sun Community Federal Credit Union building, signaled confidence in the Highway 86 corridor that spurred additional capital investment.

Bilingual Support

Brawley has fostered an inclusive, welcoming environment for all its residents. "We are committed to stretching our public resources as far as they can reach to serve all of our residents," says Mayor Couchman. For example, bilingual capacity is part of all city operations, which demonstrates the city's commitment to

making its services and outreach accessible for residents who may not be fluent in English.

On matters of major significance, the city provides simultaneous translation of public meetings in Spanish, using professional interpreters and sound equipment on loan from San Diego State University's Imperial Valley campus.

The city also partners with the Mexican Consulate, which is based in El Centro, to offer mobile services at a city facility in Brawley. This effort provides assistance to Mexican nationals on a wide range of needs, including Mexican passports and consular IDs; birth certificates; information on immigration, family, civil and penal law; education and scholarships. The mobile consulate brings services to an easily accessible location and encourages resolution of issues commonly



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ILG Offers Interpretation Equipment to Cities

Language barriers are a frequent challenge to increasing public engagement. Providing accurate and culturally informed interpretation that makes sense and reflects cultural nuances, including humor — as opposed to just a literal interpretation — can broaden community participation and improve the meeting outcome. The Institute for Local Government lends interpretation equipment at no cost to cities.

The digital meeting interpretation equipment supports simultaneous interpretation of public meetings. Each set consists of 40 receivers and headsets as well as the transmitter and speaker/headset for the person interpreting. The equipment is easy for interpreters and meeting participants to use, and each set contains instructions in both English and Spanish. For more information, contact Hanna Stelmakhovych, public engagement program assistant, at hstelmakhovych@ca-ilg.org.

affecting local residents. The city acts as a co-convenor, waives its usual insurance requirement and provides in-kind staff support for the event in a community room at the city library.

Community-Building and Economic Activity in the Heart of the Delta

You, Me, We = Oakley! is a multi-sector collaboration coordinated by the City of Oakley (pop. 40,141) in Contra Costa County. The program creates opportunities for its diverse residents (35 percent Latino, 7 percent African-American and 6 percent Asian) to come together, better understand one another, appreciate each other's stories and recognize their common desire to build a stronger, safer and more vibrant community.

"We have had the fastest growing Hispanic population in the county since the year 2000. We want all our residents to feel welcome and a part of the community fabric and to be civically engaged," says Oakley City Manager Bryan Montgomery. "The You, Me, We = Oakley! program has helped build stronger relationships between the city and community members."

The City of Oakley and Oakley schools, businesses, faith congregations and community-based organizations collaborated to create the program. Its initiatives include police-community youth sporting events, citizenship workshops in partnership with community-based organizations and an advisory committee that addresses the needs of English-language learners and their families. A recent event brought together parents of students and active community members for a meal and to discuss the changing community. Parents talked about their common values and



1.4 million people in California are employed at companies owned by immigrants.

their goals for helping their children succeed in school as well as strategies for schools to increase communication with and engagement of parents.

"Improved communication between the city, residents and the business community set the stage for partnerships to build and expand some of the local retail establishments as part of the city's downtown revitalization efforts," says Montgomery.

In addition to in-kind and other indirect cash funding from the city, Oakley received approximately \$500,000 in grant funding from Welcoming America, Y&H Soda Foundation and the Zellerbach Foundation to help fund these efforts.

Embracing Inclusion in Mountain View

Statewide, immigrant workers comprise 57 percent of software developers. "If we didn't have immigrants, we wouldn't have Silicon Valley," says Alex Andrade, economic development manager for the City of Mountain View (pop. 77,925), which is often described as the "start-up" community of Silicon Valley. The city's downtown area is home to many early-stage tech and biotech/life science companies. Locally based firms include Google, Intuit, Symantec, LinkedIn and others.

In addition to embracing innovation, the City of Mountain View is committed

to fostering mutual understanding and promoting respect, inclusiveness and involvement. As part of that commitment, the city recently launched a Spanish Language Civic Leadership Academy as a pilot project.

Over 21 percent of Mountain View's population and 41 percent of the students in its public schools come from Hispanic families. The Spanish Language Civic Leadership Academy's goal is to improve residents' understanding of government and city services and increase civic engagement, leadership and volunteerism in the city. Conversations with community members identified the topics to be covered, and city staff from numerous departments helped design and are facilitating the eight-session curriculum.

Participants in the pilot:

- Learn how Mountain View's city government functions;
- Gain a basic understanding of services and programs provided by each department;
- Meet elected officials and staff;
- Learn how residents can become engaged and involved in issues that affect their community;
- Get to know their neighbors; and
- Serve as role models and a resource for other community residents.

Participants who complete the academy program also learn how to obtain a business license, report a crime, access city services and inform local decision-making processes.

The pilot's budget of \$4,000 came from the city's General Fund.



38% of California's entrepreneurs are immigrants.

Tips for Engaging Immigrants in Civic Life

Understand who lives in your city.

Analyze local populations to help understand the economic potential in your community. Using the latest census data can be useful, but demographic changes may outpace this information. Immigrant organizations and leaders, including ethnic chambers of commerce, ethnic media and local clergy, can help identify your new residents' countries of origin, the languages spoken, the print and electronic media of choice and business and cultural norms.

Overcome language and cultural barriers.

Build on your understanding of cultural and business norms to enhance city staff's language and cultural capacity, and create workforce or business development practices to minimize barriers to the full economic participation of all residents.

Build leadership capacity of newcomers.

Provide training and leadership opportunities for immigrant groups, such as citizen academies, English language classes, leadership training and appointments to local boards and commissions. As appropriate for your community, consider leadership academies or training directed to specific communities and held in residents' native language or interpreted.

Foster an inclusive, welcoming community.

Recruit support from leaders in faith-based congregations, schools, ethnic media, the immigrant business community, cultural organizations and service providers in reaching out to immigrants. Your engagement efforts will be more successful if someone known and trusted by each immigrant community invites community members to participate.

Find Best Practices and More Resources Online

For tips on how to better engage and integrate immigrants in your community, best practices, examples of successful city efforts and links to related resources, read the online version of this article at www.westerncity.com. ■



In 2014, immigrants in California earned \$323 billion and paid \$26 billion in state and local taxes.

J O B O P P O R T U N I T I E S

Assistant City Manager



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More than fifty years of achievement have made Thousand Oaks one of the most sought after places to live, work and recreate in California. The community of 132,000 residents is home to excellent schools, outstanding parks, numerous corporate headquarters, diverse retail opportunities, cultural amenities and over 15,500 acres of open space.

The City is seeking an innovative professional with a proven track record of establishing and maintaining positive working relationships with the community, elected officials, governmental agencies and City staff. The Assistant City Manager will promote the delivery of high quality municipal services; excel in community relations and project management; lead process improvement initiatives; and support the implementation of key City Council priorities and objectives.

The position requires at least eight years of increasingly responsible experience in the management/administration of municipal government operations including substantial high-level staff administrative and supervisory experience and a Bachelor's Degree (Master's preferred). Experience in the office of a City Manager is highly desirable. Salary range \$164,130 - \$246,196. For more information please visit www.toaks.org or contact Sandra Bill at 805-449-2144.

Closing Date: June 2, 2017, 5:00 p.m.

Deputy Administrative Officer-General Services Santa Clara Valley Water District, CA

The Santa Clara Valley Water District strives to provide Silicon Valley with safe, clean water for a healthy life, environment, and economy. The District is now seeking a Deputy Administrative Officer for General Services. The ideal candidate is a progressive, forward-thinking individual who is creative, collaborative, and leads with a hands-on approach. Candidates must have education and experience including graduation from an accredited college or university with a Bachelor's degree with major coursework in business/public administration, architecture, or a closely related field or a field specifically related to the work group assigned. A Master's degree is highly desirable. A minimum of six (6) years of increasingly responsible administrative, managerial, or professional experience in a field related to the assignment in the public sector, water, or related industry within the most recent ten (10) years; four of the six years must have included management and supervisory authority. The salary for the Deputy Administrative Officer is \$168,708-\$240,448 annually; placement within this range will be dependent upon qualifications. If you are interested in this outstanding opportunity, please apply online at www.bobmurrayassoc.com. Contact **Valerie Phillips** at (916) 784-9080 with questions.

Closing date May 28, 2017.



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Planning for Self-Driving Cars

by Jennifer Cohen

New innovation and technology that come with “smart cities” offer ways for cities to better identify constituent needs, deliver services more effectively and create new economic opportunities. However, pitfalls must be avoided to help ensure the successful roll-out of cutting-edge projects. At the League of California Cities 2017 Annual Conference & Expo, a session titled “Embracing Innovation and Not Getting ‘Outsmarted’” will provide a summary of important policy and legal issues that need to be considered when implementing new smart city initiatives, including privacy, cybersecurity, data management and analysis, information sharing and insurance. Participants will learn about the steps they can take to mitigate potential risks and hear an overview of key contractual issues. Speakers on this panel include Gregory Rodriguez and Leeann Habte from the law firm of Best Best & Krieger and Jennifer Cohen, director of government

affairs for the Los Angeles Department of Transportation. In this article, Cohen addresses one of the issues that the panel will discuss at the session. —Editor

Automated vehicles will revolutionize transportation in the most substantial way since the invention of the internal combustion engine. Letting robots take the wheel could usher in game-changing impacts to mobility, safety, congestion reduction, air quality and land use. However, without proactive policy guidance from cities, self-driving cars — also known as autonomous vehicles (AVs) — will exacerbate the transportation woes that already plague California. Public officials need to focus on core transportation values and objectives and act quickly to enact policies and plans to ensure positive outcomes and avert disaster.

The greatest potential gains offered by AVs are in public safety. In 2016, over 35,000 people died in traffic accidents nationwide — 7 percent more than in the previous year. These numbers are expected to keep rising because the number of miles driven is also increasing. Ninety percent of automobile crashes are caused by human error, so removing the human component of driving has the immense potential to make our roads safer. Remember, computers do not drink and drive, sleep deprivation does not affect them and they are not distracted by text messages or crying babies. The potential of AVs to prevent reckless driving and save lives is profound and is the greatest benefit of deploying this technology.

But we cannot overlook our most vulnerable road users: the very young, the very old and those who walk, roll and pedal.

Jennifer Cohen is director of government affairs for the Los Angeles Department of Transportation and can be reached at jennifer.cohen@lacity.org.



As AV technology develops, we need it to do more than protect those inside the vehicles. AV technology must also be used to avoid striking pedestrians and cyclists. Balancing the protection of the passengers inside the vehicle with that of the people outside the vehicle may create an ethical challenge for AV software developers, but it must be acknowledged — all potential human contact must be considered.

Issues of Equity

Driving has long been a symbol of freedom and independence, and automation has the potential to extend those benefits to those who have been unable to drive due to physical or fiscal challenges. AVs can increase access to employment, education and other vital resources. Such access cannot be limited to affluent consumers (like new technology often is) and exclude those with the most to gain. The safety and mobility benefits of this technology need to be accessible to all, regardless of income, age or other characteristics. Government needs to address the integration of AV in ways that transcend diverse populations, including those on the wrong side of the “digital divide,” to maximize the benefits of this technology.

Data and Funding Needs

While there is much about the AV future that we do not know, we can be certain

that without a reliable funding stream and transportation data, we will not be able to efficiently deliver and maintain a street and road network that supports full AV functionality. To build the cities of the future, planners and engineers need to understand what causes AV crashes and failures. We need to learn what impact pavement condition, signage, striping and potholes have on AV operations. In addition, understanding how and where people travel will allow cities to build curb capacity (the amount of space along the curb used for parking or other purposes) and transit stations that truly meet travelers’ needs. This information on behavior should not be obscured as proprietary to a business or treated as a trade secret and kept from public access. On the contrary, this information is the fundamental building block of the safety and efficiency of our future cities. In this vein, cities will need to enhance their data analysis skills and resources — and may require leadership from the state and federal government on this front.

Cities currently rely heavily on gas taxes and parking meter/citation revenues to finance a wide range of municipal services. The advent of more automated vehicles that either do not require parking or don’t make mistakes will drastically curtail this revenue. Meanwhile, the new infrastructure will need to support automation, the likes of which have not yet been identified.

For example, AVs will need cybersecurity protections and street signage that communicates directly with vehicles — and these will require funding.

Congestion and Land Use

AVs are a terrific addition to the “first and last mile” toolbox, but they cannot supplant mass transit or active transportation and reap the aforementioned benefits. If AVs make long commutes more appealing and investment in mass transit stagnates, congestion will increase. Government must continue to incentivize shared use and investments in mass transit, walking and cycling.

continued

Learn More About Innovation at the Annual Conference

Want to hear more about this topic? Attend the “Embracing Innovation and Not Getting ‘Outsmarted’” session at the League of California Cities 2017 Annual Conference & Expo. The session will be held Thursday, Sept. 14, from 4:15 to 5:30 p.m. See the conference program for location details.

AVs will use road space more efficiently and likely reduce parking demand, which will free up land to be used in new ways. Surface parking lots and parking minimums may soon be part of a bygone era. This can make land available for more affordable housing and open space, two things that most metropolitan areas need. But again, this benefit will be possible only with deliberate choices to incentivize shared use and continued investment in transit.

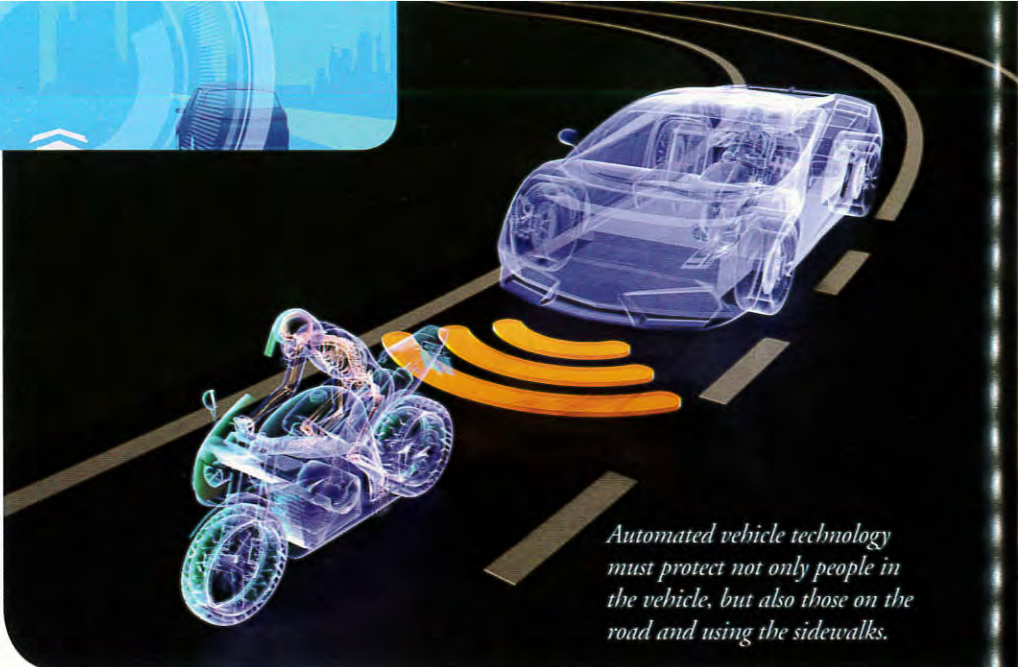
Environmental Issues: AVs Must Be EVs

Transportation is responsible for nearly 40 percent of greenhouse gas emissions, and vehicle exhaust contributes heavily to the incidence of pulmonary illnesses. To address this clear link, California has adopted several policies and regulatory frameworks to reduce emissions and increase environmental protections. The advent of a new type of vehicle presents

an opportunity to make a leap forward in reducing greenhouse gas generation and improving air quality by requiring such vehicles to be electric.

The future of automation is bright if established public policy goals guide

automation and technology. However, if business opportunity drives policy, the benefits to society may be stunted. It is incumbent on cities and the public sector to play a proactive role and engage with stakeholders on this topic. ■



Automated vehicle technology must protect not only people in the vehicle, but also those on the road and using the sidewalks.

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