



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
April 17, 2018

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. Construction Time Limit Extension

Summary: The applicant, Miguel Rodriguez, is requesting a second and final 50-day extension to complete construction of the single-family dwelling remodel at 2016 E. 19th Street. He was not able to complete several items in the first extension due to loss of his contractor.

Recommendation: Approve the second and final 50-day Construction Time Limit extension.

(6) DIRECTOR'S REPORTS

a. General Plan Annual Progress Report

Summary: Staff will provide an update on the 2017 General Plan Annual Progress Report.

Recommendation: Receive and file.

b. City Award Programs

Summary: Staff will provide an update on implementation of the Beautification and Sustainability Awards.

Recommendation: Receive and file.

c. 2018 Planning Commissioners Academy Conference Highlights

Summary: The League of California Cities 2018 Planning Commissioners Academy was held on April 4th through 6th at the Hyatt Regency Monterey. Vice

Chair Parker attended the conference and will share highlights and thoughts from sessions attended.

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 March 20, 2018.

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, May 15, 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.

April

5a.





2nd CTL Extension
2016 E 19th St.

CITY OF SIGNAL HILL

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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 April 6, 2018.
 - 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 April 6, 2018.
 - c. Notice was mailed to property owners within a 100' radius on or before April 6, 2018.
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

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April 17, 2018

AGENDA ITEM

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

**FROM: COLLEEN DOAN
SENIOR PLANNER**

**SUBJECT: PUBLIC HEARING – 2016 E. 19th STREET SECOND AND FINAL
REQUEST FOR A CONSTRUCTION TIME LIMIT EXTENSION**

Summary:

The applicant, Miguel Rodriguez, is requesting a second and final 50-day extension to complete construction of the single-family dwelling remodel at 2016 E. 19th Street. He was not able to complete several items in the first extension due to loss of his contractor.

Recommendation:

Approve the second and final 50-day Construction Time Limit extension.

Strategic Plan Objectives:

Goal No. 5: Ensure an enhanced quality of life for residents of the City.

Goal No. 6: Promote a transparent and open government.

Background:

On November 21, 2016, following approval of an Administrative Site Plan and Design Review, a building permit was issued for a remodel of an existing single-family dwelling, for an addition of a new bedroom, bath, and two-car garage. In accordance with the Construction Time Limits (CTL) Ordinance, Section 20.52.100, the project must be completed within 360 days of issuance of a building permit, with an option of up to two time limit extensions.

On November 6, 2017, the applicant submitted a written request for a 90-day CTL extension, based on delays in materials delivery and from the contractor. The CTL Ordinance allows the Community Development Director to approve an extension, following notices being mailed to property owners and residents within a 100' radius, and no objections being received.

On November 8, 2017, a notice of the CTL 90-day extension request was mailed to property owners within a 100' radius. Recipients were given 10 days to provide any objections to the request.

On November 21, 2017, having received no objections, the Director of Community Development approved an initial 90 day extension until February 19, 2018.

On January 22, 2018, a letter was mailed and posted on-site, notifying the property owner that their CTL extension was set to expire on February 19, 2018, and that they were eligible for a second extension requiring review by the Planning Commission (Attachment A).

Prior to expiration of the CTL, staff was unable to contact the property owner and did not receive a written request for a second extension until February 24, 2018. The property owner indicated he had lost his contractor, but did not request a second extension at that time.

On April 3, 2018, staff received written notice that the project was within weeks of completion. However, the Building Inspector conducted a site inspection and noted several exterior stucco finishing items had not been completed; therefore, a certificate of occupancy could not be issued. The property is well maintained and no complaints about construction nuisances have been received.

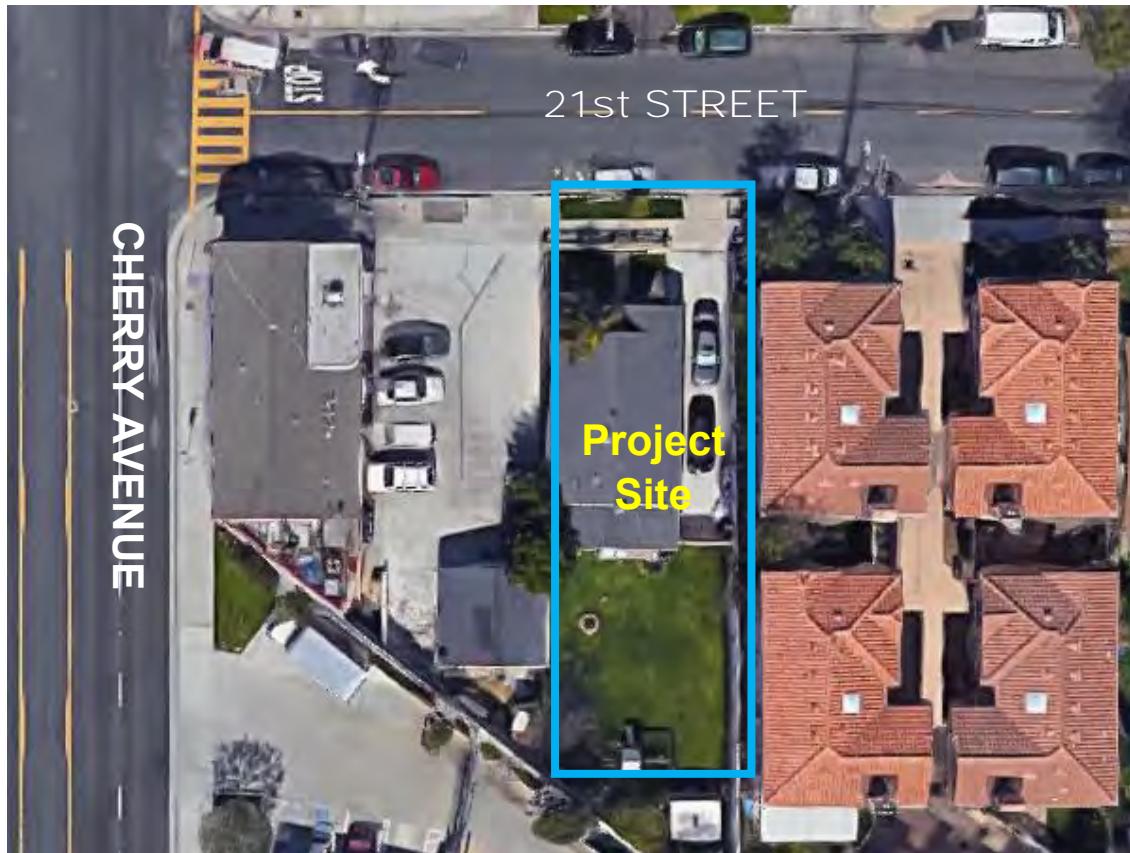
On April 6, 2018, staff initiated the CTL extension process by mailing notices of a Planning Commission public hearing for a second and final CTL extension to be held on April 17, 2018, to property owners within a 100' radius. At the time of publishing of this staff report no objections have been received (Attachment B).

Analysis:

Project Location

The subject site is located on the south side of East 19th Street, east of Cherry Avenue.

Project Location



Criteria

The Signal Hill Municipal Code establishes “good cause” as the criteria for approving a CTL extension request and notes that the approving authority shall consider each of the following criteria which are considered to be beyond the applicant’s control:

- Whether substantial progress has been made;
- Whether the condition of the property presents health or safety hazards;
- Whether the site topography has created delays;
- Whether delays are due to material suppliers or labor problems;
- Whether there has been an earthquake, fire, flood, explosion, act of God, or other circumstances beyond the applicant’s control; and
- Whether delays are due to City or other government actions, and/or other unusual circumstances.

The applicant has indicated that the current delay is related to the loss of his contractor and the time necessary to hire a new contractor. He has also indicated that he expects to complete the project within two weeks; however, a site inspection indicated that

completion may take longer. Staff can confirm that substantial progress has been made and that the site does not pose a health or safety hazard and does not create a nuisance from dust, stormwater runoff, or aesthetics.

The CTL Ordinance states that if the project's CTL has expired prior to approval of an extension, the time frame of the extension shall start on the date the decision letter is mailed to the applicant. This would mean the final 50-day extension would begin on approximately April 19, 2018, and expire on June 7, 2018.

The Code allows another 30 days after expiration of CTL prior to any additional actions by the City. After that the City could impose fines; however, that would typically only be the case if the project was deemed a nuisance. It is not the intent of CTL to be punitive.

Approved:

Scott Charney
Community Development Director



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 22, 2017

Miguel Munoz
2016 E. 19th Street
Signal Hill, CA 90755

Subject: Construction Time Limit Expiration

Mr. Munoz,

This letter is to advise you that the **construction time limit (CTL)** for the addition at 2016 E 19th Street is due to **expire February 19, 2018**. We have tried to reach you informally to notify you of **your option for a 50 day extension** however, we have not heard back from you. Therefore, you should be aware that **if you allow your CTL to expire your building permit may be revoked and a stop work order may be issued**.

In accordance with Signal Hill Municipal Code (SHMC) Section 20.52.100 (Construction Time Limits – Time to Complete), the Building Official or Director of Community Development may deem any building, grading, or demolition permit issued pursuant to Title 15 of this Code to be null and void if a Certificate of Occupancy or Extension of CTL has not been issued.

The Municipal Code allows you to receive a 50 day extension by providing **a written request**. This may be in the form of an email, memo or letter to the attention of the Scott Charney, the Director of Community Development and must be received **by February 19, 2018**. The request for extension must contain written justification for the extension.

If your construction is complete you may schedule an inspection at any time with the Building Inspector by contacting John Hartley at (562) 989-7348.

If you have any questions, or would like to submit your extension request please contact me at (562) 989-7344 or via email at cdoan@cityofsignalhill.org.

Regards,

Colleen Doan, Senior Planner
Community Development Department

Attachment A



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, April 17, 2018, the Planning Commission of the City of Signal Hill will conduct a public hearing at 7:00 p.m. in the City Council Chamber at City Hall, 2175 Cherry Avenue, Signal Hill, California to consider the following:

CONSTRUCTION TIME LIMIT EXTENSION

THE PROPERTY OWNER of 2016 E. 19TH STREET HAS FILED FOR A 50 DAY EXTENSION TO COMPLETE CONSTRUCTION OF MODIFICATIONS TO THE SINGLE-FAMILY DWELLING.

- A 90 DAY EXTENSION WAS PREVIOUSLY GRANTED ON NOVEMBER 21, 2017.
- PER THE SIGNAL HILL MUNICIPAL CODE THE PROJECT IS ELIGIBLE FOR A SECOND EXTENSION OF 50 DAYS AND IN THE CASE OF UNUSUAL CIRCUMSTANCES THE PLANNING COMMISSION MAY GRANT AN EXTENSION OF TIME LONGER THAN 50 DAYS.
- THE PROPERTY OWNER HAS REQUESTED AN ADDITIONAL 50 DAYS DUE TO TIME LOST RETAINING A NEW CONTRACTOR.

APPLICANT: MIGUEL RODRIGUEZ, Property Owner

RECOMMENDATION: Approve final extension of 50 days.

THE PUBLIC IS ENCOURAGED to submit written comments during the public comment period from April 6, 2018 to April 17, 2018, to report any nuisances related to construction activity, and to attend the meeting to present information, express their opinion, or otherwise provide evidence on the above matter.

COMMENTS MUST BE RECEIVED by April 17, 2018, in order for the Planning Commission to consider them prior to making a determination.

IF YOU WISH TO LEGALLY challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

FURTHER INFORMATION on this item may be obtained at the City of Signal Hill Community Development Department located at 2175 Cherry Avenue, Signal Hill, California, or by contacting Colleen Doan, Senior Planner, at (562) 989-7344 or cdoan@cityofsignalhill.org.

**YOU ARE RECEIVING THIS NOTICE BECAUSE YOUR PROPERTY IS
WITHIN 100 FEET OF THE CONSTRUCTION SITE.**

Published in the Signal Tribune newspaper on:

April 6, 2018

Posted in accordance with S.H.M.C. Section 1.08.010 on or before:

April 6, 2018

Mailed to property owners within a 100' radius on or before:

April 6, 2018

PROJECT VICINITY MAP



April

6a.





CITY OF SIGNAL HILL

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April 17, 2018

AGENDA ITEM

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

**FROM: RYAN AGBAYANI
ASSISTANT PLANER**

**SUBJECT: DIRECTOR'S REPORT – 2017 GENERAL PLAN ANNUAL PROGRESS
REPORT**

Summary:

Staff will provide an update on the 2017 General Plan Annual Progress Report.

Recommendation:

Receive and file.

Background and Analysis:

On March 27, 2018 the City Council authorized staff to submit the Annual Progress Report to the Governor's Office of Planning and Research to the State Department of Housing and Community Development. Included is the staff report prepared for the City Council (Attachment A). The detailed responses for each element are formulated into a comprehensive report (Attachment B).

Approved:

Scott Charney
Community Development Director



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 27, 2018

AGENDA ITEM

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

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

SUBJECT: 2017 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

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

Recommendation:

Authorize staff to submit the Annual Progress Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Fiscal Impact:

No impact.

Strategic Plan Objectives:

Goal No. 3: Promote a Strong Local Economic Base.

Attachment A
Attachments to Staff Report
not attached

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

Background:

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

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

The City of Signal Hill's General Plan contains six separate elements. The Environmental Resources Element combines the mandated categories of Conservation and Open Space, and also includes the Parks and Recreation Master Plan

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

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

Analysis:

The review of the General Plan Annual Progress Report provides an opportunity to reflect upon the progress made during the past calendar year (Attachment A). It provides an

analysis of the achievement of goals and implementation of major policies for each of the General Plan Elements.

Land Use Element – Update Adopted June 12, 2001

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

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

Key achievements in 2017 include:

Projects Completed:

- Zinnia – 71 workforce housing units at 1500 E. Hill Street;
- New single-family dwelling at 2085 Freeman Avenue;
- Warehouse and office building at 3355 Olive Avenue;
- Tenant improvements for micro-brewery and tasting room at 1136 E. Willow Street; and
- Tenant improvements for Class Auto body repair facility affiliated with the Signal Hill Auto Center at 2750 Rose Avenue.

Projects Under Construction:

- New City Library adjacent to City Hall;
- New City Dog Park at 3100 California Avenue;
- Crescent Square – 25 single-family dwellings at Crescent Heights Street;
- New single-family dwelling at 1995 St. Louis Avenue;
- Second story addition and remodel of a single-family dwelling at 3347 Brayton Avenue;
- Expansion and renovation at Long Beach Honda dealership at 1500 E. Spring Street; and
- Renovation of former Fresh & Easy market at 2475 Cherry Avenue for Mother's Market.

Ordinances:

- Adopted the Vacant Parcel Ordinance as part of the Lower Los Angeles River and Los Cerritos Channel Water Management Plans requiring property owners of vacant parcels 1.0 acre or more in size to install soil erosion and sediment control measures;
- Adopted the 2016 Editions of the CA Building Codes and the 2017 County of Los Angeles Fire Code;
- Adopted a Zoning Ordinance Amendment (ZOA) prohibiting commercial marijuana businesses and uses citywide and regulating indoor personal cultivation;
- Adopted a ZOA changing the zoning designation of a 1.5-acre site from “SP-4, Auto Center Specific Plan” to “Open Space” for a .4-acre portion of the site and to “Public Institutions” for a 1.1-acre portion in anticipation of development of a Dog Park at 3100 California Avenue; and
- Introduced a ZOA correcting an error in the chart of permitted uses to reflect that emergency shelters are permitted in the Commercial General zoning district instead of the Commercial Residential zoning district.

2014 – 2021 Housing Element – Update Adopted February 4, 2014

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

Signal Hill's Regional Housing Needs Assessment (RHNA) allocation for the 2014-2021 Housing Element cycle is 169 units broken down by the following income levels:

- 44 Very Low Income;
- 27 Low Income;
- 28 Moderate Income; and
- 70 Above Moderate Income.

In 2017, the City issued building permits for 24 single-family dwellings. All 24 were in the Above Moderate category. Since the start of the current cycle, the City has issued building permits for 118 dwelling units broken down by the following income levels:

Income Level	RHNA Allocation	# of Permits Issued 2014-2017	% of RHNA Allocation
Very Low	44	44	100%
Low	27	27	100%
Moderate	28	19	68%
Above Moderate	70	28	40%
Combined	169	118	70%

New State Housing Laws

On September 29, 2017, the Governor of California signed a robust package of housing related legislation aimed at addressing the State's affordability crisis. The new suite of housing laws consists of 15 bills intended to address concerns related to:

- Funding for affordable housing;
- Streamlining of the plan review process; and
- Local accountability.

The League of California Cities has released a publication titled “A 2018 Guide to New Housing Law in California” (Attachment B). According to the report, housing affordability is an urgent issue in California, where a majority of renters (over 3 million households) pay more than 30 percent of their income toward rent and nearly one-third (over 1.5 million households) spend more than 50 percent of their income on rent. In addition, California’s homeownership rates are at the lowest point since the 1940’s. This has led many experts in the field to declare a crisis on the current state of housing supply and affordability.

Senate Bill 35 (SB 35)

SB 35 is one of the 15 new housing laws and creates a streamlined approval process for certain housing projects. Under SB 35, if a city fails to meet RHNA production goals, developers have the option to process plans without public notice or hearing (ministerially) and without compliance with provisions of the California Environmental Quality Act (CEQA). To qualify, projects must meet the following criteria:

- Be a multi-family development (2 or more residential units);
- Be on a qualifying parcel zoned for residential or residential mixed-use development, with at least two-thirds designated for residential use;
- Be located in an “urban area” where at least 75 percent of the adjoining parcels are developed with urban uses;
- Not be located in an environmentally-sensitive area (e.g. California coastal zone, wetland, or designated hazard area);
- Not involve the demolition of affordable housing, rental units, or national, state, and local historic structures; and
- Be consistent with objective zoning standards and objective design review standards.

The ministerial review process minimizes processing time and adds a degree of certainty for developers.

Objective Standards

Most zoning standards are considered objective, as they do not involve personal judgement of a public official. Examples of objective zoning standards include:

- Density;
- Floor area ratio;
- Building height; and
- Setbacks.

Parking requirements are typically considered objective; however, projects subject to SB 35 streamlining are not required to provide any parking if they are located within a half-mile of a public transit stop, or in an area where car sharing services are available. Outside of these areas, no more than one parking space per unit may be required.

Subjective Standards

Design review standards are typically considered subjective, as they require the use of judgement. Examples of subjective design review standards include:

- Achieves architectural unity and environmental harmony;
- Enhances the positive aesthetic characteristic of the surrounding area; and
- The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site.

Standards such as these may not be applied to projects subject to SB 35 streamlining.

Implications of SB 35

In determining if SB 35 streamlining provisions apply, HCD prorates production goals. 2017 is the half-way mark of the City's eight-year Housing Element cycle. Accordingly, the production goal to date is 50% of our RHNA allocation for each income group. Based on the income level table, the City exceeds the 50% production goal in all categories except the Above Moderate income level. Despite exceeding our combined production goal and providing 100% of both Very Low and Low income production goals early, the City is subject to SB 35 streamlining provisions as follows:

- Qualified projects with 10 or more units – ministerial review based on objective standards is mandated *provided* that prevailing wages are paid and 10% of the units are restricted to low income households. Parking standards and CEQA review are eliminated in most instances. The City's View Policy is also unenforceable; and

- Qualified Projects with 2 to 9 units – ministerial review is mandated but prevailing wage provisions and income restrictions are waived. Parking standards and CEQA review are eliminated in most instances. The City's View Policy is also unenforceable.

It is important to note that HCD has reported that only 12 jurisdictions statewide have met their production goals. Signal Hill and 526 other jurisdictions have not, and are subject to streamlining provisions.

Circulation Element – Update Adopted June 15, 2010

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

Key achievements in 2017 include:

- The widening and reconstruction of California Avenue between Willow and Spring Streets was completed. The project received a \$1 million Federal Highway Administration grant and was a joint project with the City of Long Beach;
- The Willow Avenue Overlay Project (Cherry Avenue to the western City boundary) was completed. The Project consisted of grinding the existing street surface and applying a new 2-inch thick asphalt concrete road surface;
- Several pavement management projects were completed consisting of grinding the existing street surface and application of a new 2-inch thick asphalt concrete road surface. Street segments that were resurfaced include:
 - E. 28th Street from Cherry Avenue to Walnut Avenue;
 - E. 29th Street from Cherry Avenue to Walnut Avenue;
 - Gaviota Avenue, north of Hill Street; and
 - Gardena Avenue from E. 28th Street to E. 29th Street.
- The grinding and resurfacing of E. 23rd Street between Walnut and Orange Avenues was completed. The project includes a new 2-inch thick asphalt concrete road surface and was funded by a Community Development Block Grant.

Environmental Resources Element – Update Adopted February 16, 1988

Parks and Recreation Master Plan Updated December 1989

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

To update the Element, the City must first conduct a Community Needs Assessment (CNA) and then update the Parks and Recreation Master Plan based on the results of the CNA. These two tasks were included as short-term objectives in the Strategic Plan. The CNA was completed in 2017. Accordingly, the Parks and Recreation Master Plan Update process will begin in 2018. The update of the Environmental Resources Element is identified as a mid-term goal and will be considered in the upcoming budget cycle.

Key achievements in 2017 include:

- Adoption of the Vacant Parcel Ordinance:
 - Property owners or other designated responsible parties of vacant parcels 1.0 acre or more in size are required to prepare and submit compliance plans for City approval prior to installing soil erosion and sediment control measures;
 - The deadline to install City approved devices is currently set as April 24, 2018; and
 - Devices will be inspected on an annual basis prior to each rainy season (or as needed) to ensure that they are effective and properly maintained.
- Implementation of the Oil and Gas Code Amendment:
 - 23 methane barrier permits were issued for the Crescent Square project; and
 - 2 previously active wells were abandoned in the Mother's Market parking lot.
- Signal Hill Petroleum Conditional Use Permit (CUP): Signal Hill Petroleum (SHP) has one single CUP that captures all seven of its drill sites. A one-year extension of the CUP was granted, and is set to expire on June 13, 2018. The extension was intended as an interim step to provide time to agree upon terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. SHP elected to initially focus on the Heritage Square CBD adjacent to the newly opened Mother's Market, which will serve as a template for a larger Development Agreement. The City's General Plan Land Use Element envisions this area to be a mixed-use specialty retail and high density residential project. Currently, SHP has:
 - Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site;
 - Executed an Exclusive Negotiation Agreement (ENA) with the City for development of the project;
 - Proceeded with geotechnical investigations and had KTGY further refine the development concept of the ENA;
 - Secured Mother's Market as an anchor tenant for the future development;
 - Completed a comprehensive tenant improvement of the previous Fresh & Easy building to remodel the existing structure and add outdoor dining;
 - Refined the concept plans significantly and began their public outreach meetings to receive public input about the pending project; and
 - Acknowledged that an additional extension of the drill sites CUP will be necessary.

- Water Resources:
 - Construction of Well No. 9 was completed which decreases the City's reliance on imported water and provides a reliable source of potable water to the City in the case of damage during an emergency;
 - Construction continued at the stormwater retention facility at the Long Beach Airport. The project is funded by an \$11 million Caltrans Environmental Grant;
 - The City's exceeded its 12% water conservation goal by achieving an average 20% reduction in overall water use; and
 - The City maintained Level 1 water restrictions and continued to promote and educate the community about water conservation.
- Parks:
 - The Community Needs Assessment of parks and recreation programs, services, and amenities was completed;
 - The City was awarded a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and construct the City's first recycled water system; and
 - Construction of the Dog Park at 3100 California Avenue just south of the 405 Freeway construction was underway.

Safety Element – Update Adopted November 8, 2016

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

Key achievements in 2017 include:

- 11 Neighborhood Watch programs supported by the Signal Hill Police Department;
- 14 local residents completed Citizen's Police Academy training;
- Nine residents received Community Emergency Response Team (CERT) training conducted by Los Angeles County in partnership with the Signal Hill Police Department; and
- An Update to the City's HMP was submitted to the Federal Emergency Management Agency (FEMA).

Noise Element – Update Adopted June 15, 2010

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

Key achievements in 2017 include:

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

Approved:

Charlie Honeycutt

Attachments

Progress Report 2017
General Plan Policies, Goals and Implementation Measures

Land Use Element

Status Overview

The Land Use Element was adopted in 2001, and contains four goals and 63 implementation programs. **The significant achievements for the year 2017 are listed by neighborhoods and bolded below:**

North End Neighborhood

- **Construction continued for an addition and remodel to a single-family dwelling at 3347 Brayton Avenue. Two Construction Time Limit extensions were approved due to materials delays. The project is expected to be completed in early 2018;**
- **Construction was completed for a warehouse and office building at 3355 Olive Avenue. Certificate of Occupancy was issued on 1/18/17;**
- **Sustainability Award granted to homeowner at 3347 Lemon Avenue for replacing turf with drought tolerant landscaping; and**
- **Sustainability Award granted to homeowner at 3372 Myrtle Avenue for replacing turf with drought tolerant landscaping.**

Central Neighborhood

- **Permits issued and construction initiated for an expansion and remodel of Long Beach Honda at 1500 E. Spring Street;**
- **Auto Center Accessory Use/Auto Body Repair Conditional Use Permit (CUP) approved for off-site Mercedes-Benz affiliated body shop at 2750 Rose Avenue (Class Auto);**
- **Beautification Award granted to property owner at 2653 Walnut Avenue for contemporary architecture and design of a new office building; and**
- **Mayor's Clean-Up Event at Signal Hill Petroleum (SHP), 2633 Cherry Avenue.**

West Side Neighborhood

- **Permits issued and construction completed for Ten Mile Brewing at 1136 E. Willow Street. Certificate of Occupancy was issued on 9/1/17.**

Civic Center Neighborhood

- **Following re-circulation of the bid package which came in on budget, a contractor was selected and construction began at the new City Library on Hill Street with anticipated completion in early 2019;**

- **Construction completed for Zinnia, the 71-unit workforce housing project at 1500 E. Hill Street. Certificates of Occupancy were issued on 12/19/17 and 12/21/17;**
- **Permits for the remaining 23 single-family dwellings in the Crescent Square project were issued and construction is underway on all three phases with an estimated completion in late 2018;**
- **The Successor Agency and SHP finalized an Exclusive Right to Negotiate Agreement (ENA) and conceptual plans were refined for a mixed-use, specialty retail and residential Central Business District (CBD) project on an approximate 1.9-acre site adjacent to the newly remodeled Mother's Market and Kitchen on Cherry Avenue. Mother's Market will be an anchor tenant for the CBD;**
- **Beautification Award granted to property owner at 1790 E Burnett Street, for restoration of a 1919 Craftsman style home in the Crescent Heights Historic District; and**
- **Beautification Award granted to property owner at 2199 E. Willow Street, for contemporary and attractive redesign of building's exterior.**

Hilltop Neighborhood

- **Construction completed for a new single-family dwelling at 2085 Freeman Avenue. Certificate of occupancy was issued on 10/30/17; and**
- **A contract was awarded and a majority of the refurbishment was completed for the Hilltop Park Artwork Refurbishment Project. The project includes the repair, pre-paint preparation, and repainting of the three window panels and Mister Tower.**

South East Neighborhood

- **Permits issued and construction initiated for a new single-family dwelling at 1995 St. Louis Avenue;**
- **Beautification Award granted to property owner at 1880 Dawson, for improvements in landscaping and exterior appearance of building; and**
- **Mayor's Clean-Up Event at Kluger Architects, 1855 Coronado Ave.**

Atlantic / Spring Neighborhood

- **General Plan and Zoning amendments were approved, bids were awarded and construction began on the City Dog Park at 3100 California Avenue just south of the 405 Freeway. Construction is expected to be completed in early 2018;**
- **Mayor's Clean-Up Event at the Long Beach Islamic Center, 995 E 27th Street;**

Citywide Ordinances:

- **Adopted the Vacant Parcel Ordinance as part of the Lower Los Angeles River and Los Cerritos Channel Water Management Plans requiring property owners of vacant parcels 1.0 acre or more in size to install soil erosion and sediment control measures;**
- **Adopted the 2016 Editions of the CA Building Codes;**
- **Adopted a Zoning Ordinance Amendment (ZOA) prohibiting commercial marijuana businesses and uses citywide and regulating indoor personal cultivation;**
- **Adopted a ZOA changing the zoning designation of a 1.5-acre site from “SP-4, Auto Center Specific Plan” to “Open Space” for a .4-acre portion of the site and to “Public Institutions” for a 1.1-acre portion in anticipation of development of a Dog Park at 3100 California Avenue; and**
- **Introduced a ZOA correcting an error in the chart of permitted uses to reflect that emergency shelters are permitted in the Commercial General zoning district instead of the Commercial Residential zoning district.**

Goals

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

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

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

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

Implementation Programs

1. *The City will encourage home ownership and improvement of the existing housing stock through residential rehabilitation grants for owner and non-owner occupied single-family dwellings and duplexes. No grants were approved due to the State action dissolving the Signal Hill Redevelopment Development Agency and subsequent elimination of the City's residential rehabilitation grant program.*
2. *The City will adopt an Infractions Ordinance and seek other ways to improve the code enforcement system and require that property owners maintain their*

properties. Adopted in 2002. In 2017, no administrative citations (infractions) were issued as cases were closed without resorting to the infraction process. Additionally, the City completed annual inspections of Adult Oriented Businesses, CUPs and Institutions for compliance with conditions of approval and property maintenance.

3. *The City will use traffic calming strategies to reduce cut-through traffic in residential areas.* In 2010, the vacation of a segment of Orizaba Avenue south of 19th Street to construct a cul-de-sac as part of the proposed townhome projects reduced cut-through traffic. In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduced cut-through traffic in adjacent neighborhoods. **In 2017, no cut-through complaints were received.**
4. *The City will discourage the development of new “unattractive” storage yards and the City will consider amendments/programs designed to improve the appearance of existing storage yards.* In 2005-2006, the City adopted storage yard fencing standards and achieved full compliance on the fencing of approximately 100 storage yards in the City. In 2011, the City adopted standards for storage yards for concealment of items from public view and prohibiting new yards. Additional standards were added for storm water runoff. Notices went out to approximately 100 storage yards and areas with initial compliance estimated at 80%. In 2012, as part of a comprehensive study of trucking yards, the Planning Commission considered new regulations for existing trucking yards and preparing property specific Compliance Plans to address fencing and storm water runoff standards. In 2013, the City adopted standards for trucking yards. As part of the process the City inspected the properties and approved compliance plans. There were three properties classified as trucking yard uses and nine were reclassified as storage yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. In 2014, all 12 yards made significant property improvements. There are six yards, housing a total of eight separate businesses that have completed all of their required improvements. An additional two yards have requested property inspections to document full compliance. The remaining four properties have additional improvements to complete. In 2016, three storage yards transferred ownership and compliance has been significantly improved. One yard was confirmed to have been operating at the time of the Ordinance change and has therefore been added to the list of existing yards. The owner of that yard on Brayton Avenue is in the process of completing driveway and site improvements, after which a site inspection will be performed and a compliance plan will be prepared. **In 2017, the owner of the storage yard on Brayton Avenue completed driveway and site improvements and a new compliance plan was pending. There were no reports of non-compliance for the storage yards.**
5. *The City will revise the Commercial/Industrial zoning standards to discourage the establishment of tractor-trailer truck, van, or bus storage or parking facilities.* In

2006, the City adopted a Trucking Yard Ordinance with performance standards for new trucking yards. Under the Ordinance new trucking yards were only allowed in General Industrial (GI) zones. In 2013, the City adopted maintenance and operational standards for trucking yards and established compliance plans to facilitate implementation. In 2014, all three existing trucking yards made improvements to their properties in accordance with their compliance plans. There are two yards with pending items to complete and one yard is in full compliance. No new trucking yards were requested or established. In 2016, two of the three trucking yards maintained compliance with regulations. The third trucking yard made significant improvements to reduce dust, track-out dirt and debris, by installing a concrete entrance band, rumble plates and crushed, compacted aggregate in the high traffic areas. These actions completed all pending compliance items; however, the trucking tenant continues to illegally park truck cabs and containers outside the yard on City owned property. Enforcement measures are ongoing. No new trucking yards were established. **In 2017, conditions improved at the trucking yard on Gardena Avenue and the City received fewer reports of truck cabs and containers being parked outside the yard. To eliminate these nuisances, code and traffic enforcement are ongoing. No reports of truck congestion or negative impacts on residential neighborhoods were received.**

6. *The City will discourage the development of tractor trailer truck terminals and storage yards. See response to #4 above.*
7. *The City will encourage home ownership and homeowners' efforts to repair and restore existing housing. See response to #1 above.*
8. *The City will encourage further development of neighborhood shopping opportunities. In 2017, the following commercial activity occurred:*
 - **The Successor Agency and SHP executed an ENA and conceptual plans were refined for a mixed-use, specialty retail and residential CBD project on an approximate 1.9-acre site adjacent to the newly remodeled Mother's Market and Kitchen on Cherry Avenue. Mother's Market will be an anchor tenant for the CBD; and**
 - **Ten Mile Brewing at 1136 E. Willow Street completed their tenant improvements and opened for business.**
9. *The Agency will acquire and restore the Las Brisas apartments and establish common ownership and management and maintenance programs. Accomplished.* Construction completed on Las Brisas I in 2004 and Las Brisas II in 2007. Most recent improvements included addition of solar panels on the Las Brisas Community Center in 2010.
10. *The City will implement the Park Master Plan and acquire and develop a Westside park. Accomplished in 2005 with the construction of Calbrisas Park (0.5 acres) on California Avenue. In 2012, the City adopted a zoning ordinance*

to facilitate development of a publically managed community garden at 1917 E. 21st Street. In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. The City of Long Beach reviewed concept plans for the park expansion which could include a small piece of their property. Design plans for the Dog Park at 3100 California Avenue, just south of the 405 Freeway, were completed. **In 2017, grant funds from the Rivers and Mountains Conservancy were awarded. Final plans were pending further investigation of the most feasible recycled water connection and completion of landscape details. Construction bids were awarded for the Dog Park at 3100 California Avenue just south of the 405 Freeway and the associated General Plan and Zoning amendments were approved. Construction is expected to be completed in early 2018.**

11. *The City will consider ways to improve the interface or create buffer areas between existing commercial/industrial areas and residential uses.* In 2011, the City adopted updated standards for outdoor storage yards and areas, including concealment of items from public view and prohibition of new storage yards. **See responses to #4 and #5 above.**
12. *The City will prepare specific plans for the Crescent Heights Historic District and the Central Business District.* The Crescent Heights Historic District Specific Plan was completed in 2002. Incentives in the plan have resulted in the development of five houses, including one in 2010. The Central Business District Specific Plan has not been started. In 2014, plans were approved for the Crescent Square development of 25 detached single-family dwellings. The project will complement the Crescent Heights Historic District's architectural style. In 2016, the Successor Agency negotiated terms for an ENA with SHP related to the potential development of the CBD on an approximate 1.9-acre site adjacent to the newly remodeled Mother's Market and Kitchen on Cherry Avenue. **See response to #8 above.**
13. *The City should encourage the repair and renovation of architecturally or historically significant houses by creating incentives to relocate dwellings into the Crescent Heights area.* The Crescent Heights neighborhood should be given a special designation and a Specific Plan should be prepared to establish precise district boundaries, guidelines for design, landscaping, house moving projects, etc. The Crescent Heights Historic District Specific Plan was completed in 2002. In 2009, the City abated a historic property on Gaviota Avenue, removing inoperable vehicles, junk, and overgrown vegetation. After securing the structure, the City examined its use as a historic museum. In 2016, renovations of two single-family homes in the Crescent Heights Historic District at 2477 Gaviota Avenue and 1790 E. Burnett Street were completed. **In 2017, no historic houses were renovated.**
14. *The City should continue to require the undergrounding of overhead utilities when practicable for new development, except for high-voltage stems (16kv and*

above). **Accomplished** as conditions of approval for site plan and design review. In 2016, the plans to underground utilities at the Crescent Square development and workforce housing at 1500 E. Hill Street were approved. In addition, utilities at the Browning High School on Obispo Avenue at Hill Street will be relocated underground. **In 2017, the City continued to require utilities to be undergrounded for new development. The Zinnia housing project including undergrounding of utilities at 1500 Hill Street was completed, all phases of the Crescent Square housing project which also included undergrounding of utilities are under construction, and undergrounding for the Browning School was in process.**

15. *The City should coordinate traffic circulation studies and traffic enforcement efforts with the Long Beach Unified School District to improve pedestrian safety and traffic flow in the vicinity of Signal Hill schools. Implementation through on-going program. The City works with LBUSD on the review of environmental documents for new school sites.* In 2013, the City installed a traffic signal at the Cherry Avenue/E. 20th Street intersection near Jessie E. Nelson and Alvarado schools. In 2014, the City coordinated with Long Beach Unified School District for the creation of a traffic safety committee to address the City's and residents' concerns about traffic and other impacts regarding the Browning High School that is under construction at the corner of Hill and Obispo Avenue. In 2015, the City had a meeting with the Long Beach Unified School District and Signal Hill Elementary Principal regarding the development at 1500 E. Hill Street to consider options to address street parking and pedestrian safety. In 2016, City staff reviewed a restricted parking plan for street parking adjacent to Signal Hill Elementary. Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20th Street and Redondo Avenue to improve safety at the Browning High School. The City of Signal Hill is preparing a Safe Routes to School grant application to off-set costs. In addition, Signal Hill re-striped Obispo Avenue to accommodate two lanes of traffic in each direction. **In 2017, the Safe Routes to School projects under the Long Beach grant were completed. Installation of the traffic signal at E. 20th Street and Redondo Avenue was postponed and will be included in the Highway Safety Improvement Program (HSIP) grant due by July 31, 2018. The re-striping of Obispo Avenue to accommodate two lanes of traffic in each direction was completed.**
16. *The City will streamline its housing-moving ordinance and consider developer impact fee waivers to encourage the relocation of architecturally significant/historical dwellings into the Crescent Heights Neighborhood.* **Accomplished.** House-moving process was streamlined in development standards contained in the Crescent Heights Historic District Specific Plan.
17. *The City will encourage mixed-use development to encourage housing near retail centers and transportation corridors.* In 2014, plans were approved for the Crescent Square residential development of 25 single-family homes adjacent to Town Center West. In 2016, construction of Gundry Hill development for 71

affordable housing units at 1500 E. Hill Street started. The project is within close proximity to retail centers and the Cherry Avenue and Orange Avenue bus lines. In addition, permits for the two model homes for the Crescent Square residential development adjacent to Town Center West were issued. **In 2017, construction was completed for Zinnia, the 71-unit workforce housing project at 1500 E. Hill Street, in close proximity to retail centers, and all phases of the Crescent Square project, which includes a trail connection to the Town Centers, are under construction with an estimated completion date of late 2018. See response to #8 above for information on the Heritage Square CBD.**

18. *The City should encourage the continuation of the development of the hilltop with high-quality housing. In 2017, a new single-family dwelling at 2085 Freeman Avenue was completed.*
19. *The City should require developers to pay their fair share for improving roads and infrastructure related to their projects. Implemented through ongoing fees and impact fee program. In 2017, the City collected \$5,424.78 in traffic impact fees. See response to #29 below for additional detail.*
20. *The City should follow the recommendations in the Hilltop Area Specific Plan regarding landscaping and the careful planting of trees so as not to create view obstructions. **Accomplished and ongoing.** Implemented through the view analysis requirement under Site Plan and Design Review. A landscape architect is currently under contract with the City to review all hilltop landscape plans. The Hilltop Area Master Street Tree Plan was revised in 2003 to minimize view impacts from City street trees through selection of lower and slower growing tree species. In 2010, the City began a tree inventory in preparation of updating the Hilltop Area Master Street Tree Plan. In 2011, this tree inventory was expanded Citywide and the City adopted a Street Tree Ordinance that regulates the planting, maintenance and removal of street trees. **In 2017, the City continued to implement the Street Tree Ordinance and maintained an inventory of City-owned trees.***
21. *Views from existing dwellings should be preserved when feasible, but efforts to preserve views should not infringe on the rights of property owners to develop in accordance with the existing Hilltop Area Specific Plan. Implemented through view analysis during Site Plan and Design Review. **In 2017, the City's View Policy was utilized during the design review process for three residential projects.***
22. *The City should encourage the development of a comprehensive system of sidewalks and trails to encourage walking and hiking and the enjoyment of the view from the Hilltop. Implemented through Hilltop development. In 2014, the City encouraged the developer of the Crescent Square project to include a sidewalk trail. Approved plans included a trail segment to and from the Hilltop Trail System, Historic District and Town Center. In 2015, the Official Plan Lines*

Map and Zoning Code was amended to include pedestrian connection as a designation, the segment of Creston Avenue was designated as a pedestrian connection to facilitate a future City View Park that will provide an additional connection to sidewalks and trails. In 2016, a grant for trail renovations in the Bixby Ridge neighborhood was extended with improvements to be installed in 2017. In addition, construction began on the Crescent Square development which includes a trail system connection to the Town Center West retail center. **In 2017, design work for the Bixby Ridge trail improvements was completed and bids were received, but were rejected because they exceeded the budget. The City began a redesign with the intent to obtain revised bids or a change order from the existing contractor. All phases of the Crescent Square housing project are under construction and include a perimeter trail system that links to the Town Center commercial developments.**

23. *The City should consider revision or deletion of PD-2 zoning district.* In 2007, 17 single-family homes were completed under the SP-14 Hathaway Ridge Specific Plan, formerly a part of the PD-2 zoning district.
24. *The City should encourage home ownership through efforts to develop affordable housing and home improvement through rehabilitation grants.* **In 2017, the Zinnia 71-unit workforce housing project at 1500 E. Hill Street was completed.**
25. *The City should encourage further renewal efforts along Pacific Coast Hwy.* The City continues to implement the Pacific Coast Highway Specific Plan. In 2016, concept plans for a residential development on Pacific Coast Highway (PCH) at Molino Avenue were reviewed by staff. The project anticipates adoption of a specific plan. **In 2017, the proposed residential project at PCH and Molino Avenue was revised to reduce building heights and view impacts and a new report was pending. The project is in an Opportunity Area of the SP-10, PCH Specific Plan, which requires a specific plan in order to allow residential development rather than neighborhood commercial.**
26. *The City should prepare a Specific Plan and rezone the Atlantic/Spring neighborhood for General Industrial and Commercial use.* In 2008, construction was completed of the A&A concrete batch plant at 900 Patterson Street. In 2010, construction began on the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2012, construction was completed on both the EDCO administrative offices and truck terminal at 950 E. 27th Street and the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2014, the improvements at the Signal Hill Gateway Center for a Chipotle, Starbucks, Sprint and a Bank of America ATM were completed. **In 2017, a new property owner at 981 E. 27th Street submitted conceptual plans and a request for a zone change from CG, Commercial General, to SP-19, General Industrial Specific Plan to accommodate the proposed distribution warehouse development. SHP continued to refine conceptual plans for a specific plan of development for a hotel and commercial project on**

properties in the Atlantic/Spring neighborhood, across from the Gateway Center.

27. The City shall provide a range of housing types to meet the needs of the community. In 2017:

- **Construction of the 71-unit Zinnia workforce housing project at 1500 E. Hill Street was completed and Certificates of Occupancy were granted.**
- **Construction of a single-family dwelling at 2085 Freeman Avenue was completed and a Certificate of Occupancy was granted.**
- **Permits for the remaining 23 SFD homes at the Crescent Square residential development were issued. Construction is underway.**
- **Two multi-unit residential projects for townhomes are under review at 1933 Temple Avenue, and PCH and Molino Avenue.**
- **One single-family home is under review at 1900 Temple Avenue.**
- **Conceptual plans were refined for the CBD, mixed-use, specialty retail and residential apartment project adjacent to Mother's Market.**

28. The City shall provide its fair share of affordable housing consistent with State regulations. Construction completed on Las Brisas I in 2004 and Las Brisas II in 2007. In 2008, the City approved plans for SP-7, Special Purpose Housing for the development of 60 multi-family dwelling units for very low and low-income households at a 1.4-acre site on Hill Street at Walnut Avenue. In 2014, Meta Housing was selected as the developer for affordable housing at 1500 E. Hill Street. Conceptual plans for 71 workforce dwellings in compliance the SP-7 Specific Plan were submitted for staff review. In 2016, construction was underway for 71 workforce dwelling units for extremely low, very low and low-income households at 1500 E. Hill Street. The City's Regional Housing Needs Assessment for low and very low income levels for the period of 2013-2021 is for 71 units. The 1500 E. Hill Street development fulfills the City's fair share obligation. **In 2017, the Zinnia 71-unit workforce housing project was completed.**

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

- In 2010, the City collected a total of \$550,699 in impact fees –
 - \$268,929 in water fees
 - \$205,834 in parks and recreation fees
 - \$75,936 in traffic fees
- In 2011, the City collected a total of \$350,090 in impact fees –
 - \$100,138 in water fees
 - \$220,418 in parks and recreation fees
 - \$29,534 in traffic fees
- In 2012, the City collected a total of \$186,391 in impact fees –

- \$122,427 in water fees
 - \$49,907 in parks and recreation fees
 - \$14,057 in traffic fees
- In 2013, the City collected a total of \$664,529 in impact fees –
 - \$619,016 in water fees
 - \$29,238 in parks and recreation fees
 - \$16,275 in traffic fees
- In 2014, the City collected a total of \$70,050 in impact fees –
 - \$29,119 in water fees
 - \$17,121 in parks and recreation fees
 - \$23,810 in traffic fees
- In 2015, the City collected a total of \$695,773 in impact fees –
 - \$364,217 in water fees
 - \$83,721 in parks and recreation fees
 - \$247,835 in traffic fees
- In 2016, the City collected a total of \$236,715 in impact fees –
 - \$26,590 in water fees
 - \$40,933 in parks and recreation fees
 - \$169,192 in traffic fees
- **In 2017, the City collected a total of \$28,521.88 in impact fee –**
 - \$44,833 in parks and recreation fees**
 - \$21,197.30 in water fees**
 - \$5,424.78 in traffic fees**

30. *Gated communities with private security measures are encouraged to lower public policing costs. In 2017, no new gated community projects were approved; however, the Crescent Square residential project has security gates at the pedestrian entries off of the public pathways.*

31. *The City shall use the Specific Plan process for planning major development projects. In 2017, there were three residential projects subject to specific plans:*

- **The Crescent Square project with 25 single-family homes on Crescent Heights Street and Walnut Avenue is under construction.**
- **The Zinnia 71-unit workforce housing project at 1500 E. Hill Street was completed on 12/21/17.**
- **The Courtyard multi-family residential project at 1933 Temple Avenue was denied due to view impacts and plans were being revised by the applicant.**

In addition, the conceptual plans for the CBD, mixed-use, specialty retail and residential project at the northwest corner of Cherry Avenue and E. Burnett Street will be processed under a specific plan.

32. *The City shall protect and enhance public viewing areas. Accomplished with the Sunset View and Discovery Well parks, the Panorama Promenade, hilltop trails*

and Tribute to the Roughneck statue and public viewing area west of the Sunset View Park on Skyline Drive. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. The City of Long Beach reviewed concept plans for the park expansion which could include a small piece of their property. **In 2017, grant funds from the Rivers and Mountains Conservancy were awarded. Final plans are pending further investigation of the most feasible recycled water connection and completion of landscape details.**

33. *The City will discourage the planting of trees that may mature to view obstructing heights through the Site Plan and Design Review process, and encourage property owners to enforce their homeowner's association rules and regulations concerning tree pruning and landscape maintenance. Accomplished and ongoing during review of landscape plans.*
34. *The City shall, through the Site Plan and Design Review (SPDR) process, maintain a high level of control over design and architecture to achieve highest quality development. Accomplished and ongoing through the SPDR process.* In past years the following SPDRs were approved:
 - 2007: 21
 - 2008: 8
 - 2009: 7
 - 2010: 6
 - 2011: 6
 - 2012: 3
 - 2013: 6
 - 2014: 5
 - 2016: 2
 - **In 2017, five Site Plan and Design Review applications were approved and three Site Plan and Design Review workshops were conducted.**
35. *The City shall consider historic preservation when renovating City Hall and Civic Center buildings.* In 2012, the City Council approved the conceptual design and site plan for the development of a new library to be located across the street from City Hall. In 2016, plans for the new Library were finalized. The architectural treatment complements the nearby City Hall design. In addition, the building will feature a history room and include a skylight designed to evoke the image of an oil derrick. **In 2017, following re-circulation of the bid package which came in on budget, a contractor was selected and construction began at the new City Library on Hill Street with anticipated completion in early 2019.**

36. *The City shall assure long lasting beauty and durable development through providing high quality plan review and inspection of construction. Accomplished and ongoing through building plan-check and inspection programs.*

- 2010: 10 residential units and 3 commercial/industrial buildings
- 2011: 18 residential units and 1 commercial/industrial building
- 2012: 13 residential units and 3 commercial/industrial buildings
- 2013: 63 residential units and 1 restaurant/commercial building
- 2014: 48 residential units and 1 restaurant/retail building
- 2015: 1 residential unit and 2 commercial buildings
- 2016: 3 residential units and 1 commercial building
- **In 2017, three certificates of occupancy were granted for residential projects (one for each building at Zinnia at 1500 Hill Street and one at 2085 Freeman Avenue) and four commercial buildings (3355 Olive Avenue, 2765 Rose Avenue, 1136 E Willow Street and 3199 E. PCH).**

37. *The City shall maintain an attractive oil field by enforcement of the Oil Code landscaping and painting regulations. Implemented through annual oil field inspections program. In 2017, as part of the CUP annual review, all seven drill sites for SHP were inspected and landscaping, fencing and equipment were found to be in good condition. Stormwater runoff protection measures were also inspected, as was the recently upgraded vapor recovery system at drill site #2. The City continued regular maintenance and landscape inspections at individual well sites outside the drill sites. SHP installed landscaping on the perimeter of one of their high profile well sites on Hill Street and made a commitment to continue improvements on additional well sites in 2018.*

38. *The City shall strive to improve the appearance of existing storage yard and older industrial properties through creative programs like the Orange Avenue Improvement Programs. The City adopted new storage yard fencing standards in 2005 and by the end of 2006, 100% of the yards had complied with the ordinance. In 2011, the City held public workshops and hearings and approved updated standards for concealing items within outdoor storage yards and areas from public view. Additionally, stormwater standards were added and new outdoor storage yards prohibited. See responses to #4 above.*

39. *The City will review and revise, as necessary, parking lot standards and parking requirements for all land use categories. In 2004, residential garage parking standards were revised in 2004 to require more garage spaces for larger dwellings. In 2005, a requirement for 72 cubic-feet of accessory storage space was made for all new residential construction. In addition, a new ordinance was adopted increasing parking standards for multi-family residential projects by requiring one extra parking space per bedroom over two. In 2006, the City adopted stricter standards for single-family and duplex development by requiring 2-, 3-, or 4-stall garages based on the number of bedrooms. In 2008, the City modified the zoning ordinance to eliminate off-site parking for commercial*

properties requiring all projects to provide their parking on-site. **In 2017, the City adopted a Zoning Ordinance Amendment to allow micro-breweries which had an option for shared parking between the brewing/manufacturing area, parked at 1:1000 square-feet and the tasting room, parked at 1:100 square-feet if operations were at different times of day.**

40. *The City shall encourage the repair and restoration of historically/architecturally significant dwellings.* The Crescent Heights Historic District Specific Plan was adopted in 2002. To date, two dwellings have been moved into the district and an existing dwelling was restored. In 2008, construction was completed on one replica dwelling at 2450 Gaviota Avenue. In 2009 construction was completed on another replica dwelling at 1698 Crescent Heights Street. In 2009, the City abated nuisances (trash, junk vehicles, and overgrown vegetation) on a historic property on Gaviota Avenue. **See response to #13 above.**
41. *The City will, through its land use policies, continue to diversify the City's economic base. The City will encourage the growth of the Auto Center and Town Center retail sales tax generating businesses and the development of diversified sources of sales taxes such as business-to-business sales.* In 2008, the City rezoned several properties along Spring Street to SP-4, Auto Center Specific Plan, to expand the Auto Center. In 2013, construction of a temporary showroom for the Glenn E. Thomas FIAT dealership was completed and charging stations for electric vehicles were installed. Additionally, the expansion and renovation plans for Long Beach Honda were approved. In 2014, the Gateway Center was completed, the final building pad included both retail and restaurant uses. The Costco gas station in the Town Center East completed construction and opened for business. In 2016, the City adopted the Auto Center Accessory Use Ordinance to facilitate shifting eligible uses from Auto Center dealerships to nearby locations in industrial zoning districts to maximize core sales functions at dealerships. **In 2017, the City continued to facilitate remodels at the Auto Center dealerships and an auto auction site was allowed to move onto an industrial property at Orange Avenue and Burnett Street, as allowed by the Auto Center Accessory Use Ordinance. See response to #8 above for information on the Heritage Square CBD.**
42. *The City shall enforce the Oil Code to minimize the effects of the interactions of oilfield activities and other urban uses.* In 2010, SHP implemented the Long Beach-Signal Hill geophysical survey. In 2014, the CUP for the seven drill sites operated by SHP (the SHP drill sites) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. In 2016, the following oil related progress was made:

- As part of the CUP annual review, all seven drill sites for SHP were inspected and landscaping, fencing and equipment were found to be in good condition. Stormwater runoff protection measures were also inspected as was the recently upgraded vapor recovery system at drill site #2. The City continues regular maintenance and landscape inspections at individual well sites

outside drill sites. SHP has agreed to upgrade fencing and landscaping at certain high profile well sites in 2017.

- The 30-month extension of the SHP drill sites CUP expires June 30, 2017. The extension was intended as an interim step to provide time to agree to terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. Although no significant progress was made on the Development Agreement concept in 2016, SHP agreed to focus on two priority development sites to act as a template for a larger Development Agreement as follows:
 - Heritage Square CBD adjacent to the former Fresh & Easy market.
 - Vacant parcel south of Target.
- SHP has chosen to focus on the CBD site first. The City's General Plan Land Use Element envisioned the area to be development with commercial along Cherry Ave. and residential to the west. To that end, SHP has:
 - Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site.
 - Agreed to language for an Exclusive Rights to Negotiate Agreement (ENA) between the City and SHP.
 - Agreed to proceed with geotechnical investigations and directed KTGY to further refine the development concept upon execution of the ENA.
 - Agreed to request a one year extension of the CUP to allow time to demonstrate meaningful progress on the Development Agreement and related master planning effort.
- The City continues to implement new provisions of the Oil and Gas Code establishing procedures for developing over and in close proximity to abandoned wells, including provisions related to well discovery, survey, methane mitigation, and Well Abandonment Reports.
- SHP distributed 34 well work notifications to advise neighbors of well maintenance work.

In 2017, implementation of the adopted Oil and Gas Code continued as follows:

- **Public information was updated on the City website.**
- **City Standards were refined to assist with the new procedures for development over, or in close proximity to, abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration.**
- **Following participation in the Division of Oil Gas and Geothermal Resources (DOGGR) construction site plan review, DOGGR provided a letter to the California Bureau of Real Estate (BRE) causing the BRE to approve sale of the 25 new homes in the Crescent Square project.**
- **A total of 23 methane barrier permits were issued for the Crescent Square project.**
- **Two active wells were abandoned in the Mother's Market parking lot.**

- **SHP distributed 42 well work notifications to advise neighbors of well maintenance work.**
- **See response to #37 above for SHP drill sites maintenance.**

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

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

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

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

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

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

studying incorporating additional regional BMPs at the View Park. **For 2017 LID accomplishments see response to #49 below.**

In 2017, construction continued on the Los Cerritos Channel Stormwater Capture Facility.

Also in response to the MS4 permit requirements, the City adopted a Vacant Parcel Ordinance (VPO). Key provisions of the VPO include:

- Property owners or other designated responsible parties of properties one acre or more are required to prepare and submit compliance plans for City approval prior to installation.
- The deadline to install City approved devices is April 24, 2018.
- Devices will be inspected on an annual basis prior to each rainy season (or as needed) to ensure that they are effective and properly maintained.

Preparation of compliance plans are underway and installation is required before the next rainy season.

49. *The City will adopt storm water discharge regulations to improve water quality consistent with State law.* Implemented through ongoing compliance program.

Accomplished and ongoing. The City's LID Best Management Practices (BMP) installed through the City's LID ordinance and "Small Site" LID ordinance are expected to reduce the total volume of stormwater discharges that reach the MS4 system. **In 2017, the City reviewed and approved four LID Plans and one Small Site LID Plan.** Additionally, two Post-Construction BMP Verification Inspections were conducted and the sites were deemed in compliance with NPDES requirements. The sites will implement five infiltration BMPs which retain a total of 6,665 cubic feet (about 50,000 gallons) of storm water per storm event. The City's consultant also coordinates stormwater enforcement action. In 2017, the firm generated Corrective Action Notices (CANs) and Notice of Violations (NOVs). There were 18 CANs and seven NOVs related to commercial and industrial facilities; 12 CANs and four NOVs related to construction at development sites; and seven NOVs related to illicit connections and discharges.

50. *The City will periodically adopt the most recent editions of the Uniform Building Codes.* **In 2017, the City adopted the 2016 California Code of Regulations and the 2017 County of Los Angeles Fire Code.**

51. *The City will consider adopting energy conservation regulations consistent with State law and local needs.* Implemented through enforcement of State law. In 2008, the City created a Sustainable City Committee to study and implement an action plan to address environmental issues such as energy conservation. In 2012, the Sustainable City Committee continued to meet monthly to discuss and implement programs toward achieving greenhouse gas reduction per AB 32 and

SB 375, and provide residents with education to encourage energy conservation and use of renewable alternatives. The City also continued to enforce the State's CALGreen building code. As recommended by the Sustainable City Committee, the City Council adopted the Green City Report which documented the accomplishment of nine local urban environmental goals and qualified the City for self-certification as a One-Leaf Green City. **In 2017, the City continued to implement the CALGreen building code and issued 24 permits for rooftop solar energy systems including 23 residential systems and one commercial system. The Sustainable City Committee continued to meet bi-monthly with all meetings open to the public. Each SCC agenda includes current environmental, sustainability and conservation items, news, guest speakers, City participation and accomplishments, local action items and updates on items in the Green City Report. The SCC recommended participation in the Beacon award program to continue to highlight and monitor sustainable accomplishments. The SCC's mission, meetings, members, the Green City Report and Annual Updates and sustainability award recipients were posted on the City website and updated regularly.**

52. *The City will consider the formation of its own school district.* The City funded a study in consideration of its own school district in 2002 and no further action was taken.
53. *The City will support the Spring Street Corridor Joint Powers Authority (JPA) to facilitate the coordination of development projects in the cities of Long Beach and Signal Hill.* The JPA contributed to the Spring Street widening process during the expansion of the Long Beach Memorial Hospital and the inactive Long Beach Sports Park.
54. *The City should form a joint powers authority or other agreement with the City of Long Beach for the coordinated improvement of PCH.* In 2006 and 2009, the City approached the City of Long Beach about expanding the role of the Spring Street JPA to other areas along the shared boundaries but no further progress has been made.
55. *The City will continue to coordinate with the City of Long Beach traffic studies, grant applications and capital improvement projects to improve the circulation system.* Accomplished through the Cities working together and completing the widening of Spring Street from California Avenue to Long Beach Boulevard. In 2005, Federal funding was appropriated for the improvement of the intersection of PCH and Cherry Avenue. In 2015, construction of the Cherry Avenue Widening Project was completed. In 2016, the two cities continued to work together on the California Avenue Widening Project. Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20th Street and Redondo Avenue to improve safety at the Browning High School. The City of Signal Hill is preparing a Safe Routes to School grant application to off-set costs. In addition, Signal Hill re-striped Obispo Avenue to accommodate two lanes of traffic in each direction. **In 2017, widening of California Avenue north of**

Willow Street was completed. In 2017, the Safe Routes to School projects under the Long Beach grant were completed. Installation of the traffic signal at 20th Street and Redondo Avenue was postponed and will be included in the HSIP grant due by July 31, 2018. The re-striping of Obispo Avenue to accommodate two lanes of traffic in each direction was completed.

56. *The City will continue the Planning Commission recognition program to encourage homeowners and businesspersons to update and beautify existing development. Implemented periodically by Planning Commission nominations.* **In 2017, the Planning Commission granted three Beautification Awards for commercial projects and one for the historic house restoration at 1790 E. Burnett Street.**
57. *The City will hold General Plan workshops to obtain community input for the General Plan and future updates.* In 2015, the City adopted the 2015-2020 Strategic Plan which supports goals and programs of the General Plan and identified updating the General Plan as a priority. In 2016, the City began the process of updating the Parks Master Plan. The Community Services Department prepared bids and oversaw selection of a consulting firm to conduct a Community Needs Assessment of parks and recreation programs, services and amenities. The firm initiated stakeholder interviews and will complete the assessment report in 2017. **In 2017, the Community Needs Assessment was completed.**
58. *The City will prepare an annual report on the implementation of the General Plan consistent with State law.* **Accomplished and ongoing.** Implemented through completion of the annual progress report.
59. *The City will contribute data for the State Department of Finance's annual population estimate program and monitor U.S. Census information.* Implemented through annual response to State survey requests. In 2009, Planning Department staff participated in the U.S. Census address and boundary update process. In 2010, staff received and monitored 2010 Census counts.
 - 2010: 11,016
 - 2011: 11,060
 - 2012: 11,135
 - 2013: 11,218
 - 2014: 11,411
 - 2015: 11,585
 - 2016: 11,607
 - **In 2017, the Department of Finance's population estimate for Signal Hill was 11,609.**
60. *The City will monitor State and Federal land use legislation that may impact Signal Hill and, when appropriate, advocate positions advantageous to the improvement of the City.* **Accomplished and ongoing.** The City actively

monitors legislation and advocates positions through participation in the Gateway Cities Council of Governments.

61. *The City will continue to use Specific Plans to improve on the quality of new development.* Ongoing. In 2016, two residential projects under construction, Crescent Square and the development at 1500 E. Hill Street, were subject to specific plans. **See response to # 31 above.**
62. *The City will monitor and when appropriate, support State and Federal legislation that maintains or improves local financing capabilities.* **Accomplished and ongoing through legislative review.**
63. *The Agency will continue its efforts to implement the Redevelopment Project Area No. 1, as amended.* In 2012, the State approved the dissolution of redevelopment agencies. In response, the City established a Successor Agency and began work with the Oversight Board created to oversee the winding down of the Signal Hill Redevelopment Agency. In 2014, the Long Range Property Management Plan (PMP) was submitted to the California State Department of Finance for review. The former agency owned 25 acres of property slated for commercial and retail uses that have been included in the PMP which was prepared in 2013. The purpose of the PMP is to outline the process for selling the former agency properties. Properties may be categorized as follows: properties for government use; properties to sell; and properties for future development. In 2015, the PMP was approved. **In 2017, per the PMP, staff continued planning to sell properties. The site at 1400 E. Spring Street was entered into escrow and an Exclusive Right to Negotiate Agreement was executed for the Gardena Avenue properties. Construction of the affordable housing development at 1500 E. Hill Street was completed.**

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SIGNAL HILL
Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SIGNAL HILL

Reporting Period 01/01/2017 - 12/31/2017

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 A3				0	24								
(10) Total by Income Table A/A3			0	0	0	24							
(11) Total Extremely Low-Income Units*			0										

* Note: These fields are voluntary

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	24	0	0	0	0	24	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	44	0	0	44	0	0	0	0	0	0	44	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	27	0	0	27	0	0	0	0	0	0	27	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		28	0	17	2	0	0	0	0	0	0	19	9
Above Moderate		70	0	1	0	3	24	0	0	0	-	28	42
Total RHNA by COG. Enter allocation number:		169	0	18	73	3	24	0	0	0	0	118	51
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ► ►													

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

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Table C
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Second Unit Development	Encourage and facilitate second unit development.	2013-2021	In progress: In 2014, a building permit was issued for a second unit at 3242 Cerritos Avenue. In 2015, a building permit was issued for a new duplex at 924 Vernon Street (an existing SFD was demolished) for a net increase of 1 unit. In 2016, a building permit was issued for a second unit and a remodel of the existing SFD at 3347 Brayton Avenue for a net increase of 1 unit. No second unit permits were issued in 2017.
Adequate Sites Program	Increase the ability to accommodate the shortfall in lower income housing. Minimum of 13 units for lower income households	2013-2021	Completed: In 2013, the City approved a re-zoning to increase the number of units on an affordable housing site to 72 units with 1 manager's unit not deed restricted. In 2015, the City circulated and RFP to build on the site. In 2016, construction of 71 affordable units and 1 manager's unit was completed.

First Time Home Buyer Assistance	Assistance for first time home buyers with a focus on lower income households. 5 lower income households	2013-2021	<p>In process - The City does not have money in the affordable housing fund due to the dissolution of the Signal Hill Redevelopment Agency. The City has information about non-City programs on the City website.</p> <p>On Oct. 28, 2017 the City held a first time home buyer's forum to educate and provide financial and real estate information and contacts to first time home buyers.</p>
Outreach Program for Persons with Developmental Disabilities	Coordinate with Harbor Regional Center Support Eucalyptus Apartments Sea Breeze Manor in Signal Hill, CA	2013-2021	<p>In process - The City is within the Long Beach Harbor Regional Center service area and disabled residents are eligible for programs and services. Informational links are posted on the City website.</p> <p>The Eucalyptus Sea Breeze Manor apartments located in the City were built using funding through HUD's Section 811 Supportive Housing for the Persons with Disabilities program. Residency is restricted to persons who earn 50% of the Area Median Income (AMI) or less. Similar to other rental assistance programs such as Section 8, residents' rents are based on their income and the tenant contribution is set at 30% of the tenant's income.</p> <p>In 2017, representatives from the Regional Housing Authority and City staff, including the Police Department, conducted an information sharing meeting to better implement available programs.</p>
Extremely Low Income Housing Program	Assist 57 extremely low income households	2013-2021	Ongoing - Administered through Implementation of Programs #5, 6, 8, and 12.
Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled	Adopted amendments	2013-2021	<p>In process -</p> <p>On November 5, 2015, the Community Development Department had a training session regarding reasonable accommodations on the basis of disability/handicap. The City also entered into a conciliation agreement/voluntary compliance agreement for an addition to a existing residential dwelling.</p> <p>On Nov. 8, 2016, The City adopted a Reasonable Accommodations Ordinance to establish procedures to provide relief from the strict application of zoning and other land use regulations to ensure equal access to housing for persons with disabilities. .</p>
Energy Conservation Program	Promote Primer and encourage weatherization and energy efficient home improvements	2013-2021	Ongoing - The City implements the most current, 2016 CALGreen requirements and promotes Green Building by providing developers with information on the City's Green Building policy. The City's Sustainable City Committee (SCC) also promotes energy conservation programs through accomplishment of local goals and an annual update of accomplishments in the Annual Green City

			<p>Report Update.</p> <p>In 2017, the SCC recommended pursuit of Silver status in the Beacon Program and an update to the Green City Report for 2018.</p>
Annual Housing Monitoring Program	Monitor height limits and parking standards as potential constraints	2013-2021	<p>Completed - The City has eliminated the height limit and parking constraints by approving increased height limits and reduced parking requirements for housing developments with affordable housing units.</p>
Housing Code Enforcement Program	2-5 new cases per month	2013-2021	<p>Completed and Ongoing -</p> <p>In 2015, the City closed 58 code enforcement cases.</p> <p>In 2016, the City closed 67 code enforcement cases.</p> <p>In 2017, the City closed 68 code enforcement cases.</p>
Housing Rehabilitation Program	20 housing units	2013-2021	<p>In 2017, the City continued to monitor the program, but the CalHome Program did not make funds available for new applications.</p>
Fair Housing Services Program	65 lower income households	2013-2021	<p>Ongoing - The City provides residents with flyers provided by the Housing Rights Center and participated in a fair housing training session conducted by the City Attorney's office in 2015. A second session is anticipated to be scheduled for 2018 or 2019.</p>
No Net Loss Program	Establish the evaluation procedure to monitor housing capacity.	2013-2021	<p>In 2015, all residential units identified in the 2013-2021 Housing Element to accommodate the City' share of regional planning need remain zoned for residential uses.</p>
Zoning Ordinance Amendments to Provide a Variety of Housing Types	Adopted amendments	2013-2021	<p>Completed - On January 7, 2014, the City approved Zoning Ordinance Amendment 13-05 for emergency shelters.</p> <p>On September 9, 2014 the City approved Zoning Ordinance Amendment 14-02 to update the definitions for transitional and supportive housing, single room occupancy, licensed group home, family and single housekeeping unit. The special needs housing types were allowed as permitted uses either by right or with a conditional use permit in designated zoning districts.</p>
Section 8 Rental Assistance for Cost Burdened Lower Income Households	55 units for lower income renter households	2013-2021	<p>Ongoing - The Housing Authority of the County of Los Angeles(HACoLA) administers the Section 8 Housing Choice Voucher Program.</p> <p>Informational housing assistance links are provided on the City website.</p> <p>In 2015, there were 56 families receiving housing assistance from who reside in Signal Hill.</p> <p>In 2016, there were 50 families receiving housing assistance from who reside in Signal Hill.</p> <p>In 2017, there were 43 families receiving housing assistance from who reside</p>

			in Signal Hill.
Hill Street Affordable Housing Development	72 housing units for lower income households	ZOA on December 3, 2013; Development October 2013-October 2021	<p>In progress - In 2015, Meta Housing was awarded TCAC credits for the project, permits were issued and construction began for the 71-unit workforce housing project at 1500 E. Hill Street.</p> <p>In 2017, Certificate of Occupancy was issued for the 71-unit Zinnia workforce housing project and occupancy is full. One unit, the manager's unit, is not deed restricted.</p>

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General Comments:

Table A Supplemental Information: In 2017, construction of the City's 71-unit workforce housing project was completed and certified for occupancy following:

The Signal Hill Housing Authority, a public agency (Authority), and Meta Housing Corporation, a California corporation (Developer) entered into a Development and Disposition Agreement (DDA). The agreement was made pursuant to Health & Safety Code Section 34200 et seq., which authorizes Authority to carry out, provide financing for, and/or assist in the construction, reconstruction, improvement, alteration, or repair of housing projects for persons of low, very low, and extremely low income. Through the DDA, Authority intends to assist with the residential development of a high quality 71-unit workforce apartment community together with a tot lot, play area, laundry facilities, a community room and open space to be located at 1500 Hill Street, City of Signal Hill. All of the residential units within the project (other than the Manager's Unit), will be rental units covenanted to be available to Low, Very Low, and Extremely Low Income Households consisting of 1, 2 and 3 bedroom units. Rental of the Restricted Units shall be administered as follows: twenty-two (22) of the units shall be restricted to rent to Extremely Low Income Households; twenty-two (22) of the units shall be restricted to rent to Very Low Income Households; and twenty-seven (27) of the units shall be restricted to rent to Low Income Households. The term Affordable Rent shall have the meaning prescribed for that term in Health and Safety Code Section 50053(b) and the regulations promulgated pursuant to or incorporated therein, including, without limitation, any applicable regulations promulgated thereunder. A full copy of the DDA can be made available upon request.

In 2017 the City provided 100% of the RHNA allocation for very low and low income housing units for this housing cycle, 68% of the moderate income housing units, and 40% of the above moderate housing units.

Circulation Element

Status Overview

The Circulation Element was adopted in 2010 and contains eight goals and 33 implementation programs. **The significant achievements for the year 2017 are bolded below:**

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

Implementation Programs

NEW DEVELOPMENT AND REGIONAL COOPERATION

1. *Evaluate development projects for General Plan consistency, including goals, policies, and implementation measures in other General Plan elements. Accomplished during plan review. In 2017, the Planning Commission made findings of consistency for two projects subject to Site Plan and Design Review, and made recommendations of approval and findings of consistency to City Council on three ordinance amendments, including the prohibition of marijuana activities, the Vacant Parcel Ordinance, and the Dog Park Ordinance.*
2. *Discourage further development of truck yards and truck storage facilities that support the port activities and instead encourage residential, commercial, and light industry less likely to generate high volumes of tractor-trailer type truck traffic.* In 2013, staff

continued to work on the comprehensive study of the negative impacts associated with the 12 existing trucking yards and potential mitigation measures to reduce them. Property inspections of the 12 properties were completed, and as part of the process three of the properties were designated as trucking yards and the others were reclassified as various types of storage yards. The City adopted standards for new trucking yards in the General Industrial (GI) zone and established compliance plans for the three designated existing non-conforming trucking yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. In 2016, two of the three trucking yards maintained compliance with regulations. The third trucking yard made significant improvements to reduce dust, track-out dirt and debris, by installing a concrete entrance band, rumble plates and crushed, compacted aggregate in the high traffic areas. These actions completed all pending compliance items; however, the trucking tenant continues to illegally park truck cabs and containers outside the yard on City owned property. Enforcement measures are ongoing. No new trucking yards were established. Also in 2016, three storage yards transferred ownership and compliance has been significantly improved. One yard was confirmed to have been operating at the time of the Ordinance change and has therefore been added to the list of existing yards. The owner of that yard on Brayton Avenue is in the process of completing driveway and site improvements, after which a site inspection will be performed and a compliance plan will be prepared. **In 2017, site visits and compliance updates continued. Code enforcement reports of the trucking yard tenant who was parking truck cabs and containers outside of the yard in no parking zones were less but still continued. There were no reports of non-compliance for the storage yards.**

3. *Require traffic studies for development proposals to improve the flow of traffic, reduce parking and traffic congestion, and mitigate noise and odor impacts on sensitive receptors.* Required on a case-by-case basis as part of plan review. **In 2017, two projects were initiated that would require comprehensive traffic studies:**

- **Conceptual plans were refined for the Heritage Square Central Business District (CBD) on properties owned by the former redevelopment agency and Signal Hill Petroleum to develop a mixed-use specialty retail, high-density residential development between Cherry Avenue and Rose Avenue and Crescent Height Street and Burnett Street; and**
- **Plans were also refined for a 150,000 square-foot industrial project on property formerly housing the Chemoil refinery between Gundry Avenue and Gaviota Avenue on the north and south sides of 21st Street. The industrial project will require inclusion of transportation related improvements as identified in Section 20.20.075 of the SHMC, related to alternative transportation, public transit, ridesharing, car and van pooling.**

4. *Participate in regional planning efforts to strengthen coordination and compatibility of local and regional plans and circulation systems.* **Accomplished by participation in committees, events and meetings of the Southern California Area of**

Governments (SCAG), particularly the Gateway Cities Council of Governments (COG). In 2010, the City actively participated in the “Sustainable Community Strategies” (SCS) meetings conducted by SCAG to develop regional reduction targets for greenhouse gas emissions as required under Senate Bill 375. In 2012, Signal Hill continued to actively participate in the Gateway Cities COG, which completed its SCS and submitted it to SCAG to be included as a part of the 2012-2035 Regional Transportation Plan (RTP). The draft RTP was adopted in 2012. Additionally in 2012, the City, in conjunction with the Metropolitan Transit Authority and the Gateway Cities COG, completed a mitigation impact fee pilot study. In 2016, the following occurred:

- Signal Hill continued to actively participate in the Gateway Cities COG, which has continued work on the 2016-2040 draft RTP/SCS, through general plan, zoning, existing land use and resources data collection, a local government questionnaire for submittal to SCAG for inclusion in their database and development of the Strategic Transportation Plan.

In 2017, Signal Hill continued to actively participate in the Gateway Cities COG as follows:

- **The City participated in the local input survey and planning for the 2020 RTP/SCS, that promotes strategies for continued regional reductions in greenhouse gas emissions;**
- **The City attended workshops and participated in the preparation of the Gateway Cities Climate Action Plan framework, a document to assist cities in the future development of a local Climate Action Plan to address global warming and develop adaptation strategies;**
- **The City is participating in on going efforts by the Gateway Cities COG to provide accurate data for preparation of the Regional Housing Needs Assessment (RHNA). The RHNA is a tool for estimating regional housing needs and local affordable housing accommodation goals; and**
- **City staff presented an overview of the City and highlights of planning, development, economic and sustainability accomplishments.**

5. *As part of the annual review of the Capital Improvement Program (CIP), define the needs and deficiencies within the circulation system and introduce the most urgent projects into the City's budget process. Accomplished during annual budget review.* In 2016, the following activity occurred for each of the transportation projects below:

- Final approval was given by CalTrans for the plans for a \$1.0 million Federal Highway Administration grant widening and reconstruction project on California Avenue between Willow and Spring Streets. The Long Beach City Council awarded the construction contract for this project at their December 2016 Council meeting. Construction of the project is expected to commence in spring of 2017. As a result of the pending Widening Project, the City of Long Beach will construct the required ROW improvements. Design is pending and the work will be in coordination with the City of Long Beach. **In 2017, the project was completed.**

- The design phase of the Willow Avenue Overlay Project (Cherry Avenue to the western City boundary) was completed. The Project consists of grinding the existing street surface and applying a new 2-inch thick AC road surface. Project phasing is planned for two fiscal years. **In 2017, the project was completed.**
- In 2016, design was completed for the pavement management of City streets including grinding the existing street surface and application of a new 2-inch thick AC road surface. **In 2017, resurfacing of the following streets was completed:**
 - **E. 28th Street from Cherry Avenue to Walnut Avenue;**
 - **E. 29th Street from Cherry Avenue to Walnut Avenue;**
 - **Gaviota Avenue, north of E. Hill Street; and**
 - **Gardena Avenue from E. 28th Street to E. 29th Street.**
- Design for the grinding and resurface of 23rd Street between Walnut and Orange Avenues was completed. The project includes a new 2-inch thick AC road surface and is being funded by Community Development Block Grant. **In 2017, the project was completed.**
- Design was completed for the Civic Center Parking Lot Improvements. The project consists of reconstructing the retaining wall adjacent to the back of the sidewalk along Hill Street, reconstructing the planters, installing new paving, and installing new lighting for the upper and lower parking lots. **In 2017, design plans were completed.**
- **The City continues to receive updates from the COG on cap and trade funding for future transportation and affordable housing projects.**

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

roadways and will be maintained by the Homeowner's Association. In 2016, construction began on two model homes in the Crescent Square project. Two private streets were renamed to Green House Place, Gaviota Avenue and Summit Drive. **In 2017, building permits were pulled for the 23 additional homes in the Crescent Square project which includes private streets. Private street improvements are approximately 60% complete with an estimated completion date of mid-2018.**

ROADWAYS

10. *Study the re-design and seek funding for improvement of the Cherry Avenue/I-405 Freeway off-ramp at Cherry Avenue (north) including realignment and signalization to allow southbound turns onto Cherry Avenue.* In 2015, the I-405 Freeway and Cherry Avenue off-ramp modification project was not funded. In 2016, the I-405 off-ramp project at Cherry Avenue was being considered for inclusion in the Gateway Cities Strategic Transportation Plan.

In 2017, there was no reportable action on the 405 ramp inclusion; however, the priorities for the Measure R, 405 Early Action Plans (EAPs) for locations in the City include:

- **A Spring Street bikeway (405 EAP); and**
- **Orange Avenue from Spring Street to Hill Street (405 EAP).**

11. *Amend the Plan Lines Map Ordinance (SHMC Chapter 20.72) to:*

- *List all streets which do not meet the minimum right-of-way width for the applicable roadway designation.* Not implemented.
- *Remove all other lists of streets.* Not implemented.
- *Establish the Plan Lines Map as a separate document from the General Plan, and incorporate it by reference into the SHMC.* **Accomplished and shall be amended as needed.** In 2015, the Official Plan Lines Map and Zoning Code was amended to include pedestrian connection as a designation. A segment of Creston Avenue and Panorama Promenade were designated as a pedestrian connection.

12. *Support efforts by the City of Long Beach to widen Cherry Avenue from Pacific Coast Highway north to the Signal Hill city limits.* In 2015, construction of the Cherry Avenue Widening Project was completed. Construction improvements include:

- Phase 1 Cherry Avenue from 19th Street to Pacific Coast Highway (PCH): added 10 feet to allow for two new lanes of travel, as well as a new shared through / right turn lane on south bound Cherry Avenue at PCH in addition to the existing right-turn-only lane. Construction of new curb and sidewalk improvements, improved surface drainage, and a new traffic signal at the intersection of Cherry Avenue and PCH; and
- Phase 2 Cherry Avenue from 20th Street to 19th Street: installed a new landscaped median in the center of Cherry Avenue, new asphalt paving for the entire width of Cherry Avenue, and new lane markings and striping.

13. *Continue use of traffic calming strategies to preserve the peace and quiet of residential neighborhoods.* In 2010, the City vacated Orizaba Avenue as a traffic calming strategy for the residents to the north and as part of the Pacificwalk Specific Plan development. In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduced cut-through traffic in adjacent neighborhoods. **Accomplished and ongoing.**
14. *Include landscaped medians and decorative street furniture in designs for circulation system improvements.* In 2010, the City funded irrigation improvements for the landscaped medians along E. Willow Street. In 2015, the City adopted the State standards for Water Efficient Landscaping, which prohibits turf for new medians. The completed Cherry Avenue Widening Project included installation of drought tolerant plant material in the landscaped median. **Accomplished and ongoing.**
15. *Require efficient use of parking facilities and develop new parking lots concurrently with new developments consistent with the zoning ordinance requirements and land use categories of the Land Use Element.* **Accomplished through Site Plan and Design Review.**
16. *Support the implementation and future expansion of the Douglas Park Advanced Traffic Control System and/or other Intelligent Transportation Systems along Pacific Coast Highway and other major roadways.* The traffic signals along Willow Street, Cherry Avenue and Pacific Coast Highway are synchronized at a regional level. **Accomplished through monitoring by Long Beach Traffic Management Center.**
17. *Evaluate and consider reducing transportation impact fees for mixed-use projects near major transit corridors that offer extensive facilities and programs that will reduce vehicle miles traveled.* Not implemented.

PEDESTRIAN AND BICYCLE CIRCULATION

18. *As areas redevelop or roadways are widened, consider the addition of bike lanes to street sections.* **Considered during plan review.**
 - *Increase and improve the network of public and private trails and sidewalks to encourage active recreation and fitness, and to provide public access to parks, open space areas, and public view and vista locations.* In 2013, the City applied for a trail renovation grant as part of the Los Angeles County Competitive Trails Program requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations. In 2015, the grant was extended and a segment of Creston Avenue south of Burnett Street was designated as a pedestrian connection for a future City View Park that will provide an additional connection to sidewalks and trails. In 2016, construction began on the Crescent Square residential project, including the north-end retaining wall and connecting trail system. Design work to restore the Bixby hiking trail is pending and expected to be completed before the end of 2017.

19. *Where appropriate, require new residential development to include trails and sidewalks that link to parks and view locations. Accomplished during plan review.* In 2014, Crescent Square was approved which included a pedestrian trail at the east side of the development to provide an additional connection from the Hilltop and Historic District to the Town Center. In 2016, the City's View Park project was on hold pending the award of a \$2 million grant from the Rivers and Mountains Conservancy to expand the View Park project and begin construction of the City's first recycled water system. However, the Public Works Department continued to support the application process of these projects. The City of Long Beach reviewed concept plans for the park expansion which included a small piece of Long Beach property.

In 2017, the following City trail system improvements were accomplished:

- **Design work for the Bixby Ridge trail improvements was completed and bids were received, but rejected due to their exceeding the budget. The City is in the process of redesigning with the intent to obtain revised bids and/or a change order from the existing contractor. The goal is for the trails to be completed by the grant deadline of June 2018;**
- **The \$2 million grant funds from the Rivers and Mountains Conservancy to expand the City's View Park project which is also a trail connection from the hilltop were awarded. Final design plans for the park are pending investigation of the most feasible recycled water connection and completion of landscape details;**
- **Construction continued on all three phases of the Crescent Square residential project, including the north-end retaining wall and connecting trail system; and**
- **Conceptual plans were also refined for the CBD, specialty retail and mixed-use residential project which incorporates pedestrian connections from the hilltop, to the Crescent Square trail and town center commercial areas.**

20. *Consider amending the SHMC to increase the amount of required bicycle parking for projects in commercial, mixed-use, and other heavily-trafficked areas. Not implemented.*

21. *Coordinate future bikeway expansion with the City of Long Beach to ensure appropriate connectivity is provided at City boundaries.* The 2010 Circulation Element added 5.5 miles of bike paths designated throughout the City as part of a new Bicycle Master Plan.

22. *Design access to new developments and buildings to encourage walking. Considered during plan review.*

23. *Participate in and implement recommendations of the Safe Routes to Schools Program.* In 2013, the signal and crosswalk improvements at Cherry Avenue for Alvarado Elementary School and Jessie E. Nelson Middle School were installed and

completed. In 2016, following the City of Long Beach's receipt of a federal Safe Routes to Schools grant, the intersection of 21st Street and Walnut Avenue crosswalk project began in order to make it safer for kids to cross the street. The intersection will be reconfigured and a new traffic signal will be added. The expected completion date is spring 2017. Staff also met with the City of Long Beach to partner together to pursue a traffic signal at 20th Street and Redondo Avenue to improve safety at the Browning High School. **In 2017, the Safe Routes to School projects under the Long Beach grant were completed. Installation of the traffic signal at 20th Street and Redondo Avenue was postponed and will be included in the HSIP grant due by July 31, 2018. The re-striping of Obispo Avenue to accommodate two lanes of traffic in each direction was completed.**

PUBLIC TRANSIT

24. *Support increased-frequency transit service and capital investments to serve high-density employment, commercial, residential, or mixed-use areas and activity centers.* **In 2017, the City held a community meeting to discuss the Long Beach Transit's STAR Initiative which is a system-wide analysis and reassessment report. The analysis includes on-time performance, ridership, route efficiency and facilities. The report will serve as a roadmap for transit improvements over the next five to ten years.**
25. *Support continued implementation of TranSmart technologies by Long Beach Transit at Signal Hill bus stops.* **Accomplished and ongoing.**

GOODS MOVEMENT

26. *Continue to enforce truck route regulations to minimize the impacts of truck traffic on residential neighborhoods.* In 2013, the City adopted standards for trucking yards and compliance plans. As part of the process the City inspected the properties and designated three of the properties as trucking yards and reclassified the others as storage yards or contractors' storage yards. A traffic study was prepared analyzing current and alternative truck routes. In 2014, no change in trucking routes was recommended. No new trucking yards were requested or approved in the City. In 2016, one of the trucking yards had multiple reported traffic and dust complaints due to speeding and parking truck cabs/containers on Rose Avenue. **In 2017, conditions improved at the trucking yard on Gardena Avenue and the City received fewer reports of truck cabs and containers being parked outside the yard. To eliminate these nuisances, code and traffic enforcement are ongoing. No reports of truck congestion or negative impacts on residential neighborhoods were received.**
27. *Design review for new commercial, industrial, and mixed-use developments shall consider and minimize noise and other impacts of truck traffic, deliveries, and staging on nearby homes.* **Accomplished and ongoing.**

UTILITIES

28. *Where physically and economically feasible, underground overhead utility lines.* In 2016, the plans for underground utilities at the Crescent Square development and affordable housing at 1500 E. Hill Street were approved. In addition, utilities at the Browning High School on Obispo Avenue at Hill Street will be relocated underground. **In 2017, the City continues to require utilities to be undergrounded for new development. Construction of all phases of the Crescent Square housing project, including undergrounding of utilities continued. The Zinnia workforce housing project at 1500 Hill Street which included undergrounding of utilities was completed and work on the utility undergrounding for the Browning High School was ongoing.**
29. *Promote pipeline safety by requiring compliance with State pipeline inspection and safety monitoring programs.* **Accomplished and ongoing.**
30. *Evaluate City standards to ensure that no undue restrictions are placed on the development of small-scale renewable energy units such as rooftop photovoltaic panels.* In 2009, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist the public with the installation of solar energy devices, including rooftop panels. In 2015, a Bloom Energy fuel cell was installed at the Gateway Center Home Depot. The cell converts fuel and produces energy for the store. In 2016, 26 building permits were issued for solar panels for single-family homes and/or commercial development throughout the City. In addition, two Bloom Energy fuel cells were installed at the Gateway Center and Town Center East Home Depots. The cells produce more efficient electricity for the store. **In 2017, the City issued 23 residential solar permits, including a car charger and one commercial solar permit. The commercial solar project included installation of rooftop and carport panels on a developed commercial property at 2050 Cherry Avenue. The project was administratively approved and was highlighted at a Planning Commission study session.**

TRANSPORTATION DEMAND MANAGEMENT (TDM)

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

Environmental Resources Element

Status Overview

The Environmental Resources Element was last updated February 16, 1988. The Parks and Recreation Master Plan was last updated December 1989; however, a current update is pending with an estimated completion date of July 2019. The Environmental Resources Element contains seven goals and 38 implementation programs. **The significant achievements for the year 2017 are bolded below:**

Goals

- Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential, and a City that is carefully managing its transition from resource extraction to balanced land uses.
- Goal 2: Maintain and enhance the City's unique cultural, aesthetic, and historic areas.
- Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.
- Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.
- Goal 5: Ensure minimal degradation to the physical environment from development or operational activities, and require restoration of the environment where degradation has occurred.
- Goal 6: Ensure and protect the public safety in natural hazard areas.
- Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress and issues.

Implementation Programs

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

future View Park at the southwest corner of Cherry Avenue and Burnett Street. An approximate 60 foot by 350 foot segment of public right-of-way for Creston Avenue immediately west of Cherry Avenue was reclassified from Local Street to Pedestrian Connection. In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. **In 2017, the \$2 million grant funds from the Rivers and Mountains Conservancy were awarded. Final plans for the View Park were pending further investigation of the most feasible recycled water connection and completion of landscape details. Construction bids were awarded for the Dog Park at 3100 California Avenue just south of the 405 Freeway and the related General Plan and Zoning amendments were approved. Construction on the Dog Park began in late 2017 with an estimated completion date of early 2018.**

2. *Evaluate individual projects to ensure protection of views and preservation of the natural topography wherever possible. Accomplished through view analysis process, and site plan and design review.* In 2014, the City's view analysis process was utilized for two residential projects: 2799 E. 21st Street and the Crescent Square development. In 2015, two residential projects were reviewed under the City's view analysis process:

- A single family dwelling at 1995 St. Louis; and
- A 10 unit condominium project at 1933-39 Temple Avenue.

In 2016, the 10 unit condominium project at 1099-39 Temple Avenue was denied due to building heights and impacts on views.

In 2017, three projects were reviewed under the City's view analysis process:

- **Plans for the project at 1933-39 Temple Avenue were revised to reduce the number of units to nine and the 3-story units were reduced to 2-story. The project was reviewed by the Planning Commission at a public workshop. The applicant revised the story poles to reflect the full rooflines as directed by the Commission and proceeded to prepare revised view analysis reports to address view impacts;**
- **Plans for a residential project at 2599 Pacific Coast Highway which had initially been submitted as a 3-story, ten unit project that exceeded height limits and blocked views was withdrawn and redesigned as a 2-story, seven unit project. Revised story poles were installed and new view analysis reports were pending; and**
- **Plans for a single-family dwelling at 1900 Temple were reviewed at a Planning Commission workshop. No view analysis reports were requested however, the applicant was directed to further refine the design to reduce bulk and mass.**

3. *In preparing capital improvement plans, consider view protection and protection of natural resources.* In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. In 2015, the construction documents for the View Park at the southwest corner of Cherry Avenue and Burnett Street were completed. The Park includes a landscaped trail for pedestrian access, benches and an electronic monument sign. In keeping with the City's trail system designs, the trail-head entry points at the corner of Cherry/Burnett and at the cul-de-sac on Creston Avenue will have decorative elements similar to the entry points at Panorama Promenade. Design and planning for a Dog Park continued at 3100 California Avenue just south of the 405 Freeway. **See response to #1 above.**
4. *Adopt green belt plan.* Accomplished through Park and Recreation Master Plan 1989 and specific plans. **See response to #1 above.**
5. *Adopt design review ordinances.* **Accomplished.** In 2014, the Planning Commission approved five projects subject to Site Plan and Design Review (SPDR). In 2015, the Planning Commission approved two projects subject to SPDR and conducted workshops for two additional pending residential development projects. In 2016, the Planning Commission approved two SPDR projects for a single-family dwelling. The Commission held two workshops and six public hearings for SPDR regarding a remodel of the auto center freeway sign, changes to the model homes at Crescent Square, the conditional use permit and zoning ordinance amendment for a micro-brewery, and three Beautification awards. **In 2017, the Planning Commission approved two projects subject to SPDR:**
 - The Honda Dealership expansion; and
 - The Mother's Market and Kitchen (Mother's Market) remodel.

The Commission held three public workshops on two residential projects and requested further design modifications on both. In addition, the Planning Commission conducted eight study sessions on:

- The Green Building Policy;
- Two solar projects not subject to Commission review;
- Activities related to Planning Month; and
- Upcoming ordinance amendments.

The Commission also held five public hearings:

- Ordinance amendments to prohibit marijuana activities;
- A Vacant Parcel Ordinance intended to reduce and filter stormwater run-off for vacant parcels over an acre in size;
- Ordinance amendments related to the City Dog Park;
- The extension of the Signal Hill Petroleum (SHP) Drill Sites Conditional Use Permit (CUP); and
- The CUP for on-site alcohol consumption at Mother's Market.

6. *Preserve Alamitos Well No. 1. Accomplished in Discovery Well Park which has decorative fencing and informative signage.*
7. *Prepare historic resources study. Accomplished through preparation of a Windshield survey.*
8. *Recommend funding for historic preservation.* Not implemented however, reduced fees for development in the Crescent Heights Historic District are noted in the Specific Plan.
9. *Require park dedication. Accomplished through impact fees and dedications.* The future View Park will be funded by development park impact fees.
 - 2014: \$17,121
 - 2015: \$83,721
 - 2016: \$40,933
 - **In 2017, park impact fees collected were \$44,833. See response to #1 above.**
10. *Develop parks in hilltop area. Accomplished through development of three parks with a trail system linking them to the Civic Center. See response to #1 above.*
11. *Improve park accessibility for the young, elderly and disabled. Accomplished in all existing parks.* Plans for new parks include accessible features. In November 2014, the community garden opened and includes 2 accessible plots. In 2016, the slope of the View Park trail was reduced to improve accessibility. **In 2017, construction began on the City Dog Park at 3100 California Avenue which has handicap accessibility.**
12. *Adopt Open Space Ordinance. Accomplished in Chapter 20.18 Open Space.* In 2012, the City adopted a zoning ordinance to facilitate development of publicly managed community gardens. In November 2014, the community garden project was completed and the garden opened. In 2016, the City began the process of updating the Parks and Recreation Master Plan. The Community Services Department prepared bids and oversaw selection of a consulting firm to conduct a Community Needs Assessment of parks and recreation programs, services and amenities. The firm initiated stakeholder interviews. **In 2017, the Community Needs Assessment was completed.**
13. *Encourage parkland gifts.* In 2005, the City received a half acre of parkland as a gift adjacent to Sunset View Park along Skyline Drive. This space has been used as a viewing area and setting for the 'Roughnecks' bronze sculpture. In 2016, the City of Long Beach reviewed concept plans for the Signal Hill View Park expansion to include property they own.
14. *Review public works projects annually. Accomplished through Annual Capital Improvement Projects planning, budget process, and General Plan annual review.*

15. *Develop bike and trails plans. Bike path study determined not to develop bike paths, but to focus on a pedestrian trail system.* In 2007, a trail system segment at the Hathaway Ridge project was completed. In 2010, the Circulation Element was updated which includes a trails plan and bicycle master plan. In 2013, the City applied for a trail renovation grant as part of the L.A. County Competitive Trails program requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations from the Los Angeles County Competitive Trail Program. Approved plans for the Crescent Square project included a trail segment linking the Historic District neighborhood to the Town Center West retail center and the hilltop. In 2015, an extension of the \$109,000 in grant funding was approved and funds are expected to be used for trails within the Bixby Ridge development and other trail renovation projects. **In 2017, the following City trail system improvements were accomplished:**

- **Design work for the Bixby Ridge trail improvements was completed and bids were received, but rejected due to their exceeding the budget. The City is in the process of redesigning with the intent to obtain revised bids and/or a change order from the existing contractor. The goal is for the trails to be completed by the grant deadline of June 2018;**
- **The \$2 million grant funds from the Rivers and Mountains Conservancy to expand the City's View Park project which is also a trail connection from the hilltop were awarded. Final design plans for the park are pending investigation of the most feasible recycled water connection and completion of landscape details;**
- **Construction continued on all three phases of the Crescent Square residential project, including the north-end retaining wall and connecting trail system; and**
- **Conceptual plans were also refined for the Central Business District, (CBD) specialty retail and mixed-use residential project which incorporates pedestrian connections from the hilltop, to the Crescent Square trail and town center commercial areas.**

16. *Capitalize on view opportunities. Accomplished and ongoing.* Includes development of Hilltop and Sunset View parks and Panorama Trail. In 2007, efforts to create the Chawot Nature Preserve which would include viewing opportunities included the City submitting a grant application to the Rivers and Mountains Conservancy which was granted Tier II status but funding was never secured. In 2015, a Zoning Ordinance Amendment and a General Plan Amendment were adopted to facilitate the pedestrian trail system and future View Park at the southwest corner of Cherry Avenue and Burnett Street. An approximate 60 foot by 350 foot segment of public right-of-way for Creston Avenue immediately west of Cherry Avenue was reclassified from Local Street to Pedestrian Connection. In 2016, the City pursued a \$2 million grant from the Rivers and Mountains Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. **See response to item #1 above.**

17. *Work with School District to use school sites after hours. Accomplished and ongoing.* In 2015, the City began discussions with the Long Beach School District (LBUSD) to secure an updated joint use agreement for after-hours use of school sites. **In 2017, there was no reportable progress on the draft Joint Use Agreement.**
18. *Work with City of Long Beach to assure use of parks in Long Beach. Accomplished through a collaborative effort that allows Signal Hill's Youth Sports Program to use Long Beach facilities.*
19. *Amend zoning to regulate oil facilities. Accomplished and ongoing through the 2015 Oil Code update.* In 2010, the State Division of Oil and Gas revised the process for oil well abandonment under their Construction Site Plan Review. In 2013, the City adopted an ordinance with development standards for properties with oil wells in response to these changes from the State. The ordinance allows development near to, but not over, oil wells. The City continues to work with specialists in water quality and oil recovery to complete a comprehensive analysis for an amendment to the ordinance allowing development over abandoned oil wells. In 2014 the conditional use permit (CUP) for the seven drill sites operated by Signal Hill Petroleum (SHP) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. In 2015, the City adopted a comprehensive Oil and Gas Code, establishing procedures for developing over and in close proximity to abandoned wells, including improved well discovery, survey, methane mitigation, and a Well Abandonment Report. The inclusion of the equivalency standard in the Oil and Gas Code amendment lifts restrictions on development throughout the City. The 30-month extension of the SHP drill sites CUP expires June 30, 2017. **In 2017, the SHP landscaping, fencing, general maintenance, and equipment on all seven drill sites and well properties were found to be in generally good condition. SHP made stormwater improvements and paved the entry drive of the oil field storage yard surrounding drill site #3 to prevent dirt and gravel track-out onto Walnut Avenue. Maintenance of stormwater protection measures is ongoing at each drill site. SHP voluntarily installed landscape improvements on the perimeter of their well site on Hill Street and Stanley Avenue and plans for beautification to additional sites are pending.**

A one year extension was granted for the drill sites CUP which is set to expire on June 13, 2018. The extension was intended as an interim step to provide time to agree to terms for a Development Agreement incorporating a comprehensive master plan for the future development of vacant properties for economic development purposes. SHP agreed to focus on two priority development sites to act as a template for a larger Development Agreement as follows:

- **Heritage Square CBD adjacent to the newly opened Mother's Market;**
- **The vacant parcel south of Target; and**

- SHP has chosen to focus on the CBD site first. The City's General Plan Land Use Element envisioned the CBD to be a mixed-use specialty retail and high density residential project. To that end SHP has:
 - Hired the architectural and planning firm KTGY to prepare a preliminary development concept for the CBD site.
 - Executed an Exclusive Negotiation Agreement (ENA) with the City for development of the project.
 - Proceeded with geotechnical investigations and had KTGY further refine the development concept of the ENA.
 - Secured Mother's Market as a tenant in the building that previously housed Fresh & Easy and completed a remodel to add outdoor dining. Mother's Market will be an anchor tenant for the future CBD development.
 - SHP has refined the concept plans significantly and has begun their public outreach meetings to receive public input about the pending project.
 - An additional extension of the drill sites CUP will be necessary.

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

Amend oil related municipal codes as needed. In 2017, implementation of the adopted Oil and Gas Code continued as follows:

- Public information was updated on the City website;
- City Standards were refined to assist with the new procedures for development over, or in close proximity to, abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration;
- Following participation in the Division of Oil Gas and Geothermal Resources (DOGGR) construction site plan review, DOGGR provided a letter to the California Bureau of Real Estate (BRE) causing the BRE to approve sale of the 25 new homes in the Crescent Square project;
- A total of 23 methane barrier permits were issued for the Crescent Square project; and
- Two active wells were abandoned in the Mother's Market parking lot.

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

22. *Review oil interface issues.* Accomplished and ongoing.

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

24. *Promote water conservation.* In 2007 and 2008, the Public Works Department implemented public outreach and education programs to promote water conservation through flyers included with water billing. In 2010, the City amended Title 13.10, Water Conservation in Landscaping, to require water efficient landscape in new construction

and rehabilitated landscapes. In 2010 the City completed construction of a water conservation demonstration garden at the City Yard and approved plans for a water conservation garden/pathway at Reservoir Park. In 2011, the City's SCC demonstrated a reduction in water consumption by 150.6 gallons per capita per day, as part of Signal Hill's continued effort to conserve water. In 2014, the City received \$41,758 in grant funding from the Gateway Water Management Authority to initiate a demonstration project to replace 260 antiquated residential water meters with new smart meters that record usage data and send high usage alerts automatically. The Public Works Department prepared a bid package to select a contractor to install the meters. In 2016, the City selected UtiliWorks to prepare a study to provide a cost analysis and recommend an approach to tie into Long Beach Gas infrastructure. **In 2017, all 260 smart meters were installed in the North End neighborhood. The pilot program is anticipated to begin in 2018 following installation of the City's new database software.**

The following water conservation activities continued:

- **The City maintained the previously adopted local goal to demonstrate that the City is on track to reduce total water used by 12% for 2017, as compared to the 2013 usage for the months of July 2013-February 2014. The 2017 goal was exceeded and averaged 20% reduction for the year.**
- **As a result of staff and community efforts, reporting shows that Signal Hill water customers remain among the lowest water users statewide.**
- In response to the Governor issued Executive Order B-29-15 issued on April 1, 2015, directing a statewide overall reduction in potable water use of 25%, on May 19, 2015, the City declared a Level 2 Water Supply Shortage. On September 15, 2015, the City updated the Level 2 water restrictions. **In 2017, based on improved rainfall and water reservoir storage levels as reported by the Metropolitan Water District, the City continued the water restrictions at Level 1 as follows:**
 - **Limits on Watering Days.** Watering or irrigating of any lawn, landscape or other vegetated area with potable water is limited to the following three days per week: Tuesday, Thursday and Saturday. This provision does not apply to landscape irrigation systems that exclusively use very-low flow drip type irrigation systems if no emitter produces more than one gallon of water per hour. Automated landscape irrigation systems may only be operated on other days for very short periods of time, such as ten minutes, or as reasonably required for the express purpose of adjusting or repairing a landscape irrigation system.
 - **Obligation to Fix Leaks, Breaks, or Malfunctions.** All leaks, breaks or other malfunctions in the water user's plumbing or distribution system must be repaired within seventy-two hours of notification by the city unless other arrangements are made with the city.
 - **Limits on Filling Ornamental Lakes or Ponds.** Filling or re-filling ornamental lakes or ponds is prohibited, except to the extent necessary to sustain aquatic life that has been actively managed or cared for within

the ornamental lake or pond, prior to the city declaring a supply shortage level pursuant to this chapter.

- **Other Prohibited Uses.** The city may implement other prohibited water uses as determined by the city after providing notice to the city's water customers.
- **Exemptions to Level 1 Shortage Restrictions:**
 1. **Watering with a hand-held hose or a refillable watering vessel, such as a bucket or a tree irrigator is allowed at any time on any day of the week.**
 2. **Drip irrigation systems with emitters of less than two gallons per hour capacity are exempt from duration and day of week restrictions due to increased efficiency.**
 3. **Soaker hoses or automatic tree bubblers may be used to water trees so long as watering is done under the drip-line of the tree canopy.**
 4. **Watering a vegetable garden with a soaker hose is exempt from the watering limitations.**
- **In 2017, in accordance with the updated State Water Efficient Landscape Ordinance (WELO) for new development the City reported on implementation measures and the number of developments reviewed under the ordinance for the year. There were three single-family residential projects and one 71 unit multi-family residential project reviewed and reported in the annual WELO report.**
- **In 2017, there were two properties that received a Sustainability Award in the category of Water Efficient Landscaping. Yard signs continued to be offered to awardees to increase awareness of the program and promote sustainability.**
- **In 2015, the City applied for and was granted a SoCal Water Smart Turf Removal Rebate by the Metropolitan Water District to replace turf in the parkway at City Hall with drought tolerant plants and drip irrigation. The landscaping was replaced and the parkway landscape replacement project will serve as a demonstration project. In 2016, the project was completed. In 2017, the parkway plantings are in good condition and thriving.**
- **On July 14, 2015, City staff conducted a public workshop to educate residents about drought conditions and to obtain feedback on preferences for alternative turf replacement materials and design applications. In addition, on November 23, 2015, the City adopted new regulations for all residential zoning districts to promote planting of alternative landscape materials, emphasize that turf is not a required or preferred material and establish limitations on the use of hardscape. In 2017, two properties were nominated to be awarded for a Sustainability Award in the category of Water Efficient Landscaping.**
- **The City continued an informational campaign for water conservation, tree care and the importance of ground water replenishment.**
- **In 2015, outreach to the community with water conservation information, tips and regulations continues via pamphlets, the City website and features in the City**

Views with links to bewaterwise.com. In addition, the Public Works Department purchased 500 water conservation kits for distribution to residents at public events such as the Summer Concert Series. **In 2017, the City's outreach efforts were continued and featured on the City web site, at bus stops and at the SCC's summer concerts booth.**

- In consideration that water pumping and distribution represents the single highest energy use for the City, Edison grant funds were awarded for a program to install variable speed motor drives on City water pumps that match the speed of the motor with the service need and reduces energy use. **In 2017 a total of five motors were installed; four at the Gundry Pump Station and one at the Hill Top Pump Station.**
- In 2015, design for an advanced wellhead water treatment facility was underway for installation at well No. 9, to decrease the City's reliance on imported water and provide a reliable source of potable water to the City in the case of damage from an emergency. In 2016, the well facility was completed. **In 2017, construction of the treatment facility was completed and tours of the facility were conducted for City officials, staff and members of the SCC.**
- In 2014, the City applied for a grant to expand the recycled water system, but funding was not granted. In 2015, the City applied for a Mountains and Water Conservancy Grant. In 2016, the City pursued a \$2 million grant from the Mountains and Water Conservancy to expand the City's View Park project and to begin construction of the City's first recycled water system. **See response to #1 above.**
- The City received an \$11 million grant to construct a regional storm water infiltration project that when completed will help Signal Hill, Long Beach and Caltrans meet Storm Water Quality TMDL requirements within the Los Cerritos Watershed. The grant requires that the project be constructed within 3 years necessitating a Design-Build project delivery process. In 2016, the Design Build contract was approved and construction began. **In 2017, construction continued.**
- The *Groundwater Reliability Improvement Program (GRIP)* will replace a significant portion of the imported water purchased by the Water Replenishment District (WRD) for replenishment in the Central Groundwater Basin with highly treated recycled water, thus reducing the region's reliance of imported water. In 2014, the draft Environmental Impact Report was circulated for the Ground Water Reliability Improvement Program (GRIP) Recycled Water Project. The project would allow WRD to offset current use of imported water with tertiary and advanced water treatment recycled water supplies for groundwater replenishment in the Central Basin. An Integrated Regional Water Management (IRWM) Grant Proposal provides funding for the project. **In 2017, the project was ongoing and estimated to be operational by December 2018.**
- The City received a \$65,000 Proposition 84 grant to construct 2 curbside Filterra stormwater pretreatment systems. In 2016, construction began. **In 2017, construction was completed.**
- The City received a \$75,000 County Prop. "A" Grant to upgrade and modernize the Signal Hill Park irrigation system. In 2016, through a program administered by

the Central Basin Water District, aimed at reduction of water use, Ecotech completed irrigation retrofits (nozzle/spray head replacements, new controllers, etc.) at multiple City facilities/parks. Low flow toilets, water efficient faucets and mulch rings around trees were also installed at Signal Hill Park. **In 2017, the City investigated whether additional water-conserving devices were available through the Central Basin Water District and the California Department of Water Resources; however no new devices were available.**

- A minimum of 10% of City owned catch basin inserts are required to be installed in the Los Cerritos Channel and Lower Los Angeles Riverbed watershed. In 2016, the project was initiated and partially completed. **In 2017, no inserts were installed; however the City was on track to complete installation in 2018.**
- As part of the Lower Los Angeles River and Los Cerritos Channel Water Management Plans (WMPs), the City is mandated to adopt an ordinance requiring property owners of vacant parcels 1.0 acre or more in size to install soil erosion and sediment control devices. The intent of the mandate is to reduce the amount of pollution that is carried by sediment from these vacant sites by wind and rain into the stormwater system. **In 2017, the City adopted a Vacant Parcel Ordinance (VPO). Key provisions of the VPO included:**
 - **Property owners or other designated responsible parties of properties greater than one acre are required to prepare and submit compliance plans for City approval prior to installation.**
 - **The deadline to install City approved devices is currently set as April 24, 2018.**
 - **Devices will be inspected on an annual basis prior to each rainy season (or as needed) to ensure that they are effective and properly maintained.**

Preparation of compliance plans are underway and installation is required before the next rainy season.

In 2017, the City reviewed and approved four LID Plans and one Small Site LID Plan. Additionally, two Post-Construction BMP Verification Inspections were conducted and the sites were deemed in compliance with NPDES requirements. The sites implemented five infiltration BMPs which retained a total of 6,665 cubic feet (about 50,000 gallons) of storm water per storm event. The City's consultant also coordinated stormwater enforcement actions. In 2017, the firm generated Corrective Action Notices (CANs) and Notice of Violations (NOVs). There were 18 CANs and seven NOVs related to commercial and industrial facilities; 12 CANs and four NOVs related to construction at development sites; and seven NOVs related to illicit connections and discharges.

27. Coordinate hazmat response. Accomplished and ongoing.

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

29. Amend codes for hazardous materials facilities. Accomplished through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57. In 2009, the

City approved plans for the EDCO facility, a waste recovery recycling and transfer facility that will include a household hazardous waste drop-off center. In 2012, construction of the transfer facility and administrative offices was completed. In 2014, a video promoting EDCO's household hazardous waste operations was produced and promoted on the City's website and at public meetings. **In 2017, EDCO continued to offer their transfer facility as a drop-off for household hazardous waste. The drop-off was hosted by Los Angeles County every second Saturday of the month. EDCO also offered electronic waste collections, on-call bulky item pick-up. Home Depot continued their take-back program for used compact fluorescent lamp bulbs.**

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

31. *Review hazardous facilities.* Accomplished through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57.

32. *Require construction site cleanup.* Accomplished through building inspections. In 2014, Cal Green construction recycling mandates were implemented. In 2015, additional and more rigorous Cal Green regulations were implemented by the State and the City. New regulations require all new development projects to submit a construction demolition and debris management plan to divert construction related debris. Construction recycling increased from 50% to 65%. CALGreen water regulations incorporated the State MWELO requirements for new construction including:

- Water efficient fixtures and irrigation systems;
- Building Operations and Maintenance Manual for commercial projects; and
- Decreased valuation from \$200,000 for new construction or 1,000 SF for additions.

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

Construction Waste Recycling

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

New Definitions

- Electric Vehicle (EV) Charger. Off-board charging equipment used to charge an electric vehicle.
- Electric Vehicle Charging Space (EV SPACE). A space intended for future installation of EV charging equipment and charging of electric vehicles.
- Electric Vehicle Charging Station(s) (EVCS). One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing

charging of electric vehicles. Electric vehicle charging stations are not considered parking spaces.

- Universal Waste. (1) Batteries, as described in Title 22 CCR, Section 66273.2, Subsection (a);
- (2) Electronic devices, as described in Title 22 CCR, Section 66273.3, Subsection (a);
- (3) Mercury-containing equipment, as described in Title 22 CCR, Section 66273.4, Subsection (a);
- (4) Lamps, as described in Title 22 CCR, Section 66273.5, Subsection (a);
- (5) Cathode ray tubes, as described in Title 22 CCR, Section 66273.6, Subsection (a);
- (6) Cathode ray tube glass, as described in Title 22 CCR, Section 66273.7, Subsection (a); and
- (7) Aerosol cans, as specified in Health and Safety Code, Section 25201.16.

Recycling Containers

- Required for multi-tenant residential.

Commercial Waste Disposers

- Required to have automatic shut off valves.

In 2017, the City adopted the 2016 California Code of Regulations and the 2017 County of Los Angeles Fire Code. These codes had been updated by the State, and therefore were being administered, but formal adoption by the City was appropriate. In order to facilitate some of the provisions in a manner more appropriate to Signal Hill, some of the sections of the Building Code were amended as follows:

- **Permit and plan review fees shall be those which the City Council may from time to time adopt by resolution;**
- **Definitions are added which define references in the California Building Code to mean the corresponding chapter in the Signal Hill Building Code as amended;**
- **California Building Code:**
 - **Fence permits are required for all fences and retaining walls regardless of height.**
 - **A building permit is not required for same size, replacement windows and doors installed in existing openings.**
 - **Investigation and fee provision is provided in the event of unpermitted work.**
 - **Roofing permit: if 26% or more of the roof covering is reroofed in any 12 month period, it shall conform to the requirements of the California Building Code for new buildings or structures.**

- **Appendix Chapter J provides for various requirements for grading, the maintenance of the natural character of hillsides as a scenic resource, and for safety of persons and property.**
- **California Electrical Code:**
 - **Undergrounding of utilities is required in certain areas per specific conditions.**
 - **Electrical permits will be issued only to state licensed electrical contractors or an owner/resident of a single family or two-family dwelling.**
- **California Plumbing Code:**
 - **Excessive water pressure requires water service systems with an approved type pressure regulator.**

33. *Implement code enforcement.* **Accomplished through the City's code enforcement program.** In 2010, the City completed 102 code enforcement cases. In 2011, the City completed 58 code enforcement cases. In 2012, the City completed 29 code enforcement cases. In 2014, the City completed 46 code enforcement cases. In 2016, the City completed 67 code enforcement cases. **In 2017, the City completed 68 code enforcement cases.**

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

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

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

37. *Prepare solar energy brochure.* In 2008, the City formed the SCC. Part of the committee's purpose is to provide public education. In 2009, upon recommendation from the SCC, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist in preparing a solar energy brochure for the public. On September 2, 2015, the City Council adopted an Ordinance in accordance with AB2188, the ordinance set provisions to streamline the small residential rooftop solar energy system permitting and inspection process. In 2016, 26 residential and commercial solar permits were issued. **In 2017, the City issued 23 residential solar permits, including a car charger and one commercial solar permit. The commercial solar project included installation of rooftop and carport panels on the commercial property at 2050 Cherry Avenue. The project was administratively approved and highlighted at a Planning Commission study session.**

38. *Develop an educational program for oil interface issues.* In 2005, staff participated in State Department of Conservation, Division of Oil and Geothermal Resources Construction Site Review Committee. The committee recommends recordation of disclosure documents. In 2012, the City extended an urgency ordinance for development standards for properties with oil wells in response to changes in the State review program. This ordinance requires recordation of disclosure documents. In 2013, the City amended the Oil Code to allow development near to but not over oil wells and setbacks for safety and access were included. In 2014, as part of the educational process for development of the oil code amendment and extension of the CUP for the seven SHP drill sites, the City facilitated an additional drill site tour and two lunch-and-learn programs hosted by Signal Hill Petroleum. In 2016, implementation of the adopted Oil and Gas Code continued as follows:

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

In 2017, implementation of the Oil and Gas Code continued as follows:

- **Public information was updated on the City website;**
- **City Standards were refined to assist with the new procedures for development over, or in close proximity to, abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration;**
- **Following participation in the Division of Oil Gas and Geothermal Resources (DOGGR) construction site plan review, DOGGR provided a letter to the California Bureau of Real Estate (BRE) causing the BRE to approve sale of the 25 new homes in the Crescent Square project;**
- **A total of 23 methane barrier permits were issued for the Crescent Square project; and**
- **Two previously active wells were abandoned in the Mother's Market parking lot.**

39. *Periodically provide City newsletter information covering environmental issues and progress, for delivery to residents and businesses.* **Accomplished and ongoing.** Articles are regularly provided for the City Views, the quarterly newsletter, and items are regularly posted on the City website. In 2016, the City provided "City Views" articles and inserts in the City water bill on the drought, water conservation, turf replacement and tree care. Water bill inserts also included information on the EDCO recycling programs. "In the News" articles were added to the Planning Commission and SCC agendas. The SCC continued to meet bi-monthly with all meetings open to the public. Each SCC agenda includes current environmental, sustainability and

conservation items, news, guest speakers, City participation and accomplishments, local action items and the reports on Green City Report goals and accomplishments. The SCC recommended and the City Council awarded quarterly sustainability awards to local residents, businesses and school clubs. The adopted Green City Report developed and updated annually by the SCC is publically available. The SCC's mission, meetings, members, the Green City Report and Annual Update and sustainability award recipients are posted on the City website and updated regularly.

40. In 2017, the City Views featured articles on the regional stormwater infiltration gallery project being constructed under the Long Beach Airport with grant funds obtained by the City, the project of the year award for the well number nine nanofiltration treatment plant received from the California Chapter of the American Public Works Association, water conservation reminders, the Mayor's Cleanup events, bulky item pickup information, Sustainable City and Beautification Awards, and the City's sandbag program for use during rainstorms. "In the News" articles were continued as part of the Planning Commission and SCC agendas. The SCC continued to meet bi-monthly with all meetings open to the public. Each SCC agenda includes current environmental, sustainability and conservation items, news, guest speakers, City participation and accomplishments, local action items and updates on items in the Green City Report. The SCC has recommended participation in the Beacon award program to highlight and continue to accomplish sustainable goals. The SCC's mission, meetings, members, the Green City Report and Annual Updates and sustainability award recipients are posted on the City website and updated regularly.

Safety Element

Status Overview

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2017 are bolded below.**

Goals

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

Implementation Programs

1. *Continue to adopt the most-recent California Building, Electrical, Fire, Mechanical, Plumbing, and Residential Codes, as they are updated.* **Accomplished and ongoing.** On June 27, 2017, the City adopted the 2016 edition of the California Building Code for all new and existing projects. On November 14, 2017, the City adopted the 2017 LA County Fire Code for all new and existing projects.
2. *Conduct annual reviews and updates, as necessary, of the Emergency Operations Plan.* **Accomplished and ongoing.** In 2017, the Emergency Operations Plan (EOP) was reviewed and revised to remain current with SEMS and NIMS requirements, as well as the 2016 National Response Framework and the 2015 National Preparedness Goal (2nd Edition). Furthermore, an updated Hazard Mitigation Plan (HMP), which is a companion document to the EOP, was submitted to the Federal Emergency Management Agency (FEMA) for review.
3. *Require geologic engineering and/or soils site investigations on all potential development sites located within Alquist-Priolo Earthquake Fault Zones. Such investigations are to be completed prior to issuance of a building permit.* **Accomplished and ongoing.** In 2017, the City continued to require geological investigations on all new and existing projects located within the Alquist-Priolo Earthquake Fault Study Zone.
4. *Increase public awareness by developing an education program for residents and businesses on emergency preparedness.* **Accomplished and ongoing.** In 2017, the City continued to promote the Map Your Neighborhood

program, which offers a 90 minute in-home program designed to make residents more resilient in the first hours of a disaster. The Signal Hill Police Department (SHPD) also continued to offer a “facilitator training” to any local resident who wants to host their neighborhood and learn about resident emergency procedures in the first hours of a disaster. In 2017, there were no participants.

5. *Maintain the City’s agreement with the Los Angeles County Fire Department for fire protection services and periodically review the adequacy of fire protection services. Accomplished and ongoing. The agreement with the Los Angeles County Fire Department (Fire Department) was initially adopted on December 22, 1987, and renews automatically for successive one-year terms, provided that neither party elects to cancel the agreement.*
6. *Continue to require Fire Department approval prior to project plan approval and completion. Accomplished and ongoing. For qualifying projects, the applicant must first obtain approval from the Fire Department prior to permit issuance. In 2017, the Fire Department gave their final approval for the Zinnia housing project.*
7. *With the assistance of the Fire Department, encourage employers to establish training programs regarding fire prevention, control, and evacuation. Accomplished and ongoing. In 2017, the Fire Department continued to encourage fire prevention, control, and evacuation during annual safety reviews of each business in the City.*
8. *Coordinate with the Fire Department in their review of minimum fire flows and availability and distribution requirements for water in new developments. Accomplished and ongoing. In 2017, the Fire Department continued to require fire flow tests for new development. Staff continued to include this requirement as a standard condition of approval during the Site Plan and Design Review process.*
9. *Establish procedures for prioritizing services and assistance provided by mutual aid organizations, including the Long Beach Police and Fire Departments, the Los Angeles County Sheriff’s Department, and the California Highway Patrol. Accomplished and ongoing. In 2017, Signal Hill continued to maintain open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff’s Department, and the California Highway Patrol. Additionally, Signal Hill’s EOP contains information on requesting mutual aid from other state organizations such as the Emergency Management Mutual Aid system and the Emergency Management Assistance Compact. These two alternative sources of*

emergency resources are available if the in-house inventory of City resources are fully committed.

10. *Increase community awareness of potential crime hazards through public education programs conducted by qualified law enforcement personnel for all members of the community. Accomplished and ongoing. SHPD continued to offer the Citizen's Police Academy to local residents. Classes were held biannually for two hours per week for ten weeks and focused on topics such as crime prevention, patrol operations, and emergency dispatch procedures. In 2017, 14 residents successfully completed the training.*
11. *Encourage City residents to become active in their community by continuing the support programs such as the Neighborhood Watch program. Accomplished and ongoing. SHPD continued to implement its Neighborhood Watch Program which encouraged the community to take an active role in being the eyes and ears of the department. When suspecting criminal activity, residents were advised to contact the police immediately. Specific instructions were outlined on the City's website. In 2017, there were 11 Neighborhood Watch programs.*
12. *Periodically review and update, as necessary, all law enforcement procedures and services to ensure the protection of public safety and welfare within Signal Hill. Accomplished and ongoing. SHPD continued to update its procedures and services to meet the ever-growing needs of its residents.*
13. *Perform regular inspections of all water storage facilities located within the City and, if necessary, implement new procedures to ensure the safety of these facilities. Accomplished and ongoing. Inspections of water storage facilities were conducted periodically or on an "as needed" basis by trained personnel in the Water Department. In 2017, there were no safety violations for water storage facilities within the City.*
14. *Periodically review and update all municipal and building codes regulating the development and maintenance of facilities that extract, process, transport, and store petroleum, natural gas, chemical acid materials, and other potentially hazardous or toxic material. Accomplished and ongoing. In 2017, City staff continued to maintain constant contact with all operators of hazardous and potentially hazardous facilities, including Signal Hill Petroleum (SHP), the City's largest petroleum and natural gas operator. The updated hazardous material regulations are outlined in the 2016 California Building Code.*
15. *Continue to conduct safety inspections of hazardous and toxic materials facilities and implement, as necessary, any new requirements for the regulation of safety in these facilities. Accomplished and ongoing. In 2017, all safety*

inspections for hazardous and toxic materials were conducted by the City's environmental consulting firm, John L. Hunter & Associates.

16. *Collaborate with appropriate agencies and industries to define responsibility and cost allocation for repair and cleanup of hazardous, dangerous, toxic, and other spilled materials. Accomplished and ongoing. In 2017, the City continued to follow the current version of the DOT Emergency Response Guidebook (ERG) when responding to cleanup of hazardous materials. The Fire Department maintains primary responsibility of response to hazardous materials and the City maintains secondary responsibility. City actions are limited to discovery, reporting, and incident isolation.*
17. *Require the annual updating of the City's inventory of all facilities, pipelines, and transport routes involved with hazard and toxic material activities. Accomplished and ongoing.*
18. *Periodically update local standards, and support strengthening of state and federal standards concerning the transportation of hazardous and toxic materials within Signal Hill. Accomplished and ongoing.*
19. *Specify those roadways that are designated as transportation routes for hazardous and toxic materials within Signal Hill. Accomplished. The Safety Element of the General Plan was last updated in 2016. It included a map which identifies the designated evacuation routes within the city. These evacuation routes include the transportation of hazardous and toxic materials.*
20. *Develop educational programs for public safety, public works, and inspection personnel identifying the types of hazardous materials located within the City and/or proper handling procedures in the event of a hazardous or toxic material emergency. Accomplished and ongoing. In 2017, the City continued to follow the most current version of its Hazard Communication Plan (HCP), which discusses these topics; furthermore, the HCP required all commercial entities to have their own written HCP which listed the material, quantify, and storage location of hazardous materials within the business. These businesses were required to maintain Safety Data Sheets on each hazardous material they use, which must be readily available upon request.*
21. *Maintain a capability for dealing with hazardous or toxic materials emergencies, and seek funding for such a capability. Accomplished and ongoing. In 2017, the City continued to utilize the Fire Department for its fire, medical, and other emergency responses. One of their primary duties is to respond directly to hazardous materials releases and related incidents. As the first responder to large releases (greater than 55 gallons for liquids, or 660 pounds for solids), Engine 60 will assess the release and take initial steps*

to contain it. Additional measures will be called for by Engine 60 to LA County Fire Dispatch. The County maintains specialized Hazardous Materials trucks staffed with qualified Hazardous Materials Technician/Firefighters that will complete the response. Additional assistance will come in the form of private hazardous materials contractors who will complete the response once it has been stabilized. In addition, SHP maintains an emergency response detail for its own field operations. Selected city employees are also trained to the California Title 8 First Responder – Operations level. These employees may take defensive actions to contain or control a release but cannot take actions to stop the release. All of these details are contained in the 2017 version of the Signal Hill EOP.

22. *Maintain and revise, as necessary, the City's Emergency Operations Plan, to ensure the optimal safety and welfare of Signal Hill residents. See response to #2 above.*
23. *Continue regular exercises of Emergency Operations Plan procedures by City personnel in a simulated setting. Accomplished and ongoing. Implemented through the Emergency Operations Center (EOC). In 2017, City staff participated in the Annual EOC Functional Exercise. During this exercise, two cadres of city employees (one representing a daytime operational period and one representing a nighttime shift) participated in a simulated drill that lasted for approximately 2 hours. Staff were challenged and stressed by a real time post-earthquake response followed by a simulated aftershock during the drill. A post drill hot wash was conducted for each EOC shift, with the results collected and presented in a HSEEP format After Action Report. Furthermore, the cloud based app (Veoci) was utilized to connect with other public agencies during the simulation exercise.*
24. *Develop an agreement with appropriate emergency medical service providers to serve Signal Hill's residents and workers in the event of a disaster. Accomplished and ongoing. In 2017, the City continued to follow the EOP, which details procedures for requesting emergency medical assistance in a city or area wide emergency. Medical resources from outside the affected area will be strained to respond initially, and the City's primary medical responder will be Engine 60, which is a paramedic vehicle. EOP emergency procedures detail establishing aid stations at primary and secondary shelter sites, which are typically staffed by Red Cross volunteers. These sites cannot provide direct medical aid, but will serve as casualty collection points for emergency medical responders to report to and begin treatment operations.*
25. *Maintain an evacuation plan providing routes and procedures. Update the plan as necessary to account for changes in the roadway network, new*

development, and new hazards. Accomplished and ongoing. In 2017, the City continued to follow the 2016 General Plan Safety Element, which contains a map denoting the specific evacuation routes within the City's boundaries. The map included in the 2016 Safety Element is the most current version.

26. *Develop an educational program aimed at informing the public of proper emergency response procedures. Accomplished and ongoing. Accomplished and ongoing. The City promotes the Community Emergency Response Team (CERT) training for the public, conducted by Los Angeles County in partnership with SHPD. In 2017, nine residents received CERT training and the team currently has 34 active members. Training for this the team is offered quarterly. In April of 2017, Signal Hill CERT members joined the CERT members from Long Beach and Los Angeles, as well as the Long Beach Search and Rescue Team, in a series of disaster simulations staged at the Fox Television Studios New York Street filming location. The four teams were divided into separate response groups and went through for rotations of a disaster scenario in a realistic setting. See response to #4 above.*
27. *Periodically review the coordinated efforts of all emergency response agencies to ensure the availability of services and efficiency of communications. Accomplished and ongoing.*
28. *Prepare a recovery plan for reconstruction of essential services and facilities in the event of an emergency; develop resources and available sources of funding. See response to #2 above.*
29. *Maintain an emergency operations center in accordance with the City's Emergency Operations Plan. Accomplished and ongoing. The EOC is currently located at the Signal Hill Police Station.*
30. *Continue to train City employees in emergency response and management skills. Accomplished and ongoing. In 2017, City staff attended the Annual Emergency Preparedness Training Exercise which was held at the EOC. Furthermore, each employee completed online training courses for FEMA certification. Lastly, City Hall participated in the 2017 Great California ShakeOut on October 18.*
31. *Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities. Accomplished and ongoing. The most current Hazard Mitigation Plan (HMP) was last updated in October 2016 in accordance with the Safety Element Update. In 2017, the City continued to follow the 2016 HMP.*

Noise Element

Status Overview

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2017 are bolded below:**

Goal

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

Implementation Programs

1. *Provide information to the public regarding the effects of high noise levels and the means to reduce noise levels and their impacts. Accomplished and ongoing. In 2017, staff continued to communicate the standards of the noise ordinance (SHMC Chapter 9.16) to the public both verbally and in writing.*
2. *Utilize the site plan review process and California Environmental Quality Act (CEQA) review of new developments to minimize impacts of noise-generating activities whenever feasible. Accomplished and ongoing. In 2017, the impacts of noise generated by project operations and construction, as well as traffic noise from impacted roadways, were analyzed in compliance with CEQA guidelines. Mitigation measures are applied as necessary.*
3. *Review City functions and activities to ensure that noise from concerts, construction, refuse collection, and street cleaning is reduced to the lowest possible level. Accomplished on ongoing.* The City's noise ordinance establishes standards and regulations for noise levels, days, and hours for business operations. Construction Time Limit (CTL) Notices provide descriptions of construction activities and potential noises related to the erection, demolition, excavation, modification, alteration, or repair of any buildings or structures and the permitted hours for construction.
 - 2014: 15 CTL notices sent;
 - 2015: 7 CTL notices sent;
 - 2016: 11 CTL notices sent; and
 - **In 2017, five CTL notices were sent to nearby property owners.**
4. *Consider the use of noise criteria in the purchase of new equipment by City departments and agencies as part of bid evaluation. Accomplished and ongoing.* In 2017, the City's Senior Building Inspector purchased a noise meter to utilize for field inspection visits.
5. *Encourage the Federal and State governments to continue to provide standards of allowable industrial noise exposure so that all workers are adequately protected against noise-induced hearing loss. Accomplished on ongoing.* In 2017, the City continued to receive information and provide feedback on State and Federal

regulations through its active participation in the Gateway Cities Council of Governments (COG).

6. *Review the City's noise ordinance and recommend amendments as needed.* **Accomplished on ongoing.** Staff continues to implement noise reduction and mitigation methods on a case by case basis, working with business and property owners for mutually beneficial resolutions. In 2016, four code enforcement cases were received related to noise complaints regarding illegal construction, unpermitted garage conversion, unruly parties, and a trucking yard. **In 2017, five code enforcement cases were initiated related to noise complaints regarding illegal construction, sorority parties, and a live rooster.**
7. *Review the Noise Element and update, if necessary, every five to ten years.* **Accomplished and ongoing. The Noise Element was last updated in 2010.**
8. *Continue to review County and regional plans for transportation, airport operation, etc. to identify the environmental impact of noise and to develop alternatives for the control of major noise sources on a County and regional basis.* **Accomplished and ongoing. As a member of COG in 2017, the City continued to participate in regional reviews of transportation and airport operations.**
9. *Work closely with Caltrans in the early stages of design modification or expansion of State-owned highways to ensure proper consideration of noise impacts on the City.* Accomplished during plan review and CEQA review process as required. **Accomplished and ongoing. In 2017, the City continued to participate in the COG Technical Advisory Committee (TAC) for the development and review of preliminary designs and required environmental documents for the expansion of State-owned highways such as the 710 Freeway Widening Project.**
10. *Work with Caltrans to incorporate source noise reduction, barriers, and other design elements for future freeway ramp or access alignments.* **Accomplished and ongoing.**
11. *Continue enforcement procedures to effect compliance with Motor Vehicle Code noise standards for motor vehicles.* **Accomplished and ongoing. In 2017, the Police Department continued to manage enforcement procedures for Motor Vehicle Code compliance.**
12. *Review the City's truck routes to limit to the extent practicable truck traffic in noise-sensitive areas.* **Accomplished and ongoing.** In 2013, a traffic study was prepared to analyze current and alternative truck routes in the City. Trucking yard standards were subsequently adopted later that year to reduce potential impacts to the community, including noise. **In 2017, no new trucking yards were approved and no truck route related complaints were received.**
13. *Support the currently-adopted Aircraft Noise Compatibility Ordinance (Long Beach Municipal Code Chapter 16.43) and noise abatement procedures for Long Beach*

Airport. Strongly oppose the establishment of flight patterns of aircraft over the City and relocation of runways, which would include noise impacts on land uses in Signal Hill. **Accomplished and ongoing.** In 2014, communications with Long Beach Airport personnel were initiated which resulted in a change to the take-off and landing patterns for small planes during instructional flights. This action was in response to noise concerns from local residents. **In 2017, no aircraft related noise complaints were received. However, staff continues to maintain communication with Long Beach Airport personnel.**

14. *Encourage Long Beach Transit to use noise criteria as an important factor in their purchase of new buses.* **Accomplished and ongoing.**
15. *Mitigate new noise sources to an acceptable exterior level of 65 dB CNEL or less and an interior level in habitable rooms of 45 dB CNEL or less at existing noise-sensitive land uses.* **Accomplished and ongoing.** In 2017, the City's Senior Building Inspector purchased a noise meter to utilize for field inspection visits.
16. *Require an acoustical analysis report where the introduction or addition of a new noise source has the potential to result in exterior noise levels exceeding 60 dB CNEL at a noise-sensitive location. The report must show how noise mitigation measures have been incorporated into the design of the new noise source to reduce interior noise levels at noise-sensitive locations to 45 dB CNEL.* **Accomplished and ongoing.**
17. *For new residential structures to be located where the predicted CNEL exceeds 60 dB, require an acoustical analysis assuring that the proposed design will limit exterior noise to allowable levels: 45 dB in any habitable room and to the extent practicable, 65 dB for outdoor living areas.* **Accomplished and ongoing.** In 2017, the City continued to incorporate these requirements during the plan review and the CEQA review processes (as required).
18. *Enforce the California Building Standards Code (CCR, Title 24) for sound transmission between adjacent multifamily dwellings to ensure an acceptable interior noise level of 45 dB CNEL in habitable rooms.* **Accomplished through the City's building plan check process.** On June 27, 2017, the City adopted the 2016 California Building Code, which enforces these noise standards.
19. *Consider the use of reduced street widths and traffic calming to reduce vehicular noise.* **Accomplished and ongoing (where feasible).** In 2017, the Crescent Square housing project incorporated private streets that are narrower than typical public streets. This reduced street width serves as a traffic calming purpose, thus minimizing vehicular noise.
20. *Enforce existing noise ordinance requirements for the construction of new single-family detached or multifamily residential dwellings within 600 feet of an operating well, injection well, or other appurtenant oil field equipment (SHMC Section 9.16.085).* **Accomplished as part of annual inspections of oil fields and site plan and design review.** In 2017, 42 well work notifications were distributed by Signal Hill

Petroleum (SHP). In an effort to provide the community with information regarding well work, SHP provided courtesy notices to nearby residents and the City about the type of work that will be done, the duration of the work, what to expect with the work and contact information for SHP. Noise mitigation measures continued to be incorporated into well work operations.

April

6b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

AGENDA ITEM

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

**FROM: RYAN AGBAYANI
ASSISTANT PLANNER**

SUBJECT: DIRECTOR'S REPORT – CITY AWARD PROGRAMS

Summary:

Staff will provide an update on implementation of the Beautification and Sustainability Awards.

Recommendation:

Receive and file.

Approved:

Scott Charney
Community Development Director

April

6c.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: DIRECTOR'S REPORT – 2018 PLANNING COMMISSIONERS
ACADEMY CONFERENCE HIGHLIGHTS**

Summary:

The League of California Cities 2018 Planning Commissioners Academy was held on April 4th through 6th at the Hyatt Regency Monterey. Vice Chair Parker attended the conference and will share highlights and thoughts from sessions attended.

Recommendation:

Receive and file.

April

7a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: MINUTES

Summary:

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

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
March 20, 2018
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 (excused absence)
 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 Gina Chung

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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Follow-Up to the 2018 Greater Los Angeles Homeless Count

Senior Planner Colleen Doan gave the staff report.

A member of the public asked how often and when the count was conducted.

Staff explained that the Signal Hill event is a “point in time” count and that it is conducted once a year in the evening in January.

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

The motion carried 4/0.

b. Beautification Award Program

Senior Planner Colleen Doan gave the staff report.

Commissioner Fallon asked if staff received the two nominations that she submitted.

Staff confirmed that they had received her two nominations for Sustainability Awards and would be presenting them at the April Sustainable City Committee meeting.

Vice Chair Parker asked if the Commission can utilize nominations from the Sustainability Award list for the Beautification Award Program.

Staff confirmed that some properties merit both awards. However, the intent of the Beautification Award Program is to showcase commercial and residential improvement projects, which could be as simple as new paint or stucco, a new roof, or other exterior upgrades.

Chair Richárd emphasized that the Commission should be proactive in looking for and nominating properties for the Beautification Award program.

Commissioner Fallon suggested that the solicitation be presented as an announcement to the public during City Council meetings.

Staff agreed to suggest drafting an announcement for future City Council meetings and noted that the City's Communications Specialist will include a solicitation flyer in the City Views Newsletter.

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

The motion carried 4/0.

c. New Housing Related Legislation: Senate Bill 35 – Streamlined Housing Approval Process

Assistant Planner Ryan Agbayani gave the staff report.

Vice Chair Parker asked if the City will implement objective design standards in anticipation of the SB 35 streamlining process.

Staff confirmed that we will discuss potential objective design standards with the Commission at a later time.

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

The motion carried 4/0.

CONSENT CALENDAR

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

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Wilson emphasized safety in anticipation of the upcoming rain. He announced that the City offers free sandbags for residents that can be obtained at the City Yard.

Chair Richárd attended the Dog Park Grand Opening Event on Saturday, March 17, 2018 and expressed that she thought it was a great success. Furthermore, she is looking forward to the upcoming Zinnia Grand Opening Event to be held on Friday, March 23, 2018. Lastly, she gave warning to the public regarding theft of delivery packages around the City, notably in residential areas.

ADJOURNMENT

It was moved by Vice Chair Parker and seconded by Commissioner Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 17, 2018, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

Chair Richárd adjourned the meeting at 7.28 p.m.

Chair Rose Richárd

Attest:

Scott Charney
Commission Secretary

April

7b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

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 City Council meeting(s).

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the March 27, 2018, City Council meeting:
 - The Council reorganized by selecting a new Mayor, Tina Hansen, and new Vice Mayor, Larry Forester.
 - Staff presented the General Plan Annual Progress Report, and the City Council authorized staff to submit the Annual Progress Report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.
- 2) At the April 10, 2018, City Council meeting:
 - Mayor Hansen introduced Charles Hughes, the new Librarian.
 - Kelli Tunnicliff, Public Works Director, presented an update on the Library construction, which is on track for completion in early 2019.

April

7C.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

City of Signal Hill
Community Development Department
Development Status Report
April 17, 2018

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			<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	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 on 7/7/17. • 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 approved on 11/13/17. • COA's emailed to the agent on 12/7/17. • Applicant discussed public works improvement requirements with the Public Works Department. Parties agreed upon a payment in lieu of the required public improvements. As such, the original COA's were revised on 3/28/18 by City Engineer. • Revised COA's were emailed to the agent on 4/2/18.
	Applicant: Roger Vititow											RA/JH

City of Signal Hill
Community Development Department
Development Status Report
April 17, 2018

Commercial-Industrial

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			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
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 has not been proposed (3/18). CTD
3201 California Ave. SHP Inc.	Abandoned well leak testing and WAR review. Applicant: SHP Inc.	Administrative Review <input type="checkbox"/> WELO req.	N/A						N/A			<ul style="list-style-type: none"> Methane leak tests approved. Three Well Abandonment Reports (WARs) approved. Development plans are on hold (6/16). CTD/JH
2370 Walnut Avenue	Remodel for office and auto body repair facility. Applicant: Beetley for Tenant: Caliber Collision 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). Lot merger comments were returned to applicant with a request for backup documents (02/18). Sign permits were issued (3/18) Contacted applicant and site visit per body repair work occurring outside of approved area and temp structure in parking lot (4/18). Caliber Collision indicated they may want an Auto Accessory Use Auto Body CUP (4/18). Rep for owner is revising lot merger documents (4/18). CTD

City of Signal Hill
Community Development Department
Development Status Report
April 17, 2018

Commercial-Industrial

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2499 PCH	Remodel of commercial laundry.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning and public works review 1st comments were provided. 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 is pending and re-design and merger documents are under review (3/18).
	Applicant: Bill Mylonas											CTD/JH
2020 Walnut Avenue	Preliminary review of an 110,300 SF industrial park.	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; submittal is pending (8/17). Applicant has revised plans, conducted a developer outreach mtg. and participated in the City's neighborhood mtg. Incomplete, conceptual plans were reviewed by PC at a workshop on Jan. 16, 2018 (1/18). Partial revised plans submitted 2/08/18. Staff sent notice to meet and review missing, or incomplete items on 2/14/18. At the applicant's request staff scheduled the project for a 2/20/18 PC workshop and identified incomplete items. PC directed applicant to work with staff to

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April 17, 2018

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												refine design and complete missing items. <ul style="list-style-type: none"> On 3/12/18, the applicant re-submitted plans without meeting or working with staff. On 3/6/18 staff met with the applicant's architect to review revised plans, refine the design and edit the view analysis and revisions are pending. Applicant has begun the traffic study and edits to the workplan for the Human Health Risk Assessment is pending (3/18). Sample revised elevations have been submitted for review (4/18). CTD
1501 E. 28th Street	Site paving and LID BMPs for a mobile fueling facility.	Admin. SPDR <input type="checkbox"/> WELO req.										Planning, LID & grading approved. <ul style="list-style-type: none"> Grading & plumbing permit issued (9/17). Grading & paving complete. Install of LID system pending (10/17). Staff inquired about the completion of the LID plan and a stored vehicle (4/18). CTD
2953 Obispo Ave. Outbreak Indoor Soccer	A request to allow indoor soccer as a conditionally permitted use in the City. Applicant: Mike Biddle	ZOA CUP <input type="checkbox"/> WELO req.	N/A	Required	Required							Purchased Futsal Soccer, initially approved as a Non-traditional use. <ul style="list-style-type: none"> City received noise and other nuisance complaints. Outbreak met with HOA (7/14) and submitted a ZOA and CUP application. Intend to move out of the City by June (4/18) CTD

City of Signal Hill
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Commercial-Industrial

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1136 Willow St.	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones.	ZOA 16-04 CUP 16-02 <input type="checkbox"/> WELO req.	N/A	6/21/16	7/12/16	Building Permit Issued: 11/28/16 Building Permit Finaled: 9-1-17			5/22/18			<ul style="list-style-type: none"> Planning Commission workshop held 5/17/16. City Council approved on ZOA and CUP on 7/12/16., A neighborhood meeting held on 3/12/18 per CUP cond. and no negative impacts or concerns reported. Brewery owners would like to amend their CUP for extended hours of operation and more outdoor seating (3/18).
Micro-brewery ZOA/CUP	Applicant: Daniel Sundstrom											CTD
2750 Rose Avenue	Application for a CUP to allow vehicle body repair and painting as an Auto Center accessory use.	CUP 16-03 <input type="checkbox"/> WELO req.	N/A	11/15/16	12/13/16							<ul style="list-style-type: none"> Planning Commission recommended approval on 11/15/16. City Council approved on 12/13/16. Class Auto opened for business in 2017. Outdoor storage was removed. Draft parking covenant pending recordation by the applicant (2/18).
Collision auto repair CUP and body	Accessory Dealership: Mercedes Benz Applicant: Class Auto Center Inc.											CTD
999 Willow Avenue	Remodel of commercial bldg.	Admin SPDR										<ul style="list-style-type: none"> Planning Review 1st comments issued to applicant (8/17). Revised plans submitted and approved by Planning. 1st plan check comments issued to applicant (12/19/17). Applicant re-submitted on 2/27.

City of Signal Hill
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Bldg. remodel	Applicant: 2H Construction LLC	Admin SPDR										<ul style="list-style-type: none"> 2nd plan check comments completed 3/9/18 and applicant pick-up is pending (3/18). Applicant's architect is responding to plan check comments (4/18). CTD
2501 Cherry Avenue 701 E. 28 th Street	Request to install solar panels over parking areas and on roof tops of existing commercial buildings.	Admin SPDR <input type="checkbox"/> WELO req.	7/3/17	N/A	N/A							<ul style="list-style-type: none"> 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). Applicant re-submittal for 2nd plan check 2/13/18. Landscape plans prepared by the solar installer were received and installation permit was issued 3/9/18. Landscape plan check comments were completed 3/13/18 and applicant response is pending. (3/18). SHP is working with the installer to insure well access is maintained (4/18). CTD/JH
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	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

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	Applicant: Jim Kirby (LA Prep, INC.)											grading and retaining wall plans on 9/11/17. <ul style="list-style-type: none"> • 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. • The perimeter fence has been constructed. However, a final inspection has not been conducted for the site. It was noted that the fence on the driveway along E. Willow St. is not in the correct location (3/18). RA
2475 Cherry Avenue Bldg. remodel	Mother's Market TI of former Fresh & Easy grocery, including a new outdoor dining space Applicant: SHP for Mother's Market	CUP 17-01 SPDR 17-04 <input checked="" type="checkbox"/> WELO req.	N/A	8/15/17	9/12/17	9/12/18						<ul style="list-style-type: none"> • External plans approved and permit is ready to issue (12/17). • 1st review of Industrial Waste (IW) Permit completed w/comments. • Internal TI plans approved and permit issued on 12/13/17. • Revised plans and application for IW permit pending (12/17). • Inspections ongoing (1/18). • Landscape/WELO plan approval pending (2/18). • Internal permit issued 11/1/17. • C of O issued 2/15/18. • Grand Opening held on 2/17/2018 (3/18). • Planters were installed, final WELO documents pending (4/18). CD

City of Signal Hill
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Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
3395 Orange Avenue (Sinclair Gas Station)	Tenant improvement to expand gas station market into the existing mechanic bays. Applicant: Signal Hill Oil Corporation	Preliminary Planning Review										<ul style="list-style-type: none"> • Received PDF plans via email on 2/1/18. • Spoke to the agent-architect on 2/23/18 regarding the plans. I informed him that we will need a \$208.00 planning review fee before I can formally draft my comments. • \$208.00 planning review fee received on 3/6/18. • Emailed correction list to agent-architect on 3/14/18. • Spoke to agent-architect to go over correction list on 3/15/18. • Project is pending upon resubmittal of plans (4/18). <p>RA</p>

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Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 11 business licenses.
- Building Department staff issued 12 permits including 1 residential and 1 commercial solar permits. The valuation of the projects is approximately \$517,200 with permit revenues at \$3,239.00.

Training/Tours/Events

- A Drill Sites CUP tour is scheduled for April 26, 2018 at 4 P.M.
- Director Scott Charney and Admin. Assistant Phyllis Thorne are participating on the City website re-design committee.
- Community Development staff are preparing the Department two-year budget.
- Planning staff are preparing the Sustainable City Committee Beacon Award Program submittal.

Ongoing/Upcoming Projects

- Community meeting to present compliance plan template regarding the Vacant Parcel Ordinance was held 4/02/2018. A total of 31/33 property owners have contacted staff.
- Staff received preliminary plans for 16 single-family detached dwellings proposed at 1367 and 1387 E. 23rd Street (across the street from Signal Hill Elementary).
- Conceptual plans for the Heritage Square/CBD project continue to be refined and SHP is conducting their phase I public outreach.
- Staff are coordinating interviews with potential CEQA environmental analysis consultants for the Heritage Square project.
- 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>
			Term	Submit Permanent Improvement Plan	Review/Approve Permanent Improvement Plan	Extension	Install Permanent Improvements	
1250 Street	28 th 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 year	1 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 upgraded (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 per the Auto Accessory Use Ordinance. Permanent improvement plans have been postponed (2/18). <p>CTD</p>

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Auto Center Dealership Improvements

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
1500 E. Spring Street	<p>Honda Expansion Revision: 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>	SPDR 17-02 <input type="checkbox"/> WELO req.	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. • Drywall complete. Stucco started (12/17). • Sign permit package was approved by both planning and building; permit issued. • Stucco and LID excavation inspected (1/18). • Grand Opening was in February 2018. • Contractor installed blue channel letters on blue exterior of building for "Signal Hill Auto Center" sign.

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Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
1500 E. Spring Street	Applicant: Goree Architects for Long Beach Honda											<ul style="list-style-type: none"> • Staff reached out to the sign contractor and the Long Beach Honda General Manager to discuss the lack of contrast in color. • Issue has been resolved and they will install white channel letters on the blue exterior of the building for the "Signal Hill Auto Center" sign. The projected date of completion is 3/31/18 (3/18). RA
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. • Applicant is working on SPDR submittal (2/18). EM

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Wireless Communication Facilities

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
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 (1/18). CTD/JH
2411 Skyline Dr.	Request to install (5) new MW flat panel antennas, 5 1/4 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 preliminary zoning 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 from applicant's consultant firm on 12/4/17 to discuss outstanding corrections. A follow-up email was also sent. • The applicant resubmitted a revised compliance report on 1/4/18. Compliance report is currently under review. • Review of FCC compliance report is completed. Applicant is cleared to submit for building plan check (3/18). RA

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Wireless Communication Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
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2411 Skyline Dr.	Request to install 4 new MW flat panels, 4 feedlines, new mounts and equipment in existing shelter. Applicant: Crown Castle on behalf of Spectrumlink Inc.	CUP 99-05 Amendment required per audit totals exceeded.		TBD								<ul style="list-style-type: none"> • Applicant is requesting auto approval per co-location legislation. • Per City Attorney review of State co-location law, request was approved with "no significant change" determination (2/18). • Plan check was completed on 1/30/18 and a valuation has been requested to calculate fees for permits issuance (3/18). CTD
1855 Coronado rooftop facility	Six 6' high panel, 9 RRUs antennas, new hybrid cables and larger screen boxes screen the equipment Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A							<ul style="list-style-type: none"> • Plans ready for permit issuance, applicant notified on 5/16 and 9/16. • Third reminder sent (1/17). CTD
2525 Cherry Avenue	Removing and replacing the 3 existing antennas Applicant: Core Dev. for Sprint	Administrative to modify CUP 02-01	✓	N/A	N/A							<ul style="list-style-type: none"> • Building permit ready for issuance 1/26/16. • Reminders sent for permit issuance on 3/16, 7/16, 9/16, and 12/16. • Final reminder sent that plans expire on 1/25/17. • Building permit issued on 1/13/17. • No inspection requested yet. (11/17). • Permit expired. 

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<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
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							CTD/JH CTD/JH
1220 E. Hill St.	Installation of a new (67'+/-) Verizon Wireless Monopalm with Related Equipment Applicant: Cavanna Peter (property owner)	Administrative	✓	N/A	N/A							<ul style="list-style-type: none"> • Building permit issued on 12/7/16. • No inspection requested yet (11/17). <ul style="list-style-type: none"> • Application and deposit received on 8/7/17 • First review corrections emailed to applicant-agent on 9/11/17 • Resubmittal package was received via FedEx. • Routed plans to Building Safety and Public Works for review. • Conditions of approval were received by both Building Safety and Public Works Departments on 2/22/18. • Conducted a conference call with the agent on 3/13/18 to discuss conditions and the next steps of the CUP process. Both the Senior Building Inspector, Project Planner, and City Engineer were present. • Follow-up email sent on 3/13/18 to discuss View Policy (3/18). RA

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<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2525 Cherry Ave.	<p>Install (1) new IBR model: fastback networks IBR 1300 integrated; install (1) new 160' CAT5E cables from equipment cabinet to new antenna; install (1) proposed 2.5" STD long pip mount</p> <p>Applicant: SAC Wireless on behalf of Sprint</p>											<ul style="list-style-type: none"> • PDF plans were emailed on 4/2/18. • Preliminary planning review fee of \$208.00 was received on 4/9/18. • Check was deposited with Finance on 4/12/18. <p>RA</p>

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			REVIEW			SPDR			CTL			Status
Address	Project Description	Application	Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2518 Willow St.	New front entry electronic gate w/stone veneer pilasters, update guard shack Applicant: Willow Ridge Homeowners Association	Administrative Review □ 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). • No final inspection requested (2/18) 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 □ WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16	11/21/17	2/19/18	Exp	Exp		<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 (1/18). • Staff mailed and posted a letter for a final extension request (2/18). • Property owner has requested a final extension, notices were mailed to property owners within 100' and no objections have been received. PC review of request is scheduled for public hearing on 4/17/18. CTD/JH

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			REVIEW			SPDR			CTL			
Address	Project Description	Application	Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	Status
3347 Brayton Ave	Remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition	SPDR 15-02 <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16			5/31/17  Exp	6/04/17  Exp	3/04/18  Exp	<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. At Feb. inspection, project was on track to meet 2nd CTL deadline. Owner reports kitchen cabinet and flooring installs are pending completion in one week (3/18). Applicant has requested final inspections for C of O, tentatively scheduled for the week of 4/23/18. CTL allows a 30 day grace period following expiration. <p>CTD/JH</p>
1900 Temple Ave.	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06 <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A							<ul style="list-style-type: none"> Application submitted 10/7/16. View analysis 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. Applicant's architect submitted revised plans for preliminary review and new story poles were installed. One request for a View analysis was received, and the report was approved by the requestee. Staff are reviewing for the 5/15/18 PC public hearing (4/18). <p>CTD</p>

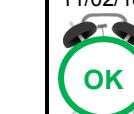
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Address	Project Description	Application	Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
1995 St. Louis Ave.	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage	SPDR 15-04 Applicant: Seth Sor for Kimberly and Phat Ly	N/A ☒ WELO req.	8/11/15 Required	N/A 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			<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). Foundation for fence inspected (1/18). Slab rebar in process (3/18). 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 Applicant: Santana Investors	N/A ☐ WELO req.	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). 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 (8/17).

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2260 Walnut cont.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot Applicant: Santana Investors											<ul style="list-style-type: none"> • Staff received a report and inquiries indicating the property is for sale (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 to date (3/18). <p>CTD/JH</p>
2055 N. Terrace Dr.	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). • Stucco inspected (1/18). • Stucco and roof completed. • Interior work expected to be completed within 2 weeks. • CTL allows a 30 day grace period following expiration. <p>CTD</p>

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Address	Project Description	Application	<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>	
2179 Temple Ave.	Conversion of a two-story SFD into a duplex with each unit occupying an entire floor; new detached garage structure consisting of (2) two-car garages at rear of property. Applicant: Tizita and Asrat Bekele	Administrative SPDR 18-01	2/9/18	N/A	N/A							<ul style="list-style-type: none"> • Received application and preliminary conceptual plans. • Drafted correction list. • Reviewed revised plans and conducted Admin SPDR with planning team. • Coordinated review with the Building Safety and Public Works Departments. • Drafted Admin SPDR Conditions of Approval. • Emailed final Conditions of Approval to authorized agent on 2/9/18 for signature of applicant. • Met with the designer and property owner on 4/5/18 to discuss applicant's questions regarding the COA's. RA
2489 Eastwind Way	185 SF addition at side of property for new dining room; second story balcony atop new addition Applicant: Jason Cavallero (property owner)	Administrative SPDR 18-02	3/28/18									<ul style="list-style-type: none"> • Applicant dropped off the plans at the front counter without fees. • Instructed applicant that he would need to submit the required \$500.00 review fee. • Applicant provided the required \$500 review fee. • Admin SPDR was completed and approved on 3/28/18. • COA's were emailed directly to the applicant on 3/29/18. • Project is currently pending upon formal submittal for plan check (4/18). RA

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3269 Lewis Ave.	Convert existing one-car garage into two new two-car garages with ADU above the garages at rear of property Applicant: Jahaziel Romero (property owner)											<ul style="list-style-type: none"> • Applicant submitted the plan at the counter on 3/23/18. • Staff met with the property owner on 4/9/18 to discuss get clarification on the project and take in the required \$1,500 deposit. Deposit processed by Finance Department. <p>RA</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			8/14/19				<ul style="list-style-type: none"> 2 Model home permits issued on 12/7/16. Model construction and landscaping complete (6/23/2017). 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). Stucco and drywall nearly complete on Phase 1 lots. Phase 2 and 3 framing pending (2/18). Phase 2 began stucco. Phase 3 framing is started. Phase 1 driveways, walkways and fences started (3/18). Contractor has requested C of O inspections for phase 1 homes (4/18). <p>CTD/JH</p>
						Phase 1 and 2 Building Permits Issued 9/13/17							
Walnut/ Crescent Heights St.	Applicant: Far West Industries					Phase 3 Building Permits Issued 10/17/17							<ul style="list-style-type: none"> Plan check approved 9/20/17 Permit pulled 10/26/17 No inspections requested yet (12/17). Stucco inspected (1/18). Lathe inspections underway (3/18). <p>JH</p>
2508 E. Willow (Willow Ridge)	TI: Deck repair to 24 decks Dumont Engineering for Willow Ridge HOA												

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The Courtyard 1939 Temple Avenue	<p>Residential development on a .6-acre lot for 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height.</p> <p>SP-21, Courtyard Residential Specific Plan to deviate from current RH zoning for 3-stories height and a reduced front and rear setback.</p>	<p>SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)</p> <p><input type="checkbox"/> WELO req.</p>	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. • 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

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The Courtyard 1939 Temple Avenue (cont.)												<ul style="list-style-type: none"> • 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. • The developer has indicated they will be lowering the northerly units by approximately 12". • A revised preliminary grading plan and view analysis reports showing the height reduction must be submitted in order to proceed to a public workshop. (2/18).
		Applicant: High Rhodes Property Group										CTD

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Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>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	<p>Residential SP-10 on a .4-acre lot</p> <p>1st concept plan had 14 attached units</p> <p>2nd concept plan had 12 attached units</p> <p>3rd concept plan had 10 detached units</p> <p>4th concept plan has 9 detached units</p> <p>5th concept plan has 7 units; 3 detached and 4 attached on the 1st floor</p> <p>Residential SP-10 on a .4-acre lot</p>	ZOA, SPDR, TTM, N/A	Required	Required								<ul style="list-style-type: none"> • Staff met w/owner who reported an unsuccessful lot consolidation outreach effort (9/12). • A revised design (10 units) more closely meets the intent of SP-10. • Access & guest parking revised (6/14). • PC requested additional design changes. Plan revised to 9 units & met most of the standards. Some buildings still exceed height limit. • Condo map and story pole plan were submitted and view analysis request letter was sent 4/1/16. • Due to delays of story pole installation, viewing period was extended 4/14/16. Story poles were installed and comments received. A view analysis report was prepared & reviewed with residents. • Due to impacts on views, the applicant further reduced bldg. heights however, most still exceed the 30' height limit. • City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line. • Review of the revised view report completed, story pole cert submitted. • Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence and site clean-up items are required.
Applicant: Mike Afiuny												

City of Signal Hill
Community Development Department
Development Status Report
April 17, 2018

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>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.	Residential SP-10 on a .4-acre lot											<ul style="list-style-type: none"> Final inspections (3/17). • 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
Applicant: Mike Afiuny												

City of Signal Hill
Community Development Department
Development Status Report
April 17, 2018

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>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)												two and three-story units were submitted. A new story pole plan was prepared and reviewed by staff and story poles have been installed (1/18). <ul style="list-style-type: none">• New View Analysis Reports with information on the review process with the property owners who requested them on (4/9/18). CTD
	Applicant: Mike Afiuny											

April

7d.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

April 17, 2018

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:

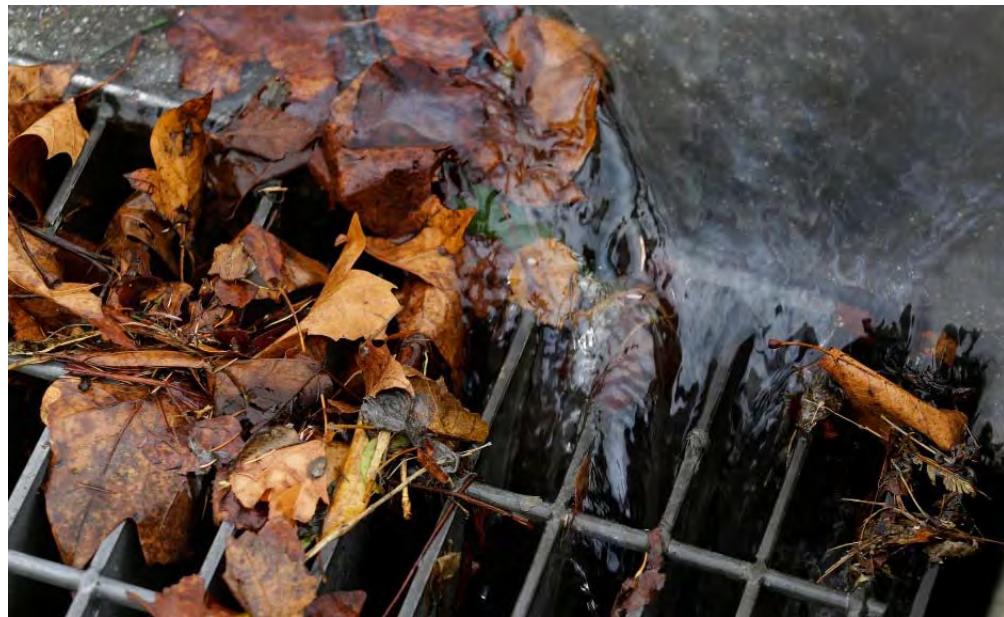
- California Cities Risk Being Sunk by Unnecessary Stormwater Costs
- Coastal Resilience - On the Waterfront
- Nurturing Neighborhoods - Making Urban Parks Sustainable
- Renovate or Die - Suburban Office Parks
- Why so many Mexicans Revile the Colonial Californiano Architectural Hybrid

Recommendation:

Receive and file.

OPINION

California cities risk being sunk by unnecessary stormwater cleanup costs



AP Photo/Ben Margot

Rainwater spills over a clogged storm drain Tuesday, Jan 5, 2016, in San Leandro, Calif.

By **THE EDITORIAL BOARD** | opinion@scng.com |

March 15, 2018 at 7:30 pm

[0 COMMENTS](#)

Local governments in California risk being sunk by the cost of projects to clean up stormwater runoff, but a [new report by the state auditor](#) says those costs are not always “necessary and appropriate.”

The report recommends that the Legislature amend state law to direct the State Water Board to assess whether a study is justified to evaluate the safe level of a pollutant in a specific body of water. As an example, it cited a study of the Los Angeles River that found that a higher limit of a pollutant was safe, saving over a billion dollars.

Stormwater cleanup can require the construction of costly infrastructure like pipes, filters and retention basins, changes to pavement and new landscaping features to capture and filter runoff. Local jurisdictions incur hundreds of millions of dollars in costs for planning, construction, operation and maintenance.

The cost of compliance with stormwater requirements for Los Angeles County has been estimated at \$20 billion over the next 20 years.

“We would expect that in developing pollutant control plans, regional boards would adequately consider the costs local jurisdictions would incur to comply,” the report states, revealing that for eight of the 20 pollutant control plans reviewed, the regional water boards used “inappropriate methods” to develop cost estimates or did not document the sources they used to develop them.

The federal [Clean Water Act](#) has included specific requirements for stormwater since 1987. Then, in 1999, environmental groups sued the U.S. Environmental Protection Agency, charging that the EPA was failing to implement pollutant control plans in the Los Angeles area. The result was a consent decree that required the development of pollutant control plans covering multiple bodies of water in the L.A. region by 2012.

State law requires regional water boards “to include economic considerations as a factor when establishing maximum pollutant levels,” although it does not currently define what those economic considerations must include.

[Stormwater pollution standards](#) are enforced by the State Water Board and nine regional water boards through a system of permits. The Los Angeles Regional Water Board’s 2012 permit had 34 separate pollutant control plans, while the regional water boards for San Francisco Bay and the Central Valley had six and eight, respectively.

The compliance costs have become unmanageable for many local jurisdictions. The auditor’s report cites one city official from Bellflower who stated that addressing the costs of stormwater management had resulted in funding cuts to public safety, recreation and capital improvement projects.

Finding a funding source for stormwater projects has proved to be a challenge. Last year, the Legislature narrowly approved Senate Bill 231, which redefined stormwater as sewer water in an attempt to get around Proposition 218's requirement, as interpreted by a state appeals court, that new or higher stormwater fees require voter approval.

The auditor is right that pollutant control plans must be based on appropriate local studies, accurate cost information and considerations of the economic impact of the regulations. The report is timely and should be heeded.

Tags: [editorials](#)



The Editorial Board

The editorial board and opinion section staff are independent of the news-gathering side of our organization. Through our staff-written editorials, we take positions on important issues affecting our readership, from pension reform to protecting our region's unique natural resources to transportation. The editorials are unsigned because, while written by one or more members of our staff, they represent the point of view of our news organization's management. In order to take informed positions, we meet frequently with government, community and business leaders on important issues affecting our cities, region and state. During elections, we meet with candidates for office and the proponents and opponents of ballot initiatives and then make recommendations to voters.

[VIEW COMMENTS](#)

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We invite you to use our commenting platform to engage in insightful conversations about issues in our community. Although we do not pre-screen comments, we reserve the right at all times to remove any information or materials that are unlawful, threatening, abusive, libelous, defamatory, obscene, vulgar, pornographic, profane, indecent or otherwise objectionable to us, and to disclose any information



On the Waterfront

Five years after Sandy, two forthcoming projects in the Northeast offer models for other vulnerable regions.

By Michael Cockram

IN THE AFTERMATH of the damage wrought by hurricanes Harvey and Irma, many residents in areas surrounding Houston, in the state of Florida, and throughout the Caribbean are struggling to satisfy their immediate and most basic needs. But as the devastated communities start thinking about long-term recovery efforts, they will need to carefully consider

their rebuilding strategies. Rising sea levels and warming ocean temperatures will only increase the intensity of future storms and the threat to coastal cities and towns.

Places to look for exemplars are New York and Connecticut, where projects aimed at improving resilience are nearing construction, five years after Hurricane Sandy slammed into

EMERALD NECKLACE The Big U will wrap the southern tip of Manhattan and combine hard, heavily engineered infrastructure with softer protection devices, and include parkland and other social and recreational amenities.

the region. Two infrastructure projects in particular, one for Lower Manhattan and another for Bridgeport, Connecticut, could provide lessons in preparing for the next superstorm.

The two schemes were among the winners of the 2013 Hurricane Sandy Design Competition, whose goal was to address social and structural vulnerabilities in the cities and towns affected by the storm. Known as Rebuild by Design (RBD), for the nonprofit created to oversee it, the competition resulted in more than \$1 billion in awards from the Department of Housing and Urban Development (HUD), providing seed money, as well as funds for implementation, of



PASSIVE PROTECTION The first phase of the Big U will stretch down the East Side of Manhattan from 25th Street to south of the Williamsburg Bridge (above). A redesigned Stuyvesant Cove Park (left and below) will serve as a storm buffer, with landscape features that can survive inundation.

a number of projects in the New York metropolitan region and beyond.

Architecture firms play a leading role in the RBD teams, which are also made up of landscape architects, scientists, and engineers from the U.S. and abroad. This multidisciplinary framework was an essential aspect of the multistage competition, says Amy Chester, managing director of RBD. Each team was encouraged to include international participants and engage in extensive collaboration with residents and local governments and other stakeholders, she explains.

A team led by the Danish firm Bjarke Ingels Group (BIG) produced the scheme known as "The Big U," a buffer that relies on an assortment of strategies and both "hard" traditional infrastructure, such as walls and gates, and "soft" elements like green space and berms, which would double as community social and recreational areas. It will wind around the shoreline in the shape of a "U" and protect the southern tip of Manhattan from storm surges and flooding.

Design-team members are fond of referring to this combination of large-scale, highly engineered elements and more human-scaled strategies as the outcome of an imaginary partnership between Robert Moses, the planner behind much of New York's megascale mid-20th century urban renewal, and Jane Jacobs,



OPEN AND SHUT The Big U will have some active flood-control elements, such as a flip-up gate (all photos right) that can be used in a variety of modes and in different weather conditions.

the influential activist who championed the richness and diversity of neighborhoods. "We think of the Big U as the love child of the two famous adversaries," quips Jeremy Alain Siegel, project leader in BIG's New York office.

Since the competition, the BIG U has been divided into two implementation phases: the East Side Coastal Resiliency (ESCR) project, which stretches for 2.2 miles along the East River, from 25th Street to just south of the Williamsburg Bridge, and the Lower Manhattan Coastal Resiliency (LMCR) project, which extends below the Manhattan and Brooklyn Bridges to the Battery. The two are further segmented into several discrete flood protection zones, or "compartments," defined by "tie backs" made up of barriers and operable floodgates. But as a whole, the Big U favors passive protections, including berms and walls, over deployable devices. The approach should reduce maintenance requirements and the likelihood of system failure due to power outages or human error, explains Siegel.

With construction slated to start in 2019 and be completed by 2025, the design for the ESCR, for which almost \$800 million in federal and city funds have been committed, is the most developed of the two phases. It will improve pedestrian connections across the multilane FDR Drive to the East River and Stuyvesant Cove Parks with broad and sinuous footbridges. The pair of narrow parks, which are wedged between the roadway and the water, will be rebuilt to include diverse social spaces and topographical variety, gradually stepping up in elevation as they move away from the water's edge. According to Siegel, many of the parks' features will emulate natural systems such as wetlands, barrier islands, and dunes, and protect the coastline by buffering waves and storm surges.

To mitigate flash flooding, the ESCR will also have plenty of porous and pervious surfaces as well as temporary stormwater storage. The team is also currently exploring options for retention basins, including recessing paved recreational areas, such as basketball courts. These could be designed to fill with water during heavy downpours and, once flooding subsides, they would be slowly drained, easing the burden on the city's sewer system.

Sixty miles up the coast from Manhattan, a similar combination of hard and soft infrastructure strategies is planned for Bridgeport, Connecticut, which straddles the Pequannock River and lies exposed to the Long Island Sound on a set of peninsulas. The once-thriv-





DELAY AND CONVEY Plans for Bridgeport, Connecticut, include a new park (foreground, above) with a water-retention pond. It will help slow stormwater runoff, easing the burden on the city's sewer system.

ing industrial city was hard hit by Hurricane Irene in 2011, and then Sandy a year later.

"The tendency is to look only at the infrastructure, but the first thing to consider are the natural systems," says David Waggoner, president of New Orleans-based Waggoner & Ball, which is leading the Rebuild by Design team known as Resilient Bridgeport. Tapping into Dutch flood-control expertise, the firm has developed an urban water plan for its home city, as well as other towns and regions.

The Bridgeport team's plan makes the most of the city's existing assets, including Seaside Park, designed by Fredrick Law Olmsted. Although the city sustained substantial flood damage from Sandy, this swath of green space along the coast helped buffer low-lying areas from the full intensity of the storm surge. The Resilient Bridgeport scheme takes advantage of this parkland, while weaving in new protec-

tive barriers in strategic places.

The new barriers, which will be combined with natural mitigation components, are in some instances berms and in others sea-walls, and will sometimes be located near the water's edge and at others pulled several blocks inland, leaving an area to cushion the storm surge.

These protections are one of four HUD-funded Resilient Bridgeport projects, all concentrated near the city's South End, slated to begin construction in 2019. With a total budget of about \$47 million, this first phase will also include raising some neighborhood streets, creation of a South End Stormwater Park, and construction of a Resilient Bridgeport Center that will serve as a community educational facility.

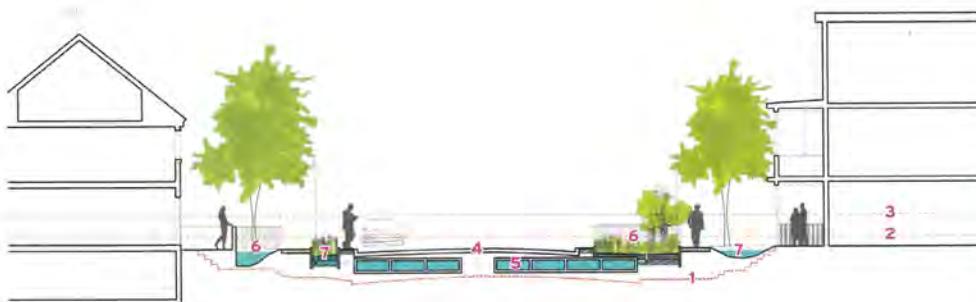
By raising some roadways, the project will provide a means of dry egress from low-lying areas. The elevated streets, which would be roughly at the first-floor level of the adjacent houses, will connect to their front stoops via small bridges. The space in between the hous-

es and the new roadway could house rain gardens for slowing and absorbing runoff, while the space below the street surface could be used for box culverts and utilities. The new streets will connect to naturally occurring glacial ridges that run perpendicular to the water, forming a waffle-like network of resilient corridors. A similar plan is being implemented in other coastal cities such as Miami Beach, where key roadways are being raised to serve as protection and as routes where vehicular traffic can travel unimpeded during floods.

For dealing with heavy rainfall, which can overwhelm the city's antiquated combined sewer system, Resilient Bridgeport relies on a "delay and convey" strategy similar to that proposed for Lower Manhattan. The approach emphasizes green infrastructure such as bioswales, green roofs, and temporary water storage to slow runoff. These tactics will be used in combination with gray infrastructure (pumps and pipes) and some raised streets in the 2½-acre Stormwater Park planned for a site



INTEGRATED-PLANNING DIAGRAM



ELEVATED-STREET SECTION

1 EXISTING GRADE	5 UNDERGROUND STORMWATER STORAGE AND UTILITIES
2 100-YEAR-FLOOD ELEVATION	6 RAIN GARDEN
3 500-YEAR-FLOOD ELEVATION	7 BIOSWALE
4 REBUILT ROAD	

adjacent to an affordable-housing development. The park will also include recessed play areas and green space that can temporarily store water during a heavy rainstorm. If these basins fill to a critical level, the water could be pumped to a nearby creek.

Another initiative of Resilient Bridgeport is to help ensure the continuity of electrical service after an extreme weather event, since the loss of power hampers recovery efforts and can have far-reaching safety, social, and economic impacts. The program addresses this challenge by promoting microgrids: local electrical networks that can operate independently of the traditional grid if a power outage occurs. Several such projects, relying on fuel

cells, gas turbines, and heat-recovery loops, are in the predevelopment phase in the city, according to David Kooris, the state director of both Rebuild by Design and National Disaster Resilience, another HUD-funded program.

Like most major infrastructure projects, the New York and Connecticut projects have undergone a cost-benefit analysis. There are a number of accepted methods for calculating this ratio, depending on the source of funding. While the Federal Emergency Management Agency's considers only the hard cost of flood-mitigation measures and, in some cases, the cost of business interruption, HUD-funded projects such as the ESCR and Resilient Bridgeport can take a broader range of factors

HIGH AND DRY The Bridgeport scheme calls for raising some streets in the city's South End (bottom). These would work in conjunction with naturally occurring glacial ridges (left) to create a network of resilient corridors.

into account. "That agency allows you to count ecological and quality-of-life benefits. It's a softer accounting method," Waggoner explains. Both projects have favorable benefit-to-cost ratios, with the ESCR at 2.8:1 and the Bridgeport Stormwater Park at 1.6:1. Anything above 1:1 is considered cost-effective.

The analyses show that the benefits of projects like those planned for Lower Manhattan and Bridgeport far outweigh the risk of doing nothing. Though not yet built, they present a powerful argument against the Trump administration's efforts to defund climate-change-related programs and roll back policies intended to protect flood-prone areas. Waggoner remains committed to improving the resilience of coastal cities. "It's all about persistence," he says, citing his own city: "A lesson from New Orleans is that the challenges keep changing, but you have to persevere, check your direction, see where you are, and move ahead." ■

Michael Cockram is a freelance writer and director of Bowerbird Design in Fayetteville, Arkansas.

Continuing Education

To earn one AIA learning unit (LU), including one hour of health, safety, and welfare (HSW) credit, read "On the Waterfront," review the supplemental material found at architecturalrecord.com, and complete the quiz at continuingeducation.bnppmedia.com or by using the Architectural Record CE Center app available in the iTunes Store. Upon passing the test, you will receive a certificate of completion, and your credit will be automatically reported to the AIA. Additional information regarding credit-reporting and continuing-education requirements can be found at continuingeducation.bnppmedia.com.

Learning Objectives

- 1 List some of the strategies that are often referred to as "green" or "soft" infrastructure.
- 2 Discuss how green infrastructure and traditional hard infrastructure can be combined to protect coastal cities from flooding, sea-level rise, and storm surge.
- 3 Outline the resilience-strengthening measures planned for Lower Manhattan and Bridgeport, Connecticut.
- 4 Discuss how cost-benefit analyses are calculated for infrastructure projects.



NURTURING Neighborhoods



ILLUSTRATION BY JOHN W. TOMAC

Making urban parks sustainable and equitable delivers benefits well past their edges.

By CLEMENT LAU, AICP

THERE ARE MORE THAN 3,000 PARKS IN LOS ANGELES COUNTY.

Some are managed by the LA County Department of Parks and Recreation. Others belong to the park systems of the 88 cities inside the county's 4,084 square miles. Still others are state and federal parklands. All in all, park and open space covers more than 901,000 acres.

But some communities are critically lacking in parks. A few years ago, LA County launched a master planning effort for a slice of that underserved group, creating plans for six of its most park-poor unincorporated communities. That effort set the stage for much bigger things, including the county's first wide-ranging evaluation of parks countywide and the passage of a funding measure that will generate about \$94 million annually. It also has helped the county see parks through a lens of sustainability.

It all started in 2012, when DPR applied for a Sustainable Communities Planning grant from the California Strategic Growth Council to prepare the first phase of the *Master Plan for Sustainable Parks and Recreation*. It won that \$1 million grant, despite being up against planning and transportation agencies with more experience in competing for such funds—and completed the *Master Plan* in 2016. Aiding in the effort were residents, community-based organizations, other county departments, and the consulting firm PlaceWorks.

"This exciting work was really to bridge sustainability, social equity, and park issues together," says Norma E. Garcia, chief deputy director of DPR, in an interview with the Southern California Association of Governments in April 2017.

That plan wound up being a stepping stone

for the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, which involved all of the cities and unincorporated communities in the county. Built upon the analytical approach of the *Master Plan*, it represents a historic undertaking to engage all of Los Angeles County in a collaborative process for future decision making. Its primary goal "was to quantify the magnitude of need for parks and recreational facilities and determine the potential cost of meeting that need," as John Wicker, the director of DPR, explained in his presentation to the LA County Board of Supervisors in May 2016.

It focuses on sustainability, and establishes a new way to understand and think about parks, recreation, and open space by considering parks as key infrastructure needed to maintain and improve the quality of life for all county residents, using a new series of metrics to determine park needs, support-

THE NEW PARADIGM

LA County's *Master Plan for Sustainable Parks and Recreation* focuses on sustainability, and establishes a new way to understand and think about four important goals:

- 1 Considering parks as key infrastructure needed to maintain and improve the quality of life for all county residents
- 2 Using a new series of metrics to determine park needs
- 3 Supporting a need-based allocation of funding for parks and recreation
- 4 Emphasizing both community priorities and deferred maintenance projects

THE 5 PARK METRICS FOR LOS ANGELES COUNTY

Park need is traditionally measured with a single metric, such as the number of acres of park land available to residents, or the percentage of residents living within walking distance of a park. Measuring only a single aspect of need provides only a one-dimensional understanding. The Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment examines many variables, using five metrics to produce a comprehensive view.

1. PARK LAND

How much park land is available to residents?

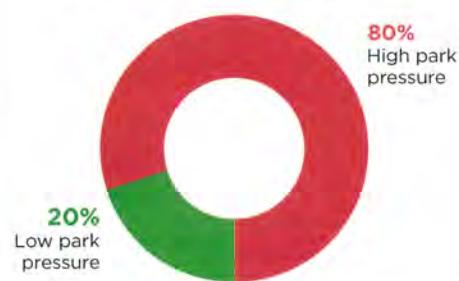


3.3 acres

Local and regional parks, per 1,000 residents

2. PARK PRESSURE

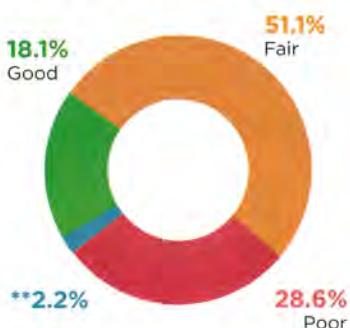
How many residents experience park "pressure" as a result of high neighborhood density and low park accessibility in their area?



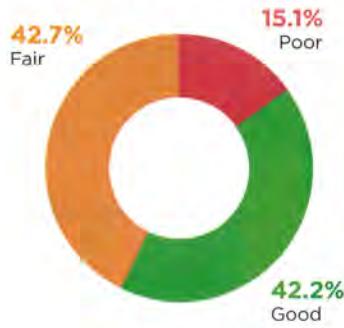
4. PARK CONDITION

What is the condition of the parks in the county?*

PARK INFRASTRUCTURE



PARK AMENITIES



3. PARK AMENITIES

What type of and how many park amenities are available in the county? (Per 100,000 residents)

AMENITY	LA COUNTY	NATIONAL
TENNIS COURTS	11	46
BASEBALL FIELDS	11	14.6
MULTIPURPOSE FIELDS	5	50
BASKETBALL COURTS	10	63.1
SOCcer FIELDS	4	16.7
RESTROOMS	3	64.5
PICNIC SHELTERS	15	100
SENIOR CENTERS	15	10.3
GYMNASIUMS	2	N/A
COMMUNITY REC CENTERS	5	10.3
FITNESS ZONES	4	N/A
PLAYGROUNDS	15	45
SKATE PARKS	1	1.9
DOG PARKS	1	3.6
SPLASH PADS	1	N/A
SWIMMING POOLS	2	5.6

*reported by park officials; **not reported

5. PARK ACCESS

How much of the population has access to parks?

49% of population countywide lives *within* a half-mile of a park **51%** of population countywide lives *beyond* a half-mile of a park

SOURCES: LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION AND PLACEWORKS

ing a need-based allocation of funding for parks and recreation, and emphasizing both community priorities and deferred maintenance projects.

The needs assessment was finished ahead of schedule and its findings were so compelling that the Board of Supervisors decided to put a parks funding measure, Measure A, on the ballot in November 2016. Due in large part to the extensive community engagement process for the needs assessment and the effective dissemination of public information, Measure A was passed with nearly 75 percent of voters supporting it.

Planning for park-poor places

Back to where it all started. Phase I of the *Master Plan* consists of Community Parks and Recreation Plans for six of the most park-poor unincorporated communities in LA County: East Los Angeles, East Rancho Dominguez, Lennox, Walnut Park, West Athens-Westmont, and Willowbrook. Collectively, they are home to about 257,000 people, or about a quarter of the population living in the county's unincorporated areas. (The project is called Phase I because DPR anticipates preparing similar plans for other unincorporated communities.)

Each Community Parks and Recreation Plan begins with an examination of local demographics, existing parkland and recreational facilities, parkland gaps, current recreation programs, trees, transportation and connectivity to parks, and availability of land for new parks. This baseline information, together with public input, informs a detailed assessment and prioritization of local park needs.

This, in turn, guides the development of a green space vision, conceptual designs of potential new urban park and trail projects, and specific strategies and implementation actions to address the identified needs, with the overall goal of making communities more sustainable through a variety of park and urban greening efforts that offer wide-reaching benefits and impacts.

"We really looked at not just opportunities for park development, but also opportunities to enhance livability, to improve health outcomes, to improve sustainability and environmental outcomes, and to improve infrastructure like parks," says Garcia.

Focus on sustainability

While traditional park master plans typically focus on parks and recreational facilities only, the CPRPs



also seek to achieve broader sustainability goals—an aim that will be an integral part of future park planning efforts throughout the county.

ADDRESS CLIMATE CHANGE. The CPRPs, when the highest priority projects are implemented, will result in 14 new parks (70 acres in all) closer to where people live (within a half-mile of most residences). That will help decrease vehicle miles traveled and greenhouse gas emissions. The plans also encourage alternative modes of transportation, and propose amenities like new bike racks and crosswalks.

The plans also call for solar panels and other on-site energy production facilities and electric vehicle charging stations.

Robust tree-planting programs help to sequester carbon as much as 13,000 metric tons a year, which is more than double the capacity of the urban forests in those six communities today.

Community members in Willowbrook participate in an outreach fair and vote for their favorite park amenities.

MULTIPLE BENEFITS

LA County's Community Parks and Recreation Plans deliver community benefits beyond each park's border.



ENVIRONMENTAL

- Improved air quality
- Stormwater management
- Heat island mitigation and temperature stabilization

SOCIAL

- Improved public health
- Improved community safety
- Enhanced community cohesion
- Improved walkability
- Stress reduction and improved academic performance

ECONOMIC

- Energy conservation and green infrastructure
- Increased property values
- Increased activity in retail areas

SUSTAINABILITY AWARDS 2017: LOS ANGELES COUNTY PARKS

The parks department has won several awards for its sustainable *Master Plan*, including the Green Region Initiative Award from the Southern California Association of Governments.

WATCH
vimeo.com/216757225

PROMOTE ENERGY AND WATER EFFICIENCY. DPR understands that changes to maintenance and landscapes within existing and future parks can provide dramatic water conservation gains. Smart controllers will be able to adjust irrigation frequency based on weather conditions, and DPR is also replacing plumbing fixtures and using recycled water for irrigation.

The plans quantify estimated savings, in gallons per year, for sample park projects. Key strategies include using drip irrigation instead of spray heads, 16 percent; planting low-water-use plants (and replacing thirsty ones), 62 percent; and using mulch to retain soil moisture, 20 percent.

The plans also address energy efficiency, recommending installing solar panels in exposed parking lots or on building roofs, using paving materials with low reflectivity to reduce surface temperatures, and building and rehabilitating park buildings to LEED standards.

ENSURE ENVIRONMENTAL JUSTICE. Phase I of the *Master Plan* focuses on six park-poor, low-income communities, where the vast majority of residents are African Americans and Latinos. The CPRPs propose strategies to improve residents' quality of life and demonstrate how high-priority park projects could improve service delivery.

In East Los Angeles, for instance, the proposed addition of nearly 19 acres of new parkland would put 21,000 more residents within walking distance of a park, and would serve 7,000 more youths.

PROVIDE ACCESSIBILITY. A key goal of the CPRPs is to make parks highly accessible to residents, particularly those without a car. They call for DPR to collaborate with the Department of Public Works to improve pedestrian and bicycle access to parks,

and provide shuttle-bus services to connect parks with other community destinations like schools, libraries, and shopping centers.

IMPROVE HEALTH. New park and trail projects would allow more residents to walk, bike, and exercise more regularly, and those outcomes, as well as other public health benefits, are a big part of the plans. The Department of Public Health is an important partner in these efforts.

"We know that parks are good for public health—[that's] sort of intuitive," Paul Simon, MD, the chief science officer with DPH, said when he addressed the Board of Supervisors last year in support of the Parks Needs Assessment. "But there's also quite a large research database that supports this, that having proximity and access to parks makes it much more easy for people to be physically active."

Getting it all done

Is this just another planning exercise? Will we actually see any improvements or new parks built? These questions were often asked during the outreach process.

In fact, implementation of the CPRPs is already under way with a multitude of projects at varying scales: surveillance cameras to address safety concerns, upgrades to sports fields and lighting, replacement of irrigation systems, and development of a new demonstration garden, educational interpretive signage, and site furnishings.

A notable effort, the first phase of the *Earvin "Magic" Johnson Park Master Plan* implementation project in Willowbrook will redevelop 11 acres of the 126-acre park, adding a new event center, wedding pavilion, biofiltration areas, children's play areas, parking, and a system that uses recycled water



from wet and dry weather flows to maintain the water level in the two existing lakes and for irrigation through the entire park.

Given the limited availability of vacant land, the CPRPs take an innovative approach to new park creation. Here are some of the new public spaces proposed:

AN EIGHT-ACRE COMMUNITY PARK (rendering above) located within a utility corridor in East Los Angeles that would offer decomposed granite walking paths, open fields, gathering and picnic spaces, natural play spaces, and exercise nodes in an area currently lacking such amenities.

A NEW EXERCISE TRAIL to be located on a slope and currently underused area of an existing park in East Los Angeles that would include stairs and offer pedestrians a new entry point to the park.

A BUTTERFLY-THEMED PARK PLAZA to be developed at an existing library in West Athens-Westmont that would provide an outdoor reading area, play equipment, and exercise stations.

A NEW HALF-ACRE POCKET PARK to be built in a currently park-less neighborhood in West Athens-Westmont along a major bus route.

And how to pay for it all? Measure A, the parks funding measure passed in November 2016, will

help when its funding starts to become available next year. It has special provisions for high-need communities as defined by the Countywide Parks Needs Assessment.

Parks and recreation planning is more than just fun and games. Parks contribute significantly to the quality of life for all, deliver a wide range of benefits beyond their borders, and hold immense potential for advancing sustainability in communities. ■

Clement Lau is a departmental facilities planner for the Los Angeles County Department of Parks and Recreation. He was the project manager for the *Master Plan for Sustainable Parks and Recreation* and the Countywide Parks Needs Assessment.

RESOURCES

FROM APA

Great Urban Parks Campaign, a collaboration with the National Recreation and Park Association and the Low Impact Development Center focusing on parks, green infrastructure, and equity: planning.org/nationalcenters/green/urbanparks.

MORE

Los Angeles County Community Parks and Recreation Plans: goo.gl/N7lb6o.

Los Angeles County Parks and Recreation Needs Assessment: lacountyparkneeds.org.

"Parks and Public Health in Los Angeles County" report: tinyurl.com/yba7fdpu.

RENOVATE OR DIE

Such is the fate of the suburban office park.
By JEFFREY SPIVAK



PLANNERS IN MONTGOMERY COUNTY, Maryland, could see the trends converging, and they decided to take preemptive action.

The planning department for the suburban county outside Washington, D.C., commissioned a study in 2015 about the struggling office market. The results were sobering: The county's job market was improving, but office vacancy rates were climbing, while asking rents had sunk. Hit particularly hard were office parks like the five-million-square-foot Rock Spring, whose vacancy rate had ballooned over time from 11 percent in the mid-1990s to 24 percent two decades later.

Then, last year, the county was hit with a bombshell: Marriott International announced plans to move its headquarters out of Rock Spring. That eventual departure of 3,500 employees could elevate the office park's vacancy rate past 30 percent, further squeezing the county's tax revenues.

The planning department swung into action. This year, they produced a new master plan covering Rock Spring. It recommends rezoning the area to commercial-residential and neighborhood retail to allow for a new flexible mix of uses.

"For Rock Spring to succeed, it needs to stop feeling like a gated community," says Gwen Wright, the county's planning director. "It needs to become seamlessly part of the wider community."

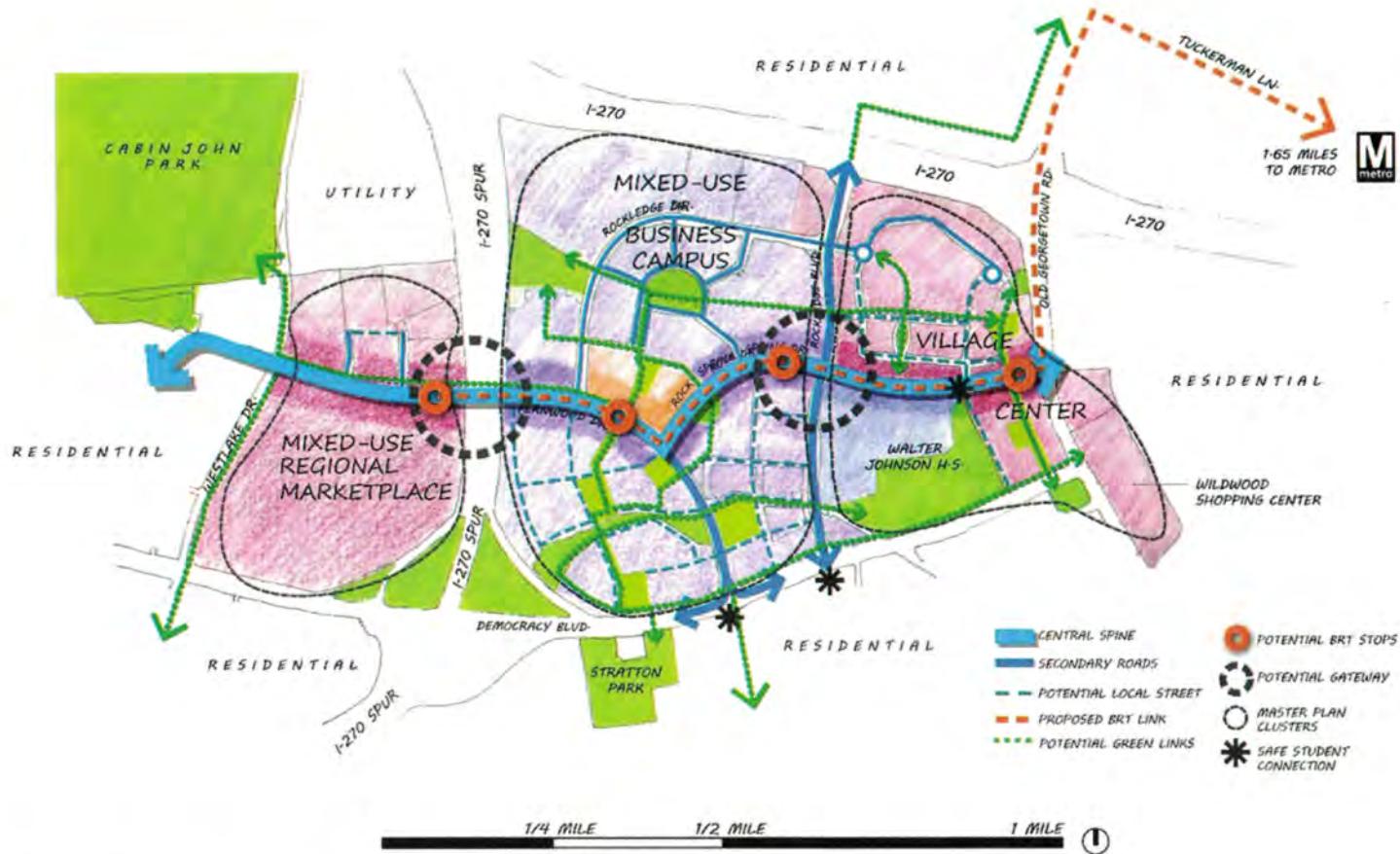
Across the U.S., traditional suburban office parks are increasingly considered obsolete in today's shifting office market.

Tenant preferences are swinging toward mixed use, walkable, live-work-play environments, as companies find it's tougher to recruit the emerging millennial workforce to sterile, single-use buildings. Some large-scale office parks are trying to revamp and expand. They're adding restaurants, cafes, shops, hotels, parkland, even apartments—amenities that keep people there past 5 p.m.

The repurposing of 1980s-era suburban office parks is a burgeoning 2010s-era real estate phenomenon. And it needs some help from planners.

Office park transformations often require new conceptual designs, zoning changes, and community approval. This can present challenges in suburbia. On the one hand, office parks have been a leading source of employment and tax revenues in their communities, so city officials often have a vested interest in trying to preserve the status quo. On the other hand, revitalizing an office park involves allowing new uses at their locations, which usually provokes neighborhood opposition. And that's where planners come in.

"There's a new, better model for office parks now,"



Rock Spring Master Plan

Rock Spring, in Montgomery County, Maryland, has been a major business center for decades, but its vacancies rose as companies began to choose mixed use complexes over large, single-use suburban campuses. The plan above, recently approved by the Montgomery Planning Board and sent to the county council for a final vote, wants to make distinct clusters (the Marketplace, Business Campus, and Village Center) connected and cohesive. "For Rock Spring to succeed, it needs to stop feeling like a gated community," says Gwen Wright, the county's planning director. "It needs to become seamlessly part of the wider community."

SOURCE: MONTGOMERY COUNTY PLANNING DEPARTMENT (M-NCPCC)

says Carlos Rodrigues, FAICP, a New Jersey-based planning consultant who has studied the problem in his state and codirected a tour of a suburban office park repurposing project during APA's National Planning Conference last May. "Planners can play a leadership role in this."

'The new American ghost town'

The suburban office park model dates back just 60 years or so, to a development that opened in 1955 in Mountain Brook, Alabama, outside Birmingham. By the 1980s, office parks had joined farms and factories as icons of American labor. Today, though, the classic suburban office park is seldom built. It's a dying breed.

Just look at the headlines. From the *Washington Post*: "The old suburban office park is the new American ghost town." From *Pacific Standard* magazine: "The death of the suburban office park . . ." Then there are the corporations that have made high-profile announcements about abandoning suburban campuses: McDonald's and Motorola from outside Chicago, General Electric in Connecticut, Transamerica from outside Denver, and on and on.

"Obsolete office parks are like the manufacturing facilities of the 1960s and 1970s. They're doomed," declares James Hughes, current professor and former dean of the Edward J. Bloustein School of Planning and Public Policy at Rutgers University, who was recently honored by APA's New Jersey chapter



'There's a new, better model for office parks now. Planners can play a leadership role in this.'

—CARLOS RODRIGUES, FAICP,
PLANNING CONSULTANT

with a NJ Future Smart Growth leadership award (tinyurl.com/ycc6g7qw).

In a seminal study simply titled “Suburban Office Obsolescence,” real estate services firm Newmark Grubb Knight Frank (now Newmark Knight Frank) determined in 2015 that between 14 and 22 percent of suburban office space in the 50 largest U.S. metros was in some stage of obsolescence—in other words, declining in value and returns. Similarly, a study of the New Jersey office market by PlanSmart NJ, a nonprofit planning advocacy group, estimated that one of every five office parks in the state was “stranded” or struggling with consistently high vacancy rates and falling property valuations.

As PlanSmart NJ puts it, “The 20th century suburban office park is not meeting the demands of the 21st century workforce, leaving the sites deserted as businesses relocate to mixed use areas that provide the amenities their employees want.”

The Newmark study identifies common characteristics of obsolescence, including 20-plus-year-old buildings, car-centric locations without transit availability, and floor plates with low ceilings and too many walls. It also quantifies the financial benefits of suburban properties offering modern features like recent renovations, transit access, dining options, and open floor plates. In one Denver suburban county, rent for those kinds of properties was 43 percent higher than those with obsolescent characteristics. The rent premium found in the Washington,

D.C., suburbs of Reston and Herndon, Virginia, was even higher, at 54 percent.

“The market has prescribed a ‘renovate or die’ approach for owners of obsolete properties,” the Newmark study concludes.

Plenty of those property owners are choosing the former.

Resurrecting a dying breed

For years, the New England Executive Park was a jewel of Boston’s office market in suburban Burlington. Built beginning in 1969, it attracted tech firms in a town whose motto became “Where technology goes to work,” and the office park grew to encompass more than 10 buildings and one million square feet of space. Early this decade, its owner sold the complex for double the price it originally paid in the 1990s.

Soon enough, however, the new ownership group came to believe the office park needed a makeover. It was a sterile, one-use environment, and the vacancy rate was rising above 20 percent. Commercial real estate firm National Development, part of the new ownership, heard from tech company tenants that were having trouble recruiting new employees there.

“The actual product was outdated,” says Andrew Gallinaro, National Development’s senior vice president and director of asset management.

So the company set about transforming the office



RETHINKING THE CORPORATE CAMPUS

The 2017 SPUR (San Francisco Bay Area Planning and Urban Research Association) report recommends changes in locations, commutes, and form for area businesses.

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park. It is now completing a \$300 million package of improvements that included demolishing 100,000 square feet and adding a hotel and five restaurants along a new main street, plus pocket parks, a walking trail, fitness facilities, retail services like a hair salon, and remodeled office buildings—including one with a roof deck. National Development even rebranded the property as simply “The District.”

“We’re creating a new sense of place,” Gallinaro says. “It’s an urban experience in the suburbs.” And it’s working, as The District’s new space is getting fully leased, the vacancy rate is falling, and rents are increasing.

A decade ago, there were hardly any suburban office parks that had undergone transformations, according to Ellen Dunham-Jones, professor and director of the urban design program at Georgia Tech who has followed this trend as author of the 2009 book *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Now her own database of U.S. office park retrofits completed or ongoing numbers more than 100. The highest concentrations are on the East Coast, where office parks came of age in New Jersey and Connecticut, along with Texas and California, which have larger, commercial-oriented suburban edge cities.

The most celebrated example is Tysons Corner, home to some 120,000 office workers in suburban Washington, D.C. It’s undergoing, in the words of *Washingtonian* magazine, “the most ambitious re-urbanization project on Earth,” with apartment towers, arts venues, a restaurant-and-nightclub scene, and 160 acres of parks and open spaces.

Another ambitious reurbanization project broke ground this past summer. Bishop Ranch, a 30-year-old suburban San Francisco office park with 26 buildings housing Fortune 500 tenants like Chevron, IBM, and AT&T, is building its own downtown-like City Center.

The project, whose first phase is slated to open in 2018, is designed by world-renowned architect Renzo Piano and will include a street grid layout of low-rise buildings with all-glass facades surrounding a central piazza. Some 300,000 square feet will house upwards of 70 retailers and restaurants, even a premium movie theater.

“In the suburbs, what’s missing is a downtown core, and you have to build those to serve the market,” says Jeff Dodd, senior vice president of Sunset Development Co., which owns and operates Bishop Ranch. “We want this to be our heart and soul to complement the existing business environment.”

Appealing to millennials

The changes being made at office parks are not just to modernize. They’re changes to adapt to today’s office environment—and workers. Corporations and office developers face competition from tech firms that provide employees amenities like coffee shops, locker rooms and basketball courts, dry cleaners, hair stylists, and even health care facilities.

These new-style office amenities particularly appeal to millennials. They now account for more than one-third of the U.S. workforce, and their interests and desires are driving office-space trends. As Andrea Cross, Americas head of office research for commercial real estate services firm CBRE, puts it: “People have more choice about where to work than ever before, and if you have an environment that’s not appealing, they’re going to choose to go somewhere else.”

One appealing environment that millennials—and a growing number of office park tenants—commonly want: walkability.

Numerous studies in recent years have highlighted the shifting preference in the U.S. office market toward vibrant, compact, walkable properties. Christopher Leinberger, professor and chair of the Center for Real Estate and Urban Analysis at George Washington University in Washington, D.C., has studied this issue extensively. His report last year, called “Foot Traffic Ahead,” in partnership with sustainable planning advocacy group Smart Growth America, examined rents per square foot in urban or suburban walkable districts compared to drivable, suburban-only developments. The results: The walkable rent premium was 30 percent higher in more than 75 percent of the large metropolitan areas analyzed.

“There’s this tremendous price premium,” says Leinberger. “It’s the exact opposite of the dynamics in the 1980s. There’s been a huge sea change.”

Back in Massachusetts at The District office complex, Blue Duck Software, a security software firm, faced an expansion decision. The firm made the office park its headquarters in 2012, but by 2016 the company needed much more space. It considered moving to downtown Boston, but eventually chose to occupy more floors in The District. Part of the reason: If the improvements The District is making to add restaurants, trails, multiple fitness facilities, even a bike share program, Blue Duck employees—many of them millennials in their 20s—can be seen walking or biking to these amenities.

The improvements have been massive in



The elevated plaza at Tysons Corner Center, Virginia, in suburban Washington, D.C., connects directly to the Silver Line Metro Station. It hosts concerts, festivals, and holiday events throughout the year.

'There's an opportunity for planners to advocate for more mixed uses and walkability.'

—BRIAN O'LEARY,
AICP, EXECUTIVE
DIRECTOR, CHESTER
COUNTY PLANNING
COMMISSION

terms of the look and feel of the environment," says Stephen Gregorio, Black Duck's chief financial officer. "Without question, it's a much better place."

Working with the community

While these renovations are beneficial, they can be difficult to get off the ground. Office park transformations are often complex projects that require significant buy-in from local communities. New plans must win acceptance. New uses necessitate zoning changes. Sometimes this process is lengthy and can make developers weary, even wary.

One of the most high-profile attempts at an office park transformation turned into a saga of frustration for the developer. Bell Labs in suburban New Jersey was a monument to a bygone era. The one-time home of Bell Telephone researchers, it produced some breakthrough technological achievements, such as the development of the laser. But it was also a 1960s-era office center with two million square feet surrounded by an ocean of 4,000 parking spaces. By the late 2000s, the mammoth structure was abandoned.

Enter locally based Somerset Development. It had an idea to create an entirely new center on the site—a mixed use town center inside the main build-

ing, complete with a hotel, conference center, and municipal library, while residential development would ring the complex. But Holmdel Township government leaders and residents balked at the concept. They didn't want housing; they wanted the office center to stay as it was and find a new tenant. But the complex was so big, there weren't big enough companies to consider it. It took Somerset close to a decade to reach a compromise with the community to allow single-family homes and town houses.

"We thought if we came in with a great plan, it would be embraced," says Ralph Zucker, Somerset's president. "But you can't just foist a plan on a community. You need to involve the community in formulating the plan. You need to build trust." One way they did this was by holding an open house with projectors displaying a mock town center with possible storefronts to show the community alternative uses.

Zucker thinks this is where planners should come in. He believes they need to be candid with hesitant municipalities about the realities of finding new tenants for their office parks. "My advice for planners is to be brutally honest," he says, "and help developers establish that trust with the community and politicians."

Planners to the rescue

For planners, then, the takeaway is how to make the repurposing process go smoother—and not take so long.

Planners can help communities embrace the new reality of office markets by working with office park owners or developers on updated master plans and being proactive toward preparing their communities for needed changes.

"It's often a tough situation for suburban communities. They ask, 'What do we do?' and 'What can we do?' and there's not an easy answer," says Brian O'Leary, AICP, executive director of the Chester County Planning Commission outside Philadelphia. "There's an opportunity for planners to advocate for more mixed uses and walkability, and they need to be flexible about what needs to happen for these places to stay competitive and vibrant."

During the last few years, O'Leary has helped two suburban counties identify proactive steps for municipalities with suburban office parks that are losing tenants—and thus losing employment and tax revenues for those communities. His most recent venture, a 2017 analysis of office parks in Chester County, about 40 miles from downtown Philadelphia, produced a "vision for revitalization" (available online at tinyurl.com/ybkl95hs). Its strategies include, among other things:

ADDING more diverse uses, such as first-floor retail, high-density residential, and multimodal transportation

ALLOWING zoning flexibility on issues ranging from building setbacks to parking requirements

PROVIDING incentives for properties that add community amenities such as park or concert spaces

CREATING some sort of business improvement district that can levy an additional tax to help fund some of the infrastructure upgrades, such as streetscape enhancements

ESTABLISHING an expedited regulatory and permitting process for office park redevelopments once a new vision for the property has been approved

So far, the guide is proving useful. "Municipalities are showing a willingness to take some of these steps," O'Leary says.

Gwen Wright's Montgomery County Planning

Department went one step further when producing its new master plan this year for the Rock Spring office park, which still has significant tenants like Lockheed Martin. The draft plan, along with its recommendations for rezoning and adding new mixed uses, also devises a new design concept. It proposes a central, pedestrian-oriented "main street" through the property that would serve as a "spine" where new development would be concentrated, creating a new "sense of place."

The planning department took on this role because Rock Spring is not a single-owner property, but involves multiple building owners and no single property manager.

"No one's thinking about the big picture there," Wright says, "so we are."

Now, one developer at Rock Spring is already moving ahead with improvements, such as adding multifamily housing. At press time, the planning department's full concept and the recommendations were slated to go before the full county council this fall.

In the end, office market experts believe such planning approaches will help determine some of the winners and losers in the new office market environment.

"There's still life in suburban office markets, but communities and owners of office assets with challenges have to be prepared to make changes," says Alexander "Sandy" Paul, managing director of national market research for Newmark Knight Frank. "Suburban markets that address this trend will be doing better." ■

Jeffrey Spivak, a market research director in suburban Kansas City, Missouri, is an award-winning writer specializing in real estate planning, development, and demographic trends.

RESOURCES

ONLINE

Montgomery County, Maryland, Planning Department's *Rock Spring Master Plan*: tinyurl.com/yd6zsg8m.

Chester County, Pennsylvania, planning report, "Reinventing Office Parks for the 21st Century": tinyurl.com/y7o3c9k4.

PlanSmart NJ's report, "A Guide to the Future: Repurposing Stranded Assets and Revitalizing New Jersey's Suburbs": plansmartrnj.org/publications.

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Why So Many Mexicans Revile the Colonial Californiano Architectural Hybrid That Spread from Southern California (Los Angeles Times)

2018-03-29

Los Angeles Times

March 29 -- MEXICO CITY -- It is Mexico as filtered by California and then re-appropriated by Mexico in a different guise.

The story of the architectural style known as "Colonial Californiano" is the story of ideas ricocheting between two cultures in unlikely ways. And it is one that leaves its mark on Mexico City to this day in the form of apartment buildings and grand private homes -- neo-colonial structures whose immediate design antecedents lie not in Mexico , but, ironically, in the United States .

"This was a style for the newly rich, aspirational Mexicans who wanted some kind of national expression," says Wendy Kaplan , head of decorative arts and design at the Los Angeles County Museum of Art . "But who also wanted to show how up-to-date they were."

But even though Colonial Californiano was commercially popular in its heyday in the early 20th century, it was almost universally reviled by Mexican scholars and avant-garde architects.

"They hated it because people thought it was Mexican," says Cristina López Uribe, a member of the architecture faculty at Mexico's National Autonomous University . "But it was really a copy of Spanish Revival" -- which hailed from the United States .

California , to be specific.

The curious emergence of Colonial Californiano is a tiny sidebar in the comprehensive design exhibition "Found in Translation: Design in California and Mexico , 1915-85," on view at LACMA through Sunday. But it's an intriguing one.

"It is a very complicated and fascinating story," says Kaplan, who co-curated the show.

And it is one that begins at the turn of the 20th century.

California , in search of an architectural identity for itself, starts to look to its Mexican past, fusing elements of colonial design into early Modern structures: white stucco, red-tile roofs, arched openings and iron-grille windows. It is the colonial stripped down and made breezy, redefined for an era of mass media and the automobile.

That style, known as Spanish Colonial Revival, came to define the Southern California landscape. In fact, it was described by one U.S. architect of the 1920s as "a true California type."

Private homes, public spaces (the "El Paseo" walk in Santa Barbara , for example) and civic buildings (the Beverly Hills water treatment plant designed by Arthur Taylor in 1928, later to become the Fairbanks Center for Motion Picture Study) all sprung up in various shades of Spanish Colonial Revival.

It was design that embodied optimism, redolent of orange blossoms and easy sunshine. And it spread beyond California through various means: via architects who spent time in Los Angeles and then traveled elsewhere, and through glossy magazines that distributed images of movie star homes far and wide. Howard Hughes , Charlie Chaplin and Dolores del Rio all, at one point or another, had pads designed in the Spanish Colonial Revival style by architects such as Wallace Neff , who helped popularize the style.

It was just a matter of time before the style made the jump elsewhere -- and that elsewhere was early 20th century Mexico , where it was promptly adapted as "Colonial Californiano" by developers and architects seeking to sell designs that felt both fashionable and traditional.

It is the colonial stripped down and made breezy, redefined for an era of mass media and the automobile.

In the tony Mexico City district of Polanco, architect Francisco J. Serrano , who had a close connection to Los Angeles (he frequently traveled to the city to buy films for a cinema he owned) designed the undulating Pasaje Polanco, a mixed-use apartment complex completed in 1939. The Modern design bears Spanish Colonial Revival elements such as red-tile roofs, arched passageways and bright ceramic tile details.

A few blocks to the south, at the corner of Luis Urbina and Alejandro Dumas streets, architect Eduardo Fuhrken Meneses (who for a time worked as a set builder for Paramount in Los Angeles) adopted the style for the prominent home of lottery magnate Elias Henaine . Interestingly, many Colonial Californiano homes were built and occupied by immigrants -- serving as visual badges of Mexican-ness. Henaine, for example, was of Lebanese origin.

On a bright Sunday morning last year, López took me on a walk through Polanco to visit these and other extant examples -- including the grand Colonial Californiano home that now serves as a Mexico City outpost of Japanese-fusion chain Nobu.

López, who contributed an essay on the synergies between the architecture of Mexico and California for the very worthwhile "Found in Translation" catalog, explains why the style was abhorred by so many Mexican Modernists.

During the early 20th century, Mexican design was also in the process of revisiting its colonial architecture -- albeit as a tool for building national identity in the wake of the Mexican Revolution. Spanish Colonial Revival, however, took many liberties with these historic forms.

In Mexican colonial traditions, a building typically surrounded an outdoor patio; in Spanish Colonial Revival, buildings were often sited at the center of the property and surrounded by garden. Spanish Colonial Revival designs were often asymmetrical and included elements such as a tower (torreón), basements and pitched, red-tile roofs -- architectonic flourishes that were not in use during the Mexican colony.

And there was the issue of the name: Spanish Colonial Revival, which took its lineage from Europe rather than from Mexico .

"The 'Mexican' had a primitive connotation -- we were the aggressors of the Mexican Revolution," notes López. "So when they establish their style in the United States , it was best to establish a connection with the European rather than the Mexican."

By naming the style Spanish Colonial Revival, it had the effect of erasing Mexican influence from the architecture of California .

When Santa Barbara's El Paseo debuted in the 1920s, for example, it was described as "A Bit of Andalusia" by the Santa Barbara Daily News . Never mind that architect James Osborne Craig had specifically based his design on a structure in the Mexican city of Cuernavaca .

This was a common ploy, as former Times architecture critic Christopher Hawthorne noted in his review of "Found in Translation."

"When Myron Hunt and George Washington Smith produced their most ambitious Spanish Colonial designs between 1900 and 1930, they weren't just gazing back to Southern California's Spanish and Mexican pasts; they were pointedly giving a foothold to a respectable Eurocentricism here," he wrote. "It was commonplace to 'misidentify' Mexican artifacts as Spanish ... precisely because of this preference for a European lineage over a pan-American one."

Mexican Modernist Luis Barragán noted the absurdity of the situation at a California architectural event in 1951.

"In Mexico we have had the misfortune of the influence of California Colonial ... the use of which in our country is so absurd, since this style was brought to Mexico , and from Mexico to California , " he stated dryly. " Los Angeles and Hollywood then exported it once again to Mexico as California's Spanish Colonial."

The Mexicans aren't the only critics. In the 2003 documentary "Los Angeles Plays Itself," Thom Anderson describes Spanish Colonial Revival as being laden with "phony historicism."

LACMA's Kaplan says "Found in Translation" casts a light "on how much Mexican design and architecture have been left out of the history of California design and, of course, design throughout the United States ."

The exhibition also reveals the curious ways in which California shaped the architecture of places like Mexico City .

"When these were built, architecture was in its Modernist phase and many architects despised this style," says López of the "Colonial Californiano" structures in Polanco. "It was usually done by engineers and developers ... it was the style done in tourist neighborhoods."

But time has passed and the kitsch of the past now has stories to tell about the ways in which ideas travel and evolve.

"They deserve to be studied," says López.

Ersatz history, it turns out, can tell us as much about ourselves as the real thing.

"Found in Translation: Design in California and Mexico , 1915-85"

Where: Los Angeles County Museum of Art , 5905 Wilshire Blvd. , Los Angeles

When: Through Sunday.

Info: lacma.org

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