



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

**THE CITY OF SIGNAL HILL WELCOMES YOU
TO A REGULAR MEETING OF THE PLANNING COMMISSION
January 13, 2015**

7:00 p.m.

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community.

Regularly scheduled meetings are held the 2nd Tuesday of every month at 7:00 p.m. 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 at the Library on the Friday afternoon prior to the Commission meeting.

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

CALL TO ORDER

ROLL CALL

Chair Benson
Vice-Chair Fallon
Commissioner Austin
Commissioner Murphy
Commissioner Richard

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

Matters of general concern, which are not on the agenda, can be addressed during this portion of the meeting, and also before adjournment. However, State law (Government Code Section 54950 et seq.) prohibits the Planning Commission from acting upon any item not contained in the agenda.

PRESENTATIONS

- a) The Planning Commission will present the Beautification Award to the owners of the residence at 2299 Molino Avenue for improvements to the property including installation of a retaining wall and water features.
- b) Islamic Center Status. At the December 2014 Planning Commission meeting the Commission requested staff invite representatives from the Long Beach Islamic Center to the January 2015 meeting to provide an update on the progress of their project at 995 E. 27th Street. The Project Manager and Assistant Project Manager will attend, respond to questions and provide a progress report and roadmap for completion. (no staff report provided)

PUBLIC WORKSHOP

1. 1500 E. Hill Street “Gundry Hill” Affordable Housing Development

Summary: Staff will provide an overview of plans submitted for the construction of 72 multi-family units for rent to extremely low, very low and low income households on an approximate 1.61-acre site at 1500 E. Hill Street, located south of E. Hill Street between Walnut and Gundry Avenues, in Area 6 of the “SP-7 Special Purpose Housing Specific Plan” Zoning District. The project is subject to Signal Hill Housing Authority approval of the Disposition and Development Agreement and selection by the California Tax Credit Allocation Committee as a recipient for tax credits to fund the project.

Recommendations: 1) open the workshop and receive public comments; and 2) provide comments to the Director of Community Development for consideration in the administrative approval of the Site Plan and Design Review.

PUBLIC HEARING

2. General Plan Amendment 15-01 Amending the Official Plan Lines Map and Zoning Ordinance Amendment 15-01 Establishing Pedestrian Connection as a Designation on the Plan Lines Map

Summary: Staff will present the City's proposed amendments to the Official Plan Lines Map and Signal Hill Municipal Code Chapter 20.72, entitled "Official Plan Lines." Proposed changes include:

- Amending the Official Plan Lines Map by reclassifying an approximate 60-foot by 350-foot segment of Creston Avenue immediately west of Cherry Avenue from Local Street to Pedestrian Connection
- Establishing Pedestrian Connection as a designation on the Official Plan Lines Map of the City of Signal Hill by adding Section 20.72.085

Recommendations: 1) waive further reading and adopt a resolution recommending City Council adoption of Mitigated Negative Declaration 01/09/15(2); and 2) waive further reading and adopt a resolution recommending City Council approval of General Plan Amendment 15-01; and 3) waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 15-01.

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.

3. Minutes of December 9, 2014 Planning Commission Meeting

Recommendation: Approve.

4. Save the Date – 2015 Planning Commissioners Academy

Recommendation: Receive and file.

5. City Council Follow-up

Recommendation: Receive and file.

6. Development Status Report

Recommendation: Receive and file.

7. Code Enforcement Report

Recommendation: Receive and file.

8. In the News

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

Chair Benson
Vice-Chair Fallon
Commissioner Austin
Commissioner Murphy
Commissioner Richárd

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, February 10, 2015 at 7:00 p.m. in the Council Chambers located at City Hall.

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



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

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

**FROM: GINNY HELLERUD
ADMINISTRATIVE ASSISTANT**

SUBJECT: PRESENTATION - BEAUTIFICATION AWARD

Summary:

The final Beautification Award from 2014 will be presented to Danny and Lizah Amat, owners of the residence at 2299 Molino Avenue in the Hilltop neighborhood for improvements to their property including:

- Construction of a retaining wall at the front of the property, generating more usable garden space and serving as the foundation for a 50 foot water feature; a second matching water feature was placed toward the rear of the property.
- The retaining wall showcases flowerbeds planted with ornamental grasses and matching parkway landscaping.
- The retaining wall is topped with glass panels for transparency and metal railings for a clean, modern look.

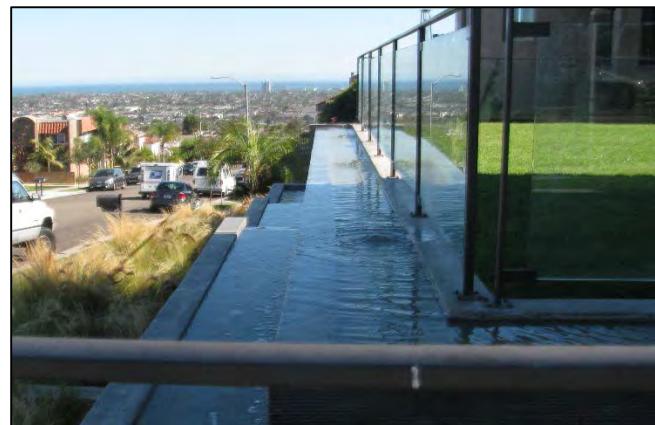
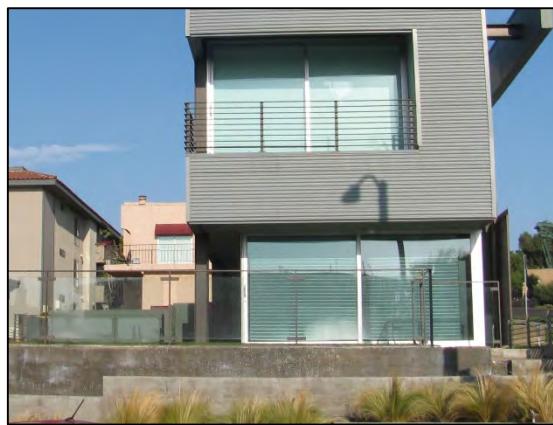
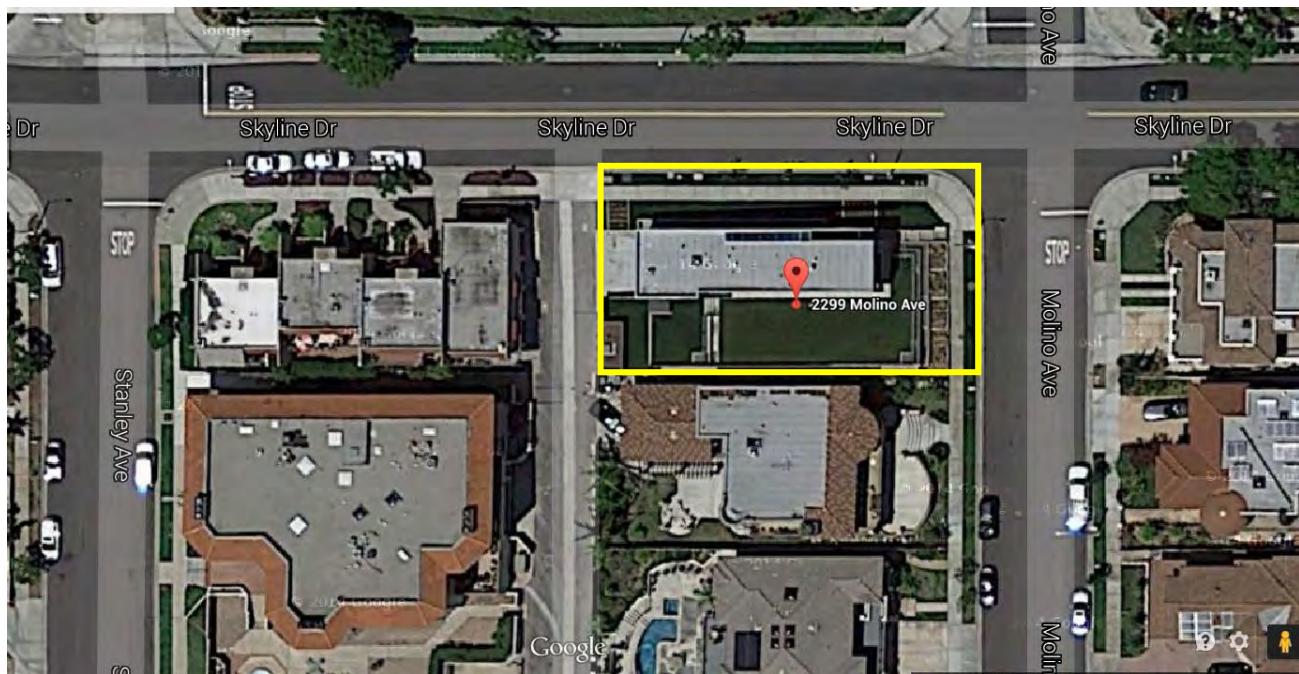
Recommendation:

Present the Award.

Approved by:

Scott Charney

2299 Molino Avenue





1



1500 E. Hill Street
"Gundry Hill" Affordable
Housing Development

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper on January 2, 2015.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on December 31, 2014.
 - c. Mailed to property owners within a 300' radius on December 31, 2014.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

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

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



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SELENA ALANIS
ASSISTANT PLANNER

SUBJECT: WORKSHOP – 1500 E. HILL STREET “GUNDRY HILL” AFFORDABLE
HOUSING DEVELOPMENT

Summary:

Staff will provide an overview of plans submitted for the construction of 72 multi-family units for rent to extremely low, very low and low income households on an approximate 1.61-acre site at 1500 E. Hill Street, located south of E. Hill Street between Walnut and Gundry Avenues, in Area 6 of the “SP-7 Special Purpose Housing Specific Plan” Zoning District (Attachment A). The project is subject to Signal Hill Housing Authority approval of the Disposition and Development Agreement and selection by the California Tax Credit Allocation Committee as a recipient for tax credits to fund the project.

Recommendations:

1. Open the workshop and receive public comments; and
2. Provide comments to the Director of Community Development for consideration in the administrative approval of the Site Plan and Design Review.

Background:

All California cities are required to prepare and adopt a General Plan to use as a guide in making land use and planning decisions. The Housing Element is one of the required General Plan elements and it must be updated and approved by the State Department of Housing and Community Development (HCD) pursuant to California Government Code Section 65302(c).

State law recognizes that local governments play a vital role in the supply and affordability of housing. Given the lack of affordable housing statewide, the State mandates that all local governments include a plan to meet the existing and projected housing needs of all economic segments of the population in each locally adopted Housing Element. HCD reviews each city's Housing Element to determine its compliance with State law. Special Purpose Housing, Area 6 was identified in the City's Housing Element as the site that can accommodate the City's affordable housing needs as determined by the Regional Housing Needs Assessment (RHNA) allocation.

Special Purpose Housing, Area 6

In June 2008, in conjunction with the adoption of the 2006-2014 Housing Element, the Planning Commission recommended City Council approval of a General Plan Amendment, Zoning Ordinance Amendment and Negative Declaration establishing "Special Purpose Housing Specific Plan" Area 6, an affordable housing site at 1500 E. Hill Street. The City Council subsequently approved and adopted the amendments for 1500 E. Hill Street allowing for up to 60 dwelling units at the 1.41-acre site (Attachment B).

In August 2010, the City of Signal Hill's Redevelopment Agency acquired the adjacent parcel, 2170 Gundry Avenue, a .20-acre site, for the future development of affordable housing. This parcel was not included in the previous Housing Element or Specific Plan amendments as the City met their RHNA without it (Attachment C).

In February 2012, to satisfy State requirements, the Planning Commission recommended City Council approval of a Zoning Ordinance Amendment to amend:

- "Special Purpose Housing Specific Plan" Area 6, Site Plan and Design Review process from discretionary approval by the Planning Commission at a public hearing to administrative approval by the Director of Community Development; and
- Set a minimum density of 45 housing units (set the dwelling unit density range from 45 to 60 multi-family units).

The City Council approved and adopted the amendments (Attachment D). Shortly thereafter, HCD certified the City's 2006-2014 Housing Element (Attachment E).

In November 2013, in conjunction with the 2013-2021 Housing Element Update, the Planning Commission recommended City Council approval of a Zoning Ordinance Amendment to amend:

- The official zoning map to change the designation of the adjacent .20-acre parcel located at 2170 Gundry Avenue from "Light Industrial" to "SP-7 Special Purpose Housing Specific Plan" Area 6; and

- The Specific Plan text to reflect the increase in project size from 1.41-acres to 1.61-acres and amend the permitted dwelling unit density to 72 multi-family units (Attachment F).

In January 2014, after a series of workshops and a public hearing, the Planning Commission reviewed the 2013-2021 Housing Element Update which identified 1500 E. Hill Street and 2170 Gundry Avenue as an affordable housing site and recommended City Council approval (Attachment G). The City Council adopted the 2013-2021 Housing Element Update and it was submitted to HCD for review for compliance with State law. In March of 2014, HCD certified the City's 2013-2021 Housing Element (Attachment H).

In July 2014, the Signal Hill Housing Authority and City of Signal Hill posted a Request for Qualifications for an affordable housing developer for the site. In response, there were eight interested developers and Meta Housing Corporation was selected for the development of workforce housing at the site (Attachment I).

On January 6 and 8, 2015, Meta Housing hosted tours of the Long Beach Senior Arts Colony, a building that was designed, constructed, owned and is managed by Meta Housing. The Long Beach Senior Arts Colony facility was selected for tours as it is the last project Meta Housing has completed and the closest in proximity to Signal Hill. The purpose of the tours was to allow the community to see the high quality material used and to learn more about Meta Housing and their management.

The Director of Community Development will administratively review the Site Plan and Design Review and the Housing Authority will consider the Disposition and Development Agreement for the project.

Analysis:

At the workshop, staff will provide an overview of the background of the site and review process, Meta Housing will discuss their experience and active property management and the Studio One Eleven will overview the development plans. To satisfy HCDs requirements, the zoning code requires that the affordable housing project plans are reviewed and approved administratively. Therefore, the Site Plan and Design Review will be approved by the Director of Community Development, not the Planning Commission. The Director will take public and Planning Commission comments related to the building architecture, landscaping and lighting into consideration when reviewing and approving the plans for the project.

The project includes 72 multi-family units for rent to extremely low, very low and low income households on an approximate 1.61-acre site. The site plan complies with the General Plan, Zoning Ordinance and development standards of Area 6 of the "SP-7 Special Purpose Housing Specific Plan" Zoning District.

Site Plan

The site plan was designed to:

- Minimize massing on Hill Street to accentuate open space for green areas
- Include varying building heights from one to three and four stories
- Locate the four story-structure at the lowest elevation of the site to maximize off-site views
- Include 82 parking spaces concealed at the southern end of the site

Design

The architecture features a variety of building material and designs to create diversity between the buildings and elevations including:

- Cement board lap siding
- Stacked brick veneer
- Cement plaster
- Aluminum reveals
- CMU block
- Douglas fir doors
- Vinyl windows
- Wire mesh panels
- Metal railings
- Shingle and metal roofing

The color scheme includes white, greys, red and metals finishes. A color and materials board will be available at the Community Meeting.

Floor Plans

There are six different floor plans offered and the units range from:

- 1 to 3 bedrooms
- 1 to 2 bathrooms
- 592 to 1,399 square feet of livable square footage
- Include private open space with either a patio, porch and/or balcony
- 5% of the total dwelling units will be built as ADA accessible units (one 1 bedroom, two 2 bedrooms and one 3 bedroom)
- 3% will be built with auditory and visual communication features (one 1 bedroom, one 2 bedrooms and one 3 bedroom)
- All units are built to be adaptable for ADA accessibility

Landscaping

The buildings have been oriented to provide an expansive green comprising more than one-fourth of the site. Landscaping includes:

- 24" to 60" on-site trees, approximately 40 trees

- 36" Crape Myrtle and Magnolia street trees will be installed in the parkway
- Community garden on-site for the residents' use
- Tot-lot and artificial turf open play area
- Weather or soil moisture irrigation controllers that automatically adjust in response to current conditions
- Condition of approval regarding maintenance of synthetic turf

Amenities

The development also includes on-site amenities for residents such as:

- Community building for on-site events with a resident lounge, kitchen, and computer room
- Property management office for on-site management
- Community garden on-site for the residents
- Tot-lot and open play area
- Laundry room on the 1st floor
- Residential lobby with mailboxes and announcement boards

Green Features

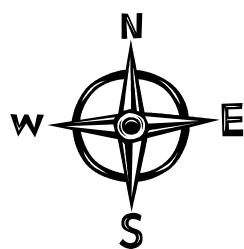
- The project will meet or exceed all CalGreen requirements for multi-family housing
- Comply with interior and exterior lighting high efficiency energy and design requirements
- Reduce overall use of potable water within the building by 20%
- Provide low-flow faucets and showers and EPA 'WaterSense' specification toilets
- Reduce overall building wastewater by 20%
- Provide readily accessible recycling areas for building tenants
- Use low-VOC carpets, adhesives, sealants, caulks, and paints
- High efficiency heating and cooling systems with high performance filters
- Provide Energy Star rated residential appliances
- Provide bicycle parking for residents and guests
- Endeavor to achieve for LEED Gold for 3-Story and LEED Silver for 4-Story buildings
- Prewire buildings for future solar panel installation

Approved by:

Scott Charney

GUNDY HILL

Project Site





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

June 17, 2008

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SCOTT CHARNEY
PLANNING MANAGER

SUBJECT: PUBLIC HEARING – 1500 HILL STREET/AFFORDABLE HOUSING SITE

Summary:

The City is proposing to designate a 1.41-acre site on the south side of Hill Street between Gundry and Walnut Avenues as a future housing site for up to 60 units for very low and low-income households (Attachment A). The project includes:

- A General Plan Amendment changing the designation of the site on the Generalized Land Use Map from Light Industrial to Very High Density Residential
- A Zoning Ordinance Amendment changing the designation of the site on the Official Zoning Map from Light Industrial to Special Purpose Housing Specific Plan
- A Zoning Ordinance Amendment adding a new planning area to the Special Purpose Housing Specific Plan and adopting unique development standards for affordable housing at the site

Recommendations: Waive further reading and adopt the following resolutions:

- 1) **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 6/5/08(2), RELATIVE TO GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENTS FOR 1500 HILL STREET**

- 2) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF GENERAL PLAN AMENDMENT 08-01, A REQUEST TO RECLASSIFY AN APPROXIMATE 1.41-ACRE SITE LOCATED AT 1500 HILL STREET ON THE SOUTH SIDE OF HILL STREET BETWEEN GUNDRY AND WILLOW AVENUES FROM "4.1, LIGHT INDUSTRIAL" TO "1.4, VERY HIGH DENSITY RESIDENTIAL"
- 3) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 08-06, A REQUEST TO AMEND THE OFFICIAL ZONING MAP BY CHANGING THE DESIGNATION OF AN APPROXIMATE 1.41-ACRE SITE LOCATED AT 1500 HILL STREET FROM "LI, LIGHT INDUSTRIAL" TO "SP-7, SPECIAL PURPOSE HOUSING SPECIFIC PLAN"
- 4) A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 08-07, A REQUEST TO AMEND CHAPTER 20.41, "SP-7, SPECIAL PURPOSE HOUSING SPECIFIC PLAN," BY ADDING A NEW PLANNING AREA AND ADDING DEVELOPMENT STANDARDS TO REGULATE THE USE AND DEVELOPMENT OF UP TO 60 RESIDENTIAL UNITS FOR LOW AND VERY LOW-INCOME HOUSEHOLDS AT 1500 HILL STREET

Background:

State law requires redevelopment agencies to spend 20% of all bond and tax increment for the purpose of increasing, improving and preserving the community's supply of affordable housing. These funds are commonly called "set aside" funds. The Redevelopment Agency accumulates approximately \$2.5 million in set aside funds annually and currently has a fund balance of approximately \$5.8 million. Agencies that fail to produce enough affordable housing may accumulate an "excess surplus" of set aside funds and be penalized.

Agencies must also replace the housing removed as part of the affordable housing site assembly process. The Agency has a current "replacement need" of 28 units due to the demolition of existing units at the East Village development (east side of Junipero Avenue and Pacific Coast Highway) and award winning Las Brisas II development (east side of California Avenue at Burnett Street).

State law also requires cities to accommodate their “fair share” of projected population growth through periodic updates of locally adopted Housing Elements. The “fair share” is determined at a regional level by Council of Governments and called the Regional Housing Needs Assessment (RHNA) allocation. The City is in the process of adopting a Housing Element Update using new RHNA allocations issued by the Southern California Council of Governments (SCAG) for the period of January 1, 2006 to June 30, 2014 (see separate report on this agenda). The RHNA allocation for Signal Hill is 222 with 91 of these designated as “affordable” units. Construction of the Agency’s replacement unit obligation of 28 may be counted as part of the 91 affordable units the City must plan for pursuant to 2008 Housing Element Update.

The adequate sites inventory included in the 2008 Housing Element Update identifies 1500 Hill Street as a future affordable housing site. On March 11, 2008, the Planning Commission adopted a resolution of necessity for the 1500 Hill Street property, determining that the location, purpose, and extent of the Redevelopment Agency’s acquisition of the site consistent with the General Plan (Attachment B).

On May 27, 2008, the Redevelopment Agency authorized the Executive Director to enter into a Purchase Sale Agreement to acquire 1500 Hill Street as a future affordable housing site (Attachment C). The Agreement has been executed and a Phase II environmental study will be completed shortly.

Analysis:

The 1.41-acre 1500 Hill Street site is remarkably similar to the Las Brisas II site (1.42-acres, 60 units, 4-story buildings). The Redevelopment Agency believes it is suitable for a similar affordable housing development, or a possibly less dense one, depending on the needs of the developer selected to build the project. The future development of the affordable housing at the site addresses the Agency’s affordable housing and replacement housing obligations as well as the City’s need to meet the affordable housing production goals contained in the 2008 Housing Element Update.

The site is located on the south side of Hill Street between Walnut and Gundry Avenues. Four contractor’s businesses currently occupy the site in older office-warehouse buildings and storage yards. Surrounding land uses include:

- Signal Hill Elementary School to the north
- Vacant land to the south (formerly a tank farm and refinery)
- Light industrial to the west
- Universal Care offices to the east

Nearby amenities include:

- Signal Hill and Alvarado Elementary Schools and Long Beach City College
- Civic Center
- Signal Hill Park
- Community Center
- Library

General Plan and Zoning Amendments

The site is currently designated as 4.1, Light Industrial on the General Plan's Generalized Land Use Map and LI, Light Industrial on the Official Zoning Map. These designations do not allow residential development. Changing these designations is necessary to secure a determination from the State Department of Housing and Community Development that the 2008 Housing Element Update complies with State law.

Accordingly, a General Plan Amendment is proposed reclassifying the site to 1.4, Very High Density Residential. This designation is the same one used at the Las Brisas II development and allows density up to 45 dwelling units per acre. In addition, two Zoning Ordinance Amendments are proposed. The first reclassifies the site on the zoning map to SP-7, Special Purpose Housing Specific Plan. The second adopts unique development standards allowing up to 60 affordable units at the site. The proposed standards mirror those used for the Las Brisas II development.

Before a detailed site plan and elevations can be prepared, the following actions are needed:

- Completion of the Phase II environmental investigation (expected within the next few months)
- The relocation consultant must find new locations for the four current tenants
- The Agency must select a developer to prepare plans, process a Site Plan and Design Review application, build and then manage the development

Approved by:

Gary Jones



Attachment C
(attachments to Staff Report
not provided)

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

August 10, 2010

AGENDA ITEM

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

**FROM: GARY JONES
DIRECTOR OF COMMUNITY DEVELOPMENT**

**SUBJECT: A RESOLUTION FINDING THE ACQUISITION OF PROPERTY FOR
AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 2170
GUNDRY AVENUE CONSISTENT WITH THE GENERAL PLAN**

Summary:

The Redevelopment Agency is considering the acquisition of a single lot of land occupied by an older industrial building and containing 0.195 acres of land at 2170 Gundry Avenue. The Agency is considering acquiring this parcel for future affordable housing development. State law requires that the Planning Commission review the location, purpose, and extent of the property to be acquired and determine if the proposal is consistent with the General Plan.

Recommendation: Waive further reading and adopt the following resolution, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE
LOCATION, PURPOSE AND EXTENT OF PROPOSED
ACQUISITION OF REAL PROPERTY AT 2170 GUNDRY
AVENUE FOR FUTURE AFFORDABLE HOUSING
DEVELOPMENT IN CONFORMITY WITH THE SIGNAL
HILL GENERAL PLAN**

- “Reasonable Accommodation” Procedures for the Disabled

As a result of these minor changes, an updated Housing Element has been prepared (Attachment E – changes/narrative in bold). The update will be submitted to the HCD for the planning period ending on June 14, 2014.

Approved by:



Scott Charney

Background & Analysis:

The subject property is located on the east side of Gundry Avenue and south of Hill Street and occupied by an older “Utility building” a larger version of the Quonset hut* (Attachment A). The subject lot could be combined with adjacent property to the north along Hill Street to enlarge an affordable housing site recently acquired by the Agency. Constraints to future development are unknown as of this writing but may include soils contamination due to past industrial use or migrations of contamination from surrounding land to the east and south formerly occupied by petroleum storage tanks. Other surrounding land uses include warehouses and storage yards to the west across Gundry Avenue.

The General Plan Land Use Map displays the general patterns and the boundaries of land use designations, and intentionally uses a meandering line between these land use designations. The subject land is located in the 4.1 Light Industrial land use designation (Attachment B, General Plan Map). The type of development envisioned for land use designation 4.1 Light Industrial is to accommodate a variety of light industrial uses which are non-polluting and which can coexist with surrounding commercial and residential uses. Permitted uses include but are not limited to research and development, assembly, general offices, light manufacturing, not involving excessive noise, vibrations, odors, dust or hazardous materials. Uses permitted in the Light Industrial category include limited warehouse and distribution uses of finished products but not transportation, storage or shipping uses involving fleets of large size (tractor trailer) trucks. Existing zoning standards include requirements for walls and landscaped buffers to mitigate visual and environmental issues anticipated where light industrial development occurs adjacent to residential development. Because the industrial land surrounding the subject property is vacant, there is opportunity to assure compatibility by considering adjacency issues during the design of both proposed residential and future light industrial development.

The Agency recently acquired property along Hill Street for affordable housing development and the City changed the land use designation to 1.3 High Density residential. Staff believes the acquisition of the subject property would enhance affordable housing development potential of the Hill Street property by enlarging the site size. The General Plan land use designation would be changed to 1.3 High Density Residential to accommodate future affordable housing development. The 1.3 High Density Residential land use category provides opportunity for multifamily development including multistory condominiums and apartments. High density affordable housing in any configuration may be permitted subject to the Special Purpose Housing Specific Plan. Staff believes the site is suitable for affordable housing development because it is located near the Signal Hill and Alvarado elementary schools, Signal Hill Park, the community center with daycare program, and the library.

2170 Gundry Avenue
August 10, 2010
Page 3

The attached resolution describes the location, purpose and intent of the acquisition as well as findings describing why the proposed acquisition of property is consistent with the goals and policies of the General Plan.

*Quonset Hut

40' x 100' Utility Building

Courtesy of the National Archives, Washington, D.C., RG 80-G-246924



"Utility Building" is a larger version of the Quonset hut. Sometimes nicknamed "elephant hut" (a name also used for Armco Air Raid Shelters), the building evolved over a period of time and could be adapted to tropical climates with the addition with specialized components. A total of 11,800 Utility Buildings were fabricated by the end of World War II. A single unit could be erected by a team of ten men in 300 man hours, weighed only 23,381 pounds, could be shipped in twenty-three crates, and required only 383.17 cubic feet of shipping space.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

February 14, 2012

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: REINA SCHAETZL *RS*
ASSISTANT PLANNER

SUBJECT: PUBLIC HEARING – ZONING ORDINANCE AMENDMENT FOR 1500 HILL STREET AFFORDABLE HOUSING SITE AND GENERAL PLAN AMENDMENT FOR THE HOUSING ELEMENT UPDATE

Summary:

The Commission will review the following:

- Zoning Ordinance Amendment 12-01 clarifying administrative approval and density standards for affordable housing project at 1500 Hill Street site and
- Revisions to previously adopted General Plan Housing Element

Staff believes these changes will secure State certification of the Housing Element. Cities with certified Housing Elements are in a more advantageous position when applying for state and federal funds (Attachment A).

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 12-01, AMENDING THE DEVELOPMENT STANDARDS AND DENSITY REQUIREMENTS AT AN APPROVED AFFORDABLE HOUSING SITE AT 1500 HILL STREET

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF THE REVISIONS TO THE GENERAL PLAN HOUSING ELEMENT

Background:

State Law

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

State law recognizes that local governments play a vital role in the supply and affordability of housing. Given the chronic lack of affordable housing statewide, the State mandates that all local governments include a plan to meet the existing and projected housing needs of all economic segments of the population in each locally adopted Housing Element. The HCD reviews each Housing Element to determine its compliance with State law. HCD pays particular attention to the required inventory of adequate sites (See page D-4 of Attachment E). This inventory demonstrates how cities will accommodate their "fair share" of projected population growth on a parcel specific level. The "fair share" is determined at a regional level by Council of Governments and called the Regional Housing Needs Assessment (RHNA) allocation.

RHNA Allocations January 1, 2006-June 30, 2014

In 2006, a RHNA allocation of 245 housing units was issued for Signal Hill by the Southern California Council of Governments (SCAG). Based on an appeal filed by the City, the number was reduced to 222 with the final allocations distributed by income group as follows:

<u>Income Group</u>	<u>Number</u>	<u>Percentage</u>
Extremely Low	29	13%
Very Low	27	12%
Low	35	16%
Moderate	37	17%
<u>Above Moderate</u>	<u>93</u>	<u>42%</u>
Total	222	100%

Local Adoption

In 2008, City staff and housing consultant, Ralph Castaneda, prepared a Housing Element Update (available online at www.cityofsignalhill.org under "Government" and "General Plan" links). The document was subsequently adopted by the City Council and submitted to HCD. It demonstrated Signal Hill's commitment to meeting its affordable housing obligation of 91 units (41%) as follows:

- Las Brisas II – 60 existing units counted because they were built after the January 1, 2006 start date of the RHNA planning period
- 1500 Hill Street – up to 60 units possible on a 1.41 acre site

HCD Response

HCD indicated that revisions were necessary in order to comply with State Law (Attachment B). Specific deficiencies included:

- Provide more detailed adequate sites inventory
- Provide more analysis of governmental constraints
- Strengthen programmatic commitments

City Response

The City subsequently approved amendments to the General Plan and Zoning Code, redesignating 1500 Hill Street from industrial to high density housing. The site is similar to the site for Las Brisas II and suitable for a housing development of similar density.

HCD Response

In 2009, the HCD cited brownfield conditions as a concern for the adequacy of 1500 Hill Street for housing (Attachment C).

Analysis:

Staff believes the site is appropriate and had a detailed environmental assessment prepared (Attachment D). Additionally, staff prepared Zoning Ordinance Amendment 12-01 demonstrating the City's commitment to high-quality design, while incorporating a less restrictive approval process for the 1500 Hill Street project. Other changes to the Housing Element include the addition of new dates for City plans to address State-mandated requirements for the following:

- Emergency Shelters
- Transitional and Supportive Housing
- Licensed Residential Care Facilities
- Single-Room Occupancy Units

- “Reasonable Accommodation” Procedures for the Disabled

As a result of these minor changes, an updated Housing Element has been prepared (Attachment E – changes/narrative in bold). The update will be submitted to the HCD for the planning period ending on June 14, 2014.

Approved by:



Scott Charney

League of California Cities

EXAMPLE

CA Cities Advocate



LEGISLATION AND POLICY AFFECTING CALIFORNIA CITIES

2012 Issue #13

February 1, 2012

HOME

CONTENTS

Editor's Note

Redevelopment
Agency Dissolution:
Next Steps

Is Your City Missing
Out on FREE MONEY?

Is Your City Missing Out on FREE MONEY?

In 2011, the Department of Housing and Community Development (HCD) opened up \$25 million in noncompetitive grants, funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, for housing related parks programs. Unfortunately, HCD only awarded \$8 million.

To be eligible for these funds applicants must:

- Have a compliant housing element;
- Submit an annual progress report on their housing element; and
- Issue housing start approvals for units affordable to very low and low income with documentation of a completed first inspection during the designated program year.

Grants may be used for park-related capital asset projects, including new park and recreation facilities, community centers, playgrounds, and improvements to existing parks.

The League is conducting a one-question survey that will take less than a minute to answer to find out why cities did not apply for these funds. The survey is available on the League's [website](#) and will close on Feb. 29. Thank you for taking the time to respond.

For questions regarding funding or the League's survey please contact [Kirstin Kolpitcke](#).

[\[PRINTER FRIENDLY VERSION\]](#)

Published by League of California Cities

Copyright © 2012 League of California Cities. All rights reserved.

Powered by **IMN™**

[E-MAIL TO A COLLEAGUE](#)

[RSS](#)

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430

P.O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3177

FAX (916) 327-2643

ARNOLD, SC

to 2/14/12 Staff Report



May 9, 2008

Mr. Gary Jones
Community Development Director
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755-3799

Dear Mr. Jones:

RE: Review of the City of Signal Hill's Draft Housing Element

Thank you for submitting the City of Signal Hill's draft housing element received for review on March 10, 2008 along with revisions received by e-mail April 24, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Your conversations with Mario Angel of our staff on April 24, 2008 facilitated the review.

Signal Hill's draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include a more detailed land inventory, analysis of potential governmental constraints such as land-use controls, and strengthen programmatic commitments. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department hopes these comments are helpful and stands ready to provide any assistance needed to bring the element into compliance. If you have any questions or would like to schedule a meeting, either in Signal Hill or Sacramento, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

A handwritten signature in black ink that reads 'Cathy E. Creswell'.

Cathy E. Creswell
Deputy Director

Enclosure

APPENDIX CITY OF SIGNAL HILL

The following changes would bring the City of Signal Hill's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* www.hcd.ca.gov/hpd/housing_element/index.html, the Department's publication, *Housing Element Questions and Answers (Qs & As)*, and the Government Code addressing State housing element law.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*
 - a. Sites Inventory and Analysis
 - i. *Adequate Sites Alternative* – While the element (page 4-5 and 4-6) indicates the City intends to consider meeting a portion of the adequate sites requirement through a program of committed assistance, the element must describe how each of the statutory provisions has been addressed, including a commitment of specific funding amounts and proposed projects. For example, the element notes, "It appears that up to 22 units could be credited toward the RHNA" but provides no specific information about how that number was established or how it would be achieved. Please see the enclosed checklist to assist in meeting this requirement.
 - ii. *Sites Inventory* – Signal Hill has a regional housing need allocation (RHNA) of 222 housing units, of which, 91 units are for lower-income households. The element indicates 60 units were approved and credited to lower-income units in the Las Brisas II apartment community (page D-5 and D-10), indicating a shortfall of 31 units for lower-income households. To address the need, the element appears to rely, in part, on the Hill Street vacant site zoned for industrial use (page D-7) and second units (page D-10). The element, however, does not adequately describe or analyze the suitability of these strategies to address the City's remaining regional housing need.

Hill Street Site

- The element does not include a program to redesignate this site for residential use. While page B-8 indicates "if" the site is rezoned it would most likely be a "Special Purpose Housing Specific Plan," no information is provided about this designation nor any commitment to actually redesignate this site. To use this site to address the shortfall of sites the element must include a program to

complete the necessary rezoning consistent with the requirements of Section 65583(c)(1) including providing zoning that permits multifamily owner and rental residential use by right.

b. Second Units

The element should either include more detailed analysis to support the assumption of 12 second units in the planning period based on development trends and programs to further encourage second units (i.e., increasing maximum unit size) or utilize an assumption more consistent with recent approvals. The element should also describe the methodology for affordability assumptions.

c. Sites with Zoning for a Variety of Housing Types

Single-Room Occupancy (SRO) – Pursuant to recently enacted legislation (Chapter 891, Statutes of 2006 [AB 2634]), the element must demonstrate how existing or proposed zoning permits and encourages and facilitates the development of SROs. An adequate analysis should identify whether and how zoning districts explicitly allow these uses and analyze whether zoning, development standards and permit procedures encourage and facilitate these housing types.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

a. Land Use Controls

- i. *Parking standards* – The element indicates enclosed garages are required for all multifamily housing (B-6). The element should evaluate the effect of this requirement on the ability to achieve maximum permitted densities and the cost and supply of housing.
- ii. *Height Limits* – The element indicates the maximum height limit is 25 feet and 2½ stories for all districts but the City approved a four-story height for the affordable Las Brisas II project. The element must specifically analyze the impact of height requirements on the development of housing affordable to low- and moderate-income households and could consider the impact on the efficient use of land and energy conservation objectives. The element should also describe standards or processing that allowed waivers to the height limits of Las Brisas II and indicate if other projects could qualify for such waivers.
- iii. *Processing and Permit Procedures* – The element must include a detailed description and analysis of the permitting and review processes for a variety of housing types (B-15). The analysis should identify which zones permit residential

and how the uses are permitted (i.e., conditional use, by right, etc.), describe review and approval timelines, review and approval bodies, and specific findings needed to approve a variety of housing types. For information on the required analysis, please refer to the Department's *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element/examples/screen25sample1.pdf

b. Fees

The element lists some fees (Page B-12) however, it must also analyze typical fees for residential developments. This analysis should address the cumulative effect of these fees on development costs for both single-family and multifamily housing

B. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

Most of the programs must be strengthened or expanded to include specific timelines or milestones, and describe the City's specific role in implementing the program. To fully address the program requirements of Government Code Section 65583(c)(1-6) programs to be revised and strengthened include, but are not limited to the following:

- Category #4 - Program 3a - Neighborhood Enhancement Program (page 4-12): Provide a specific timeline when the City will remove dilapidated structures and how program information is distributed to homeowners.
- Category #5 - Program 3a - Fair Housing Services Program (page 4-13) and Program 3b - Fair Housing Information Program (page 4-14): Provide a specific timeline when the City will provide specific information of this service to the public and identify the methods to disseminate information and referral services to the community beyond listing on the City's website.
- The element notes the 32nd Street area having 13 multifamily structures with at least 52 units in need of rehabilitation but does not describe how these units are to be rehabilitated (page A-21). The element should include a program objective and timeline to address the rehabilitation needs.
- Describe what specific actions, incentives or concessions the City will make to encourage the development second units and how the City will publicize the program.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

The element identifies a shortfall of sites as a result the element should be revised as follows and as described in finding A-2:

- Category #1 - Program 3a - Adequate Sites Program: The program generally notes the City will provide sites but does not commit the City to any specific action. The program should describe the specific actions to rezone the Hill Street site or otherwise include program actions that will provide needed sites that allow multifamily owner and rental residential use by-right.
- Category #1 - Program 3b - Committed Assistance Program (page 4-5): Provide a specific timeline when the City will implement the program. The program description must comply with statutory requirements including identifying amounts of funds to be committed, and describe units to be purchased and the sufficiency of the funds to develop the units at affordable cost and rents. These and the other requirements are noted in the *AB 428 Compliance Checklist* enclosed.

 3. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A-3, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to strengthen or add programs and address and remove or mitigate any identified constraints.

 4. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

In accordance with Chapter 891, Statutes of 2006 [AB 2634], the element must include implementation actions to assist the development of housing for extremely low-income households. The City should either demonstrate how existing programs address this need or identify additional programs.

The only program included to address this requirement appears to be Category #2 Program 3 (page 4-8) to increase Section 8 assistance. However, the element does not include any specific information about how this will be accomplished. In

addition, the element should include programs to address the needs identified in the element including those of extremely low-income households. For example, a program could be included to provide regulatory concessions or incentives, assist in the application for funding assistance programs or to use redevelopment funds etc.

In addition the element identifies that 90 percent of lower-income renters overpay for housing and that approximately 29 percent of renters are overcrowded. The element should include or expand existing programs to address these serious needs.

5. *Describe the amount and uses of monies in the redevelopment agency's Low- and Moderate-Income Housing Fund (Section 65583(c)).*

While the element indicates a balance of over \$4 million (page 3-4) in redevelopment set-aside funds, the housing element should estimate the amount of funds expected to accrue to the Low and Moderate Income Housing Fund over the planning period and more specifically describe the planned uses for those funds.

For your information, Community Redevelopment Law (Health and Safety Code Section 33334.4) requires agencies, over each ten-year period of the implementation plan, to ensure housing assistance is proportionately provided to very low- and low-income households (based on the proportion each group represents of the community's total housing need for lower- and moderate-income persons) and persons under the age of 65 years (based on the proportion this population group represents of the total population reported from the current census). In addition, Section 33413(b)(4) requires a redevelopment implementation plan to be consistent with a community's housing element. Also, the integration of applicable information from the redevelopment agency's current housing implementation plan into the housing element will assist in the development of an effective housing element.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(6)(B)).

The element indicates the City conducted workshops and interviewed local organizations (page 3-7). In addition, the City submitted additional information about the workshops and survey questionnaire sent to residents seeking input on the housing element update. However, the element and supplemental information does not describe how the City made specific and diligent efforts to achieve the participation of lower- and moderate-income households in the development of the housing element or describe how comments were or will be incorporated in the revised and adopted housing element.

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

ARNOLD SCHWARZENEGGER, Governor



January 7, 2009

Mr. Kenneth C. Farfsing
City Manager
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755-3799

Dear Mr. Farfsing:

RE: Review of the City of Signal Hill's Adopted Housing Element

Thank you for submitting the City of Signal Hill's adopted housing element received for review on October 9, 2008 and supplemental information sent by e-mail on January 6, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). Conversations with Mr. Scott Charney, Planning Manager, facilitated the review.

The adopted element addresses some of the statutory requirements described in the Department's May 9, 2008 review. However, further revisions are still needed for the element to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element continues to require an analysis demonstrating the suitability of the Hill Street site to accommodate the City's regional need for lower-income households. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department would be happy to arrange a meeting in either Signal Hill or Sacramento to provide any assistance needed to facilitate your efforts to bring the element into compliance. If you have any questions or would like assistance, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

cc: Scott Charney, Planning Manager, City of Signal Hill

APPENDIX

CITY OF SIGNAL HILL

The following changes would bring the City of Signal Hill's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Sites Inventory and Analysis

The element notes the City has rezoned the Hill Street Site to "Special Purpose Housing Specific Plan" for residential use. However, the element does not address the statutory requirements demonstrating the suitability of this site as described in the Department's May 2008 review. For example, the element now includes a copy of Resolution 2008-08-5698 which indicates the site is currently occupied with existing industrial uses. The element, however, must specifically describe these current uses and analyze whether these uses are constraints to redevelopment of this site. This analysis should describe the methodology used to establish the development potential considering all of the following: 1) the extent to which existing uses may constitute an impediment to additional residential development; 2) development trends; 3) market conditions; and, 4) availability of regulatory and/or other incentives such as expedited permit processing, and fee waivers or deferrals. Additional information and sample analyses are available in the *Building Blocks*' section on Analysis of Non-vacant and Underutilized Sites at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Also, according to supplemental information received and conversations with City staff, the site requires additional soil investigations. The element must include an analysis of the suitability of the site for residential development relative to any identified and potential environmental conditions or issues. This description is necessary to demonstrate the site can be realistically developed with residential uses at densities appropriate to accommodate the remaining regional housing needs allocation (RHNA) for lower-income households within the planning period. The element should also include a description of the redevelopment agency's involvement in acquiring the site and description of the agency's efforts to assist in its development.

Second Units: While the element was revised to include additional information on second units including a discussion of development trends during the previous planning period, the element however, was not revised to demonstrate how the affordability of these units was determined. Please be aware, for the purposes of determining adequate sites for the current planning period, second units have not been included. If the City finds it is reliant on second units to accommodate a portion of its future regional need, this analysis would need to be revised.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

The element indicates "all housing sites have been constructed, are under construction or approved for development" and states that "consequently there are no typical examples" and concludes without analysis that standards, fees, and processing requirements do not pose a governmental constraint (page B-15). The element however, must provide information as detailed in our previous review (see findings related to Land-Use Controls, Permit Processing Requirements and Fees from the May 9, 2008 review). For information on the required analysis, please refer to the *Building Blocks*' website on Land-Use Controls at http://www.hcd.ca.gov/hpd/housing_element2/CON_landuse.php, Fees at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php, and Permit Processing at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

In addition, as the City is relying solely on the Hill Street site to acccommodate its remaining need for lower-income households, the element must describe the development standards, processing requirements and the necessary approvals for developments within the Special Purpose Housing Specific Plan area.

B. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

Programs #7, #8 and #9 (pages 4-11 to 4-12) were not revised to address the statutory requirements detailed in the Department's prior review (page 4).

- 3 -

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in finding A1, the element does not include a complete site analysis, and therefore, the adequacy of sites and zoning were not established. Please note, if there is a shortfall of sites to meet the City's RHNA, the element must include a program to make sites available in accordance with subdivision (h) of 65583.2 to meet 100 percent of the remaining lower-income housing need with sites zoned to permit owner-occupied and rental multifamily uses by-right during the planning period.

In addition, at a minimum, the element should be revised as follows:

The City is relying on the Signal Hill Street site to accommodate its remaining RHNA for lower-income households. Therefore, the element should include programs to promote the redevelopment of the Hill Street site and any necessary lot consolidations, including financial assistance, regulatory concessions or incentives to encourage and facilitate residential development. Examples of incentives include: 1) identifying and targeting specific financial resources; and, 2) reducing appropriate development standards.

3. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

The element was not revised to indicate how the City will address needs of lower-income renters, including those households overpaying and overcrowded as detailed in the May 9, 2008 review. The element should include or expand existing programs to address these serious needs. Actions could include assistance with site identification and entitlement processing, fee waivers and deferrals, modifying development standards and granting concessions and incentives for projects that provide rental housing for lower-income households. For assistance in revising the program please, refer to the *Building Blocks*' website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_assist.php.

MEARNS CONSULTING LLC

ENVIRONMENTAL CONSULTANTS

RISK ASSESSORS

738 ASHLAND AVENUE
SANTA MONICA, CA 90405
CELL 310.403.1921
TEL 310.396.9606
FAX 310.396.6878
EMAIL: MEARNS@MEARNSCONSULTING.COM
WWW.MEARNSCONSULTING.COM

April 30, 2010

via email and USPS

Mr. Scott Charney
City of Signal Hill
2175 Cherry Avenue
Signal Hill, California 90755

RE: **Summary of Human Health Risk Assessment Process**
1500 Hill Street, Signal Hill, California

Dear Mr. Charney:

Pursuant to your request I am pleased to present for your review this letter summary of the Human Health Risk Assessment process for the site located at 1500 Hill Street in Signal Hill, California.

Background

Phase I Environmental Site Assessments (Phase I ESAs) were prepared for the site in November 2000 by Targhee, Inc. and in April 2003 by AEI Consultants. A Phase II ESA was prepared for the site in February 2009 by Mearns Consulting LLC.

Because 36 constituents were detected in the soil matrix and five constituents were detected in the soil vapor samples collected during the Phase II ESA, a human health risk assessment (HRA) was performed to determine whether the site was "safe" to be redeveloped for housing.

Human Health Risk Assessment

The HRA was performed using appropriate federal and State of California guidance documents, equations and models. The HRA evaluated the potential for the detected constituents to cause harm to humans via inhalation, dermal contact and ingestion for three different scenarios: (1) construction workers, (2) commercial office workers, and (3) residents. The constituents were evaluated as carcinogens and non-carcinogens based on their toxicity, i.e., those constituents that have the potential to cause cancer were evaluated as carcinogens.

The results of the HRA are expressed as estimated risks for carcinogens in a theoretical population of 1 million for residential land use and 100,000 for construction workers and commercial land uses. The scientific notation 1E-06 represents 1×10^{-6} , expressed as 1 in a million. This is the threshold for residential land use; whereas the threshold for construction workers and commercial land use is 1E-05 which represents 1×10^{-5} , expressed as 1 in 100,000.

The results of the HRA are expressed as estimated hazards for noncarcinogens. The threshold for all scenarios is 1, or unity.

HRAs are conservative or health protective. The manner in which toxicity factors are derived for the constituents is conservative. The length of time the theoretical populations of residents and commercial workers are potentially exposed to the constituents is conservative, e.g., 350 days per year for 30 years for residents and 250 days per year for 25 years for commercial workers. The conservatism is compounded throughout the risk assessment process. The resulting estimated risks and hazards, therefore, tend to be very health-protective, ensuring the site is suitable for redevelopment.

Arsenic

Arsenic is a naturally occurring element or metal in soil. Arsenic is present in soil throughout Southern California at levels that are naturally greater than levels in Northern California and other parts of the USA. It is thought the levels of arsenic are greater in Southern California soils due to the geologic formations that produced crude oil.

Because arsenic is naturally occurring at levels that would indicate an estimated risk greater than the threshold when assessed in a HRA, the State of California Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA), an agency that reviews HRAs, suggests a statistical approach to demonstrate that the concentrations detected in soils on the site being evaluated are similar to naturally occurring concentrations.

HRA Review Process

The HRA was submitted to OEHHA for review to ensure the estimates of risk and hazards are acceptable and the site is safe to be redeveloped as a housing development.

OEHHA provided comments on the HRA, including requesting the use of a statistical analysis to determine whether the concentrations of arsenic detected in site soils were comparable to naturally occurring concentrations. If the concentrations of arsenic were found to be naturally occurring then arsenic did not need to be evaluated in the HRA.

OEHHA also commented that hexavalent chromium (Cr^{+6}) was not specifically analyzed. Hexavalent chromium is typically found in metal plating processes, as metal plating did not historically occur onsite, the analysis was not requested. The OEHHA reviewer suggested either: (1) collecting additional soil samples and submitting them for analysis of Cr^{+6} or (2) assuming that 1/6th the detected concentration of total chromium represents hexavalent chromium and estimating potential adverse health impacts to this hypothetical concentration of Cr^{+6} .

Response to OEHHA Comments

The statistical analysis to determine whether concentrations of arsenic detected in site soils were naturally occurring was performed. Arsenic was found to be naturally occurring.

The hypothetical concentration of Cr^{+6} was assessed and it was determined that the construction workers would not be at risk due to exposure to site soils, if this hypothetical concentration of Cr^{+6} was present. Neither the commercial nor residential land use scenarios were evaluated because the exposure routes for Cr^{+6} are dermal contact and ingestion only. As the site will be developed with housing units, surface level

parking, paving and landscaped areas, it is not reasonable to assume that either commercial workers, including landscapers, or residents will come into contact with site soils or a hypothetical estimated concentration of Cr⁺⁶.

Final OEHHA Comments

Although the OEHHA reviewer agreed with the additional analyses in the *Response to Comments dated April 2009, Human Health Risk Assessment, 1500 Hill Street, Signal Hill, California* (Mearns Consulting LLC, May 5, 2009) submitted to OEHHA for review, he opined that had exposure to the hypothetical estimated concentration of Cr⁺⁶ been evaluated for the residential scenario it would have exceeded the threshold and cautioned that future residents should not come into contact with the site soils (OEHHA, June 3, 2009).

Fate and Transport Model

A fate and transport model was used to evaluate whether the concentrations of the volatiles: benzene, naphthalene, tetrachloroethene and m-xylene, detected in site soils will potentially impact groundwater underlying the site (Mearns Consulting LLC, March 17, 2009).

The SeSoil model was employed to evaluate the potential for the four maximum detected concentrations of the constituents: benzene, naphthalene, tetrachloroethene and m-xylene, at various depths to impact groundwater underlying the site at 40-feet below ground surface (bgs).

The results of the model indicate concentrations of naphthalene, tetrachloroethene and m-xylene in the soil matrix do not impact groundwater and have reached their greatest depth. The results of the model indicate trace concentrations of benzene, between 5E-11 and 1E-10, may be in groundwater at 40-feet bgs within 10 years.

Conclusions

Although concentrations of constituents consistent with the historic uses of the site have been detected in the soil matrix and soil vapor onsite, the results of the human health risk assessment, including the fate and transport model, indicate the site is safe for redevelopment as housing.

Should you have any questions or desire additional information or clarification regarding the information contained herein, please do not hesitate to contact me at 310.396.9606.

Sincerely,



Susan L. Mearns, Ph.D. REA II 20032

Office of Environmental Health Hazard Assessment



Joan E. Denton, Ph.D., Director

Headquarters • 1001 I Street • Sacramento, California 95814

Mailing Address: P.O. Box 4010 • Sacramento, California 95812-4010

Oakland Office • Mailing Address: 1515 Clay Street, 16th Floor • Oakland, California 94612



Linda S. Adams
Secretary for Environmental Protection

Arnold Schwarzenegger
Governor

MEMORANDUM

TO: Susan Mearns, Ph.D.
738 Ashland Ave.
Santa Monica, California 90405

Kenneth Farfsing, City Manager
2175 Cherry Ave
Signal Hill, California 90755

FROM: Ned Butler, Ph.D. Toxicologist
Integrated Risk Assessment Branch

DATE: June 3, 2009

SUBJECT: 1500 HILL STREET SIGNAL HILL, CALIFORNIA

Document Reviewed

RESPONSE TO COMMENTS DATED APRIL 2009, Human Health Risk Assessment, 1500 Hill Street, Signal Hill California , by Mearns Consulting LLC, dated May 5, 2009.

Scope of Review

This review is generally limited to an evaluation of the responses to my previous comments. OEHHA has no regulatory authority and serves as an advisor to decision makers also called risk managers. OEHHA reviews risk assessments for scientific validity. OEHHA has pointed out risk management decisions that influence the final estimate or risk to make their effect explicit.

Naturally Occurring versus Anthropogenic Arsenic

The statistical method employed provides a reasonable basis for excluding arsenic as a chemical of concern because it is at background concentrations.

Evaluation of hexavalent chromium using 1/6 the total chromium detected as equivalent to hexavalent chromium

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.

Printed on Recycled Paper

Susan Mearns
June 3, 2009
Page 2

The Response to Comments describes an assessment of risk for construction workers assuming 1/6 of the total chromium was hexavalent. OEHHA agrees with the risk estimate and even when added to the other exposures the total risk is less than 10^{-5} . Risk was not calculated for a residential exposure scenario. The risk from this exposure would likely have exceeded a 10^{-6} . The decision not to include a residential exposure is a risk management decision that implies that future residents cannot come in contact with the soil. If future residents do come in contact with the soil the current risk is an underestimate.

Conclusions

Estimated hazards to proposed future residents and to current and proposed future commercial workers and construction workers are less than significant. Estimated risks to current and proposed future commercial workers and construction workers are less than significant. Estimated risks to proposed future residents are less than significant without the inclusion of the estimation of risk due to hexavalent chromium.

If you have any questions please contact me at (916) 323-2865.

Reviewed by



Hristo Hristov, MD Ph.D.
Integrated Risk Assessment Branch

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430

P. O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3177 / FAX (916) 327-2643

www.hcd.ca.gov

RECEIVED

June 1, 2012

JUN - 8 2012

Mr. Kenneth C. Farfsing
 City Manager
 City of Signal Hill
 2175 Cherry Avenue
 Signal Hill, CA 90755-3799

CITY OF SIGNAL HILL
 ADMINISTRATION

Dear Mr. Farfsing:

RE: Review of the City of Signal Hill's Adopted Housing Element

Thank you for submitting Signal Hill's housing element adopted on February 21, 2012 and received for review on March 13, 2012. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department is pleased to find the housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The adopted element addresses the statutory requirements described in the Department's January 7, 2009 review. For example, the element now demonstrates adequate sites to accommodate the City's regional housing need.

Program 4 (Hill Street Affordable Housing Development) is crucial to demonstrate adequate sites to accommodate the regional housing need and encourage the development of housing affordable to lower-income households. As a result, the City should monitor and report on the status of this Program through the annual progress report, required pursuant to Government Code Section 65400. If this Program is not effective in encouraging housing development affordable to lower-income households or making sites available for development, the element should be amended to identify alternative strategies and sites. For example, if the Special Purpose Housing Specific Plan is not adopted as described, alternative strategies should be adopted to provide sufficient opportunities for development within the planning period.

The Department is pleased to report the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund and the Building Equity and Growth in

Neighborhoods (BEGIN) Programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Details about these and other programs are available at this website at
http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

Specifically, the HRP Program, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. Additional information on the HRP Program can be obtained from this website <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department wishes Signal Hill success in implementing their housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,



Glen A. Campora

Acting Deputy Director



Attachment F
(attachments to Staff Report
not provided)

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 12, 2013

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSISTANT PLANNER**

**SUBJECT: PUBLIC HEARING – ZONING ORDINANCE AMENDMENT 13-04
REVISING THE DEVELOPMENT STANDARDS FOR AREA 6 OF THE
“SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN” TO
DEMONSTRATE ADEQUATE AFFORDABLE HOUSING SITES IN THE
2013-2021 HOUSING ELEMENT UPDATE**

Summary:

Staff will present the City's proposed amendment to Signal Hill Municipal Code Chapter 20.41, entitled "SP-7 Special Purpose Housing Specific Plan" Area 6 regarding the affordable housing site at 1500 E. Hill Street. Proposed changes include:

- Amending the official zoning map to change the designation of a .20 acre parcel located at 2170 Gundry Avenue from "Light Industrial" to "SP-7 Special Purpose Housing Specific Plan" Area 6.
- Amending the specific plan text to reflect the increase in project size from 1.41-acres to 1.61-acres in size.
- Amending the permitted dwelling unit density from a maximum of 60 multiple-family units to 72 multiple-family units.

Recommendations:

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL
APPROVAL OF NEGATIVE DECLARATION 10/25/13(1), RELATIVE TO
ZONING ORDINANCE AMENDMENT 13-04**

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 13-04, AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE DESIGNATION OF A .20 ACRE PARCEL AT 2170 GUNDRY AVENUE FROM "LIGHT INDUSTRIAL" TO AREA 6 OF THE "SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN" AND REVISING THE DEVELOPMENT STANDARDS BY INCREASING THE DENSITY OF AREA 6 TO 72 DWELLING UNITS

Background:

State Law

All California cities are required to prepare and adopt a General Plan to use as a guide in making land use and planning decisions. The Housing Element is one of the required General Plan elements and it must be updated and approved by the State Department of Housing and Community Development (HCD) pursuant to California Government Code Section 65302(c).

State law recognizes that local governments play a vital role in the supply and affordability of housing. Given the lack of affordable housing statewide, the State mandates that all local governments include a plan to meet the existing and projected housing needs of all economic segments of the population in each locally adopted Housing Element. The HCD reviews each city's Housing Element to determine its compliance with State law.

Special Purpose Housing, Area 6

In August 2008, in conjunction with the 2006-2014 Housing Element Update, the City approved a General Plan Amendment, Zoning Ordinance Amendment, and Negative Declaration establishing Special Purpose Housing, Area 6, an affordable housing site at 1500 E. Hill Street allowing for up to 60 dwelling units at the 1.41-acre site.

In 2010, the City of Signal Hill Redevelopment Agency acquired the adjacent parcel, 2170 Gundry Avenue, a .20-acre site, for the future development of affordable housing (Attachment A). This site was not included in the previous Housing Element or Specific Plan Amendments.

In February 2012, to satisfy State requirements, the City amended the Site Plan & Design Review approval process for Area 6 to change it from discretionary approval by the Planning Commission at a public hearing to administrative approval by the Director of Community Development. At the same time, the City set a minimum density of 45 housing units. Shortly, thereafter HCD certified the 2006-2014 Housing Element.

2013-2021 Housing Element

The proposed Housing Element Update covers the eight-year period from October 2013 to October 2021 and will include a strategy to achieve the Regional Housing Needs Allocation (RHNA), as determined by the Southern California Association of Governments. Under new rules, cities in our region that adopt their Updates by the February 2014 deadline will be on an eight-year cycle for future updates. Those that miss the deadline will revert to a four-year cycle. The City's allocation for the upcoming period is 169 dwelling units with 71 designated as affordable (includes all three low income categories) as follows:

RHNA: Allocation from SCAG, October 2013 – 2021

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

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

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

At the August 19, 2013 Community Workshop, September 10, 2013 Planning Commission Workshop and October 1, 2013 City Council meeting regarding the 2013-2021 Housing Element Update, staff discussed the City's proposed strategy to meet the RHNA for affordable housing by amending the SP-7 Specific Plan and accounting for the construction of new second units as follows:

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

The proposed amendments to SP-7 include incorporating the adjacent parcel at 2170 Gundry Avenue with the previously approved affordable housing site at 1500 E. Hill Street and increasing the permitted density to require development of 72 affordable dwelling units. In addition, based on a technical analysis and historic data 6 new second units over the eight-year cycle are projected and included in the affordable housing counts.

With the proposed amendment and projected second unit development, the City is demonstrating that it meets and exceeds the 2013-2021 RHNA of 71 affordable dwelling units and has zoning in place to accommodate for 78 affordable housing units.

Analysis:

Amendment to Special Purpose Housing Specific Plan, Area 6

The City is proposing to amend the official zoning map to change 2170 Gundry Avenue from "Light Industrial" to "Special Purpose Housing Specific Plan" Area 6. The addition of the .20-acre parcel into Area 6 increases the project size to 1.61-acres. The increase in project size allows for the density to be increased to 72 units. Given the existing building height limit of 48-feet/4 stories and the increase in project size, the site will be able to accommodate 72 multiple-family units. The resulting dwelling units per acre will be 45 units (45 DUA), which is the maximum density allowed under the City's General Plan Land Use Element Generalized Land Use Map. Therefore, a General Plan Amendment will not be required.

Staff believes expanding the site area is appropriate for the increase in density and prepared a Negative Declaration addressing the potential impacts regarding hazards, land use planning, population and housing, public services, recreation and transportation. A Phase I and Phase II Environmental Site Assessment were completed for both sites. The Human Health Risk Assessment prepared for 1500 E. Hill Street concluded that the site is safe for redevelopment as housing. During the Site Plan & Design Review process for the entire site and prior to development of the site:

- An environmental assessment of 2170 Gundry Avenue will be completed and any recommendation of the assessment will be implemented; or
- The housing units will be located on the 1500 E. Hill Street parcel and 2170 Gundry will be used for parking and open space.

The changes to the Special Purpose Housing Specific Plan Area 6 will assist the City in securing State certification of the 2013-2021 Housing Element. Cities with certified Housing Elements are in a more advantageous position when applying for State and Federal funds.

Approved by:

Scott Charney



Attachment G
(attachments to Staff Report
not provided)

CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 29, 2014

AGENDA ITEM

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

**FROM: COLLEEN DOAN
ASSOCIATE PLANNER**

SUBJECT: PUBLIC HEARING – 2013-2021 HOUSING ELEMENT UPDATE

Summary:

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

Recommendations:

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

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

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF THE 2013-2021 UPDATE OF THE GENERAL PLAN HOUSING ELEMENT

Background:

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

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

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

Regional Housing Needs Assessment (RHNA)

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

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

RHNA: Allocation from SCAG, October 2013 – 2021

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

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

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

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

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

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

On November 12, 2013, the Planning Commission held a public hearing and recommended City Council approval of the Zoning Ordinance Amendment (ZOA 13-04) to increase the total number of units allowed in SP-7 and adoption of Negative Declaration 10/25/13(1) by a unanimous vote.

On November 19, 2013, the City Council introduced ZOA 13-04 and approved the associated Negative Declaration.

On December 3, 2013, the City Council unanimously approved the second reading and adopted ZOA 13-04.

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

Based on a technical analysis and historic data, development of 6 new second units citywide over the eight year cycle was projected and included in the affordable housing allocation. With the amendment and projected second unit development, the City could sufficiently demonstrate that it not only meets but exceeds the 2013-2021 RHNA of 71 affordable dwelling units.

Legal Mandates from the State

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

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

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

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

Emergency Shelters Mandate

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

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

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

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

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

On September 10, 2013, at a Planning Commission workshop, staff again discussed the City’s proposed strategy to meet the State requirements for the Update, including Emergency Shelters. Staff further discussed the City’s method for establishing a

homeless number of sixteen using Signal Hill Police Department data and information from participation in the 2013 Greater Los Angeles Homeless Count. The initial number provided by the State was seventy six, therefore the reduced number is significant because it means the maximum capacity of a shelter allowed by right is sixteen and additional shelters or capacity will only be considered under a conditional use permit.

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

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

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

On January 7, 2014, the City Council introduced ZOA 13-05 and approved the associated Negative Declaration.

On January 21, 2014, the City Council unanimously approved the second reading and adopted ZOA 13-05, which included:

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

Analysis:

In addition to the Hill Street Special Purpose Housing Zoning Ordinance Amendment and the Emergency Shelters Ordinance that were already adopted, there are several additional mandates that are included in the programs of the Update. To achieve compliance within this planning period, the City has committed to revise codes in the near future to address the following needs:

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

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

- Adopt the State definition for Transitional Housing
Definition: Temporary rental housing of six months or less.
- Allow Transitional Housing as a permitted use in all residential zones. Occupancy of an existing dwelling for transitional housing would be allowed by right. However, construction of new dwellings would be subject to the Site Plan & Design Review process and would not be allowed by right.
- Adopt the State definition for Supportive Housing
Definition: Long term housing for a "target population" that is linked to assistance services that maximize the resident's live, work, and health circumstances.
Definition: Target Population means adults with low-income who have disabilities that include: mental illness, HIV or AIDS, substance abuse, or chronic health conditions eligible under the Lanterman Developmental Disabilities Act.
- Allow Supportive Housing as a permitted use in all residential zones. Occupancy of an existing dwelling for supportive housing would be allowed by right. However, construction of new dwellings would be subject to the Site Plan & Design Review process and would not be allowed by right.

A summary of each of the housing programs proposed during this eight year cycle is provided (Attachment B). Cities statewide must make the same commitments. Staff will continue to monitor recommended "Best Practices" and methods used by other cities to address State mandates.

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

Approved by:

Scott Charney

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500

Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov



CITY OF SIGNAL HILL

2014 MAR 24 AM 8:24

March 18, 2014

ADMINISTRATION

Mr. Kenneth C. Farfsing, City Manager
 City of Signal Hill
 2175 Cherry Avenue
 Signal Hill, CA 90755

Dear Mr. Farfsing:

RE: Signal Hill's 5th Cycle (2014-2021) Adopted Housing Element

Thank you for submitting Signal Hill's housing element adopted February 4, 2014 which was received for review on February 11, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft element the Department's November 18, 2013 review determined met statutory requirements. The finding of compliance is based on, among other reasons, recent zoning amendments to allow emergency shelters by-right without a conditional use permit in the Commercial General district consistent with requirements of GC Section (A) 65583(a)(4)

Please note, Signal Hill now meets specific requirements for several State funding programs designed to reward local governments for compliance with State element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Specific information about these programs is available on our website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department appreciates the effort Mr. Scott Charney, Community Development Department Director; Ms. Colleen Doan, Associate Planner; and consultant Mr. Ralph Castañeda Jr., provided throughout the course of the housing element review. The Department wishes the City of Signal Hill success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Mario Angel, of our staff, at (916) 263-7442.

Sincerely,

A handwritten signature in blue ink that reads 'Glen A. Campora'.

Glen A. Campora
 Assistant Deputy Director

**SIGNAL HILL HOUSING AUTHORITY**

2175 Cherry Avenue • Signal Hill, California 90755-3799

July 15, 2014

AGENDA ITEM

**TO: HONORABLE CHAIR
AND MEMBERS OF THE HOUSING AUTHORITY**

**FROM: KENNETH C. FARFSING
EXECUTIVE DIRECTOR**

SUBJECT: SELECTION OF DEVELOPER FOR AFFORDABLE HOUSING SITE

Summary:

The Signal Hill Housing Authority and City of Signal Hill ("City") conducted a Request for Qualifications (RFQ) for an affordable housing developer for the site located at 1500 Hill Street and 2170 Gundry Avenue. The City is seeking a developer to build workforce housing to meet the Regional Housing Needs Assessment (RHNA) and fulfill its state mandated replacement housing obligations.

Recommendations:

- 1) Receive presentation from Meta Housing;
- 2) Approve Meta Housing for the development of workforce housing at 1500 Hill Street;
- 3) Recommend approval of a Limited License to Enter Agreement to allow for Meta Housing to conduct environmental testing on the site; and
- 4) Direct Staff to develop a Disposition and Development Agreement for approval by the Housing Authority.

Fiscal Impact:

The properties for this project were purchased by the former Signal Hill Redevelopment Agency from its housing set aside funds. No City funds will be required for the project. The project pro forma requires donating the land for the project. Title 21 of the Signal Hill Municipal Code exempts affordable housing projects from paying development impact fees.

Background:

The City issued a RFQ on November 21, 2014 to the affordable housing community in order to obtain qualifications for an affordable housing developer for the site. The former Signal Hill Redevelopment Agency acquired the 1.41 acre site in two separate transactions. The site at 1500 Hill Street was acquired in 2009 to fulfill a state mandated requirement to provide affordable housing. The site at 2170 Gundry Avenue was acquired in January 2011.

In August 2008, a General Plan amendment and zone change was approved for the property changing it to a Specific Plan Designation (SP-7) that will provide for a very high density residential planned development. Community workshops were held prior to the General Plan amendment and rezoning for input into the proposed rezoning and development concepts. The City Council rezoned the site at 2170 Gundry Avenue to SP-7 on November 19, 2013. This zoning designation allows for 72 units to be developed and is similar to the Las Brisas workforce housing community on California Avenue.

The City completed a Human Health Risk Assessment (HHRA) for the site as well as Phase I and Phase II Environmental Site Assessments. The Phase II work included obtaining soil samples for analysis. The HHRA analyzed the potential environmental impact of the site on the health of construction workers and future residents. The HHRA was approved by the State of California Environmental Protection Agency, Office of Environmental Health Risk Assessment (OEHHA) indicating that the site would not adversely impact workers and future residents.

The RFQ required that the developer meet certain qualifications including demonstrated development experience specific in developing affordable housing as well as urban design and architecture expertise in developing affordable housing of this size and scale. In addition, the developer needed to demonstrate financial capacity of completing projects of similar size and scale and capability of obtaining financing for the project in today's economic climate. The requirements of the RFQ included a development vision. The vision could be a conceptual site plan with building footprints. Responses also required the submittal of a financial pro forma.

The responses to the RFQ were due on December 19, 2013. The City received eight (8) responses. Responses were received from the following developers: Abode Communities, Amcal Multi-housing Inc., Affirmed Housing Group, Community Development Partners, LINC Housing Corporation, Mercy Housing, Meta Housing Corporation and Naerok Group International. Each submission was reviewed by a team consisting of in-house staff as well as consultants specializing in project economics and housing development. Based upon this review, the top four (4) developers were selected to move forward with the process. The developers selected were Affirmed Housing Group, Amcal Multi-housing Inc., Mercy Housing and Meta Housing Corporation.

Staff and its consultant interviewed each of the four developers. After the interviews, two (2) of the developers dropped out. Staff requested that the remaining developers, Affirmed Housing and Meta Housing make a presentation to the Housing Subcommittee detailing

their experience building affordable housing as well as their vision for the site. The members on the Housing Subcommittee are Council Members Tina Hansen and Mike Noll. Based upon the presentations, Meta Housing was chosen as the developer for the site.

Meta Housing was chosen based upon their design concept which includes generous open space, a community room, and a high quality housing product. In addition, the financial pro forma was superior over the others and includes a large contingency to address any issues that come up during development of the project. Additionally, Meta Housing has a high success rate in obtaining tax credits. Tax credits are an essential element in financing this project. Meta Housing also holds projects long term which is seen as a benefit to the community. Meta Housing's management company, Solaris Enterprises, Inc. has an excellent track record of thoroughly screening tenants for the housing units and providing social services for the residents. Meta Housing also plans to hold neighborhood meetings with adjacent residents, Signal Hill Elementary School and property owners to obtain public input regarding the project.

Next Steps:

Staff will begin to work with Meta Housing to define the site plan and design for the project as well as develop a Disposition and Development Agreement (DDA). Since Meta Housing will be applying for tax credits, all approvals are required prior to the submission of its tax credit application including the DDA. The next round of tax credits is in March 2015.

Prepared by:

Elise McCaleb
Economic Development Manager

Attachment:

Limited License to Enter Agreement



2



General Plan Amendment
and ZOA 15-01 for
New View Park

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper on January 2, 2015.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on December 31, 2014.
 - c. Mailed to property owners within a 300' radius on December 31, 2014.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

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

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



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSISTANT PLANNER**

**SUBJECT: PUBLIC HEARING – GENERAL PLAN AMENDMENT 15-01 AMENDING
THE OFFICIAL PLAN LINES MAP AND ZONING ORDINANCE
AMENDMENT 15-01 ESTABLISHING PEDESTRIAN CONNECTION AS
A DESIGNATION ON THE PLAN LINES MAP**

Summary:

Staff will present the City's proposed amendments to the Official Plan Lines Map and Signal Hill Municipal Code Chapter 20.72, entitled "Official Plan Lines." Proposed changes include:

- Amending the Official Plan Lines Map by reclassifying an approximate 60-foot by 350-foot segment of Creston Avenue immediately west of Cherry Avenue from Local Street to Pedestrian Connection
- Establishing Pedestrian Connection as a designation on the Official Plan Lines Map of the City of Signal Hill by adding Section 20.72.085

Recommendations:

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 01/09/15(2), RELATIVE TO GENERAL PLAN AMEMDMENT 15-01 AND ZONING ORDINANCE 15-01 ASSOCIATED WITH THE FUTURE CONSTRUCTION OF A CITY VIEW PARK WITH AN ELECTRONIC SIGN

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 15-01 AMENDING THE OFFICIAL PLAN LINES MAP BY RECLASSIFYING AN APPROXIMATE 350-FOOT SEGMENT OF CRESTON AVENUE IMMEDIATELY WEST OF CHERRY AVENUE FROM LOCAL STREET TO PEDESTRIAN CONNECTION

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 15-01 ESTABLISHING PEDESTRIAN CONNECTION AS A DESIGNATION ON THE OFFICIAL PLAN LINES MAP OF THE CITY OF SIGNAL HILL WITHIN SECTION 20.72.085 OF THE MUNICIPAL CODE

Background:

The City of Signal Hill Parks and Recreation Commission is reviewing plans for construction of a City View Park with a landscaped trail, pathway for pedestrian access and vehicular access for adjacent oil well operators to access nearby wells (Attachments A and B). Currently, the approximate 60-foot by 350-foot segment of Creston Avenue is partially improved and used by oil operators to access nearby wells. In preparation of the future park the City has prepared a General Plan Amendment, Zoning Ordinance Amendment and Mitigated Negative Declaration.

Analysis:

Amendment to Official Plan Lines Map

The Official Plan Lines Map displays the City's roadway designations and desired future right-of-way width for all roadways and alleys. The Map is consistent with the City's General Plan Circulation Element. The General Plan Amendment would amend the Map by reclassifying an approximate 60-foot by 350-foot segment of Creston Avenue immediately west of Cherry Avenue from Local Street to Pedestrian Connection. The Pedestrian Connection designation would also be applied to to Panorama Promenade which was converted from a Local Street to pedestrian use in 2003.

Zoning Ordinance Amendment

Chapter 20.70 of the Signal Hill Municipal Code titled "Official Plan Lines" establishes the ultimate right-of-way width of streets, highways and alleys within the City, in conformity

with Title 7, Planning of the Government Code of the State of California. The Zoning Ordinance Amendment will add Section 20.70.085 to the Municipal Code.

“20.72.085 Pedestrian Connection.

A. Pedestrian Connection as designated on the “Official Plan Lines Map of the City of Signal Hill” shall include public right-of-way for pedestrian access. The width and improvements shall be consistent with the City Traffic Engineer’s and City Engineer’s approval.”

Mitigated Negative Declaration

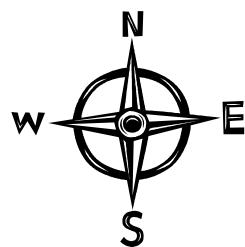
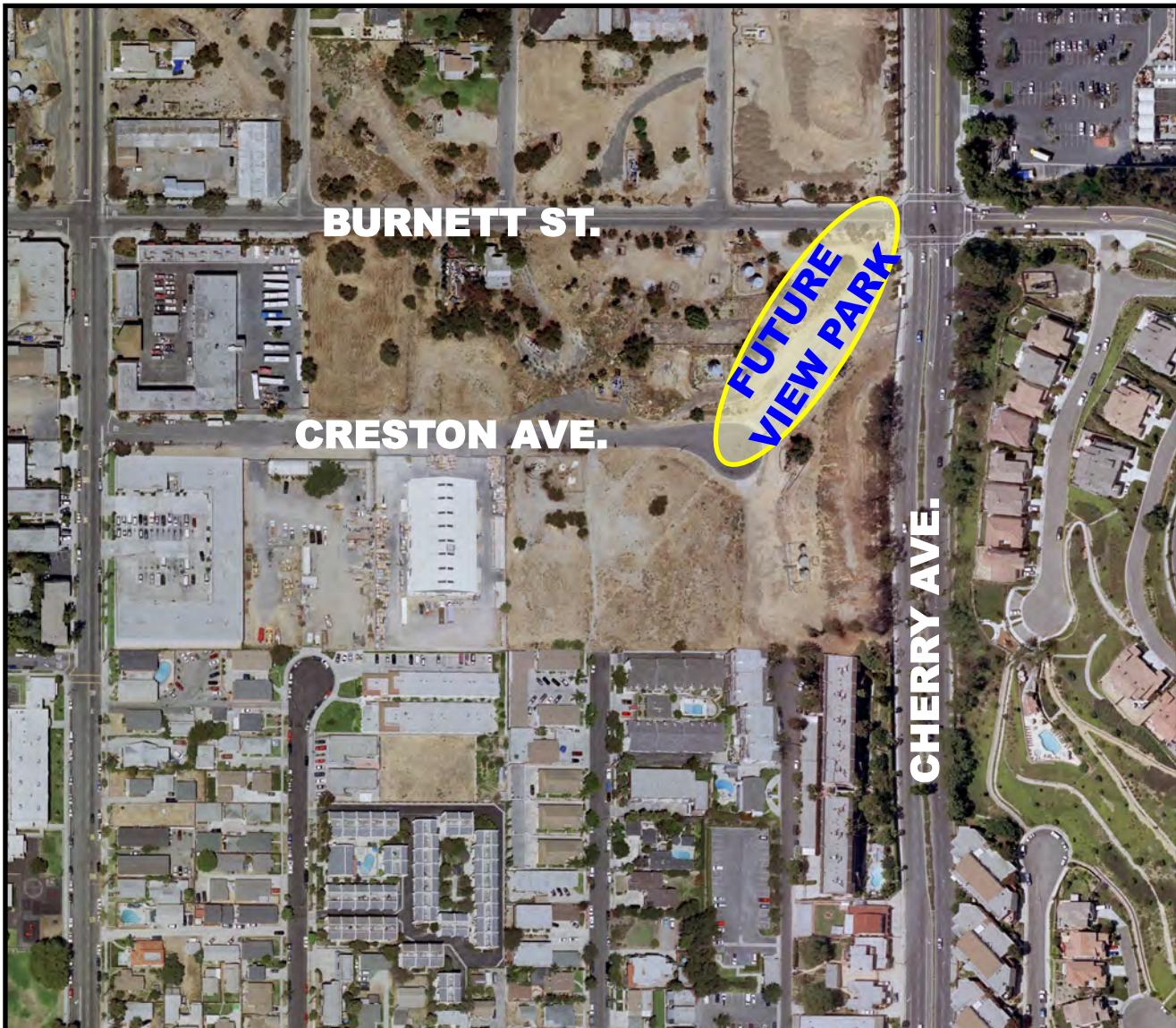
A Mitigated Negative Declaration for the City View Park and Site Safety/Location Analysis for the electronic sign and initial study found potentially significant environmental impacts unless mitigated. Mitigation measures have been included to address light and glare and potential traffic hazards. The City Council will be the approving authority of the Mitigated Negative Declaration.

Approved by:

Scott Charney

CITY VIEW PARK

Project Site





RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF
MITIGATED NEGATIVE DECLARATION 01/09/15(2),
RELATIVE TO GENERAL PLAN AMEMDMENT 15-01 AND
ZONING ORDINANCE 15-01 ASSOCIATED WITH THE
FUTURE CONSTRUCTION OF A CITY VIEW PARK WITH
AN ELECTRONIC SIGN**

WHEREAS, the City of Signal Hill, California has prepared a Mitigated Negative Declaration for construction of a City View Park with pedestrian access on a partially improved segment of Creston Avenue; and

WHEREAS, pursuant to Guidelines for the Implementation of the California Environmental Quality Act, an Initial Study relative to the proposed project reveals that no substantial evidence exists that construction of a City View Park with landscaped trails and pathways for pedestrian access may have a significant effect on the environment; and

WHEREAS, Mitigated Negative Declaration 01/09/15(2) was prepared indicating that the project would have a less than significant environmental impact with the implementation of mitigation measures. Mitigation measures have been included to address Aesthetics and Transportation/Traffic; and

WHEREAS, on January 2, 2015, a Notice of Intent to adopt the Initial Study and proposed Mitigated Negative Declaration 01/09/15(2) was published in the Signal Tribune newspaper and was posted in accordance with S.H.M.C. Section 1.08.010; and

WHEREAS, the documents related to Mitigated Negative Declaration 01/09/15(2) were made available for public review and comments; and

WHEREAS, on January 2, 2015, notice of Planning Commission public hearing regarding the associated General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01 was published in the Signal Tribune newspaper, mailed to property owners within 300 feet and was posted in accordance with S.H.M.C. Section 1.08.010; and

WHEREAS, on January 13, 2015, the Planning Commission held a Public Hearing and all persons were given an opportunity to comment on the and associated documents; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, has considered the public comments and finds as follows:

1. The Initial Study prepared for the proposed City View Park identified no potentially significant effects on the environment with the implementation of mitigation measures; and

2. The associated General Plan Amendment and Zoning Ordinance Amendment are consistent with the Signal Hill General Plan and the Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends City Council adoption of Mitigated Negative Declaration 01/09/15(2) attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California held on the 13th day of January 2015.

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 13th day of January 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY

Mitigated Negative Declaration 01/09/15(2)

**City of Signal Hill
Community Development Department
2175 Cherry Avenue
Signal Hill, CA 90755**

The City of Signal Hill Community Development Department has completed an Initial Study in accordance with the California Environmental Quality Act (CEQA) to determine whether the project described below may have a significant adverse effect on the environment. On the basis of that Initial Study, the City hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report, because the proposed project either: a) has, or creates, no significant environmental impacts requiring mitigation; or b) will not create a significant adverse effect, because the Mitigation Measures described in the Initial Study have been added to the project.

The documents that constitute the Initial Study and provide the basis for and reasons for this determination are attached and are hereby made a part of this document.

Project: The project includes construction of a public park on an approximately .5-acre site with benches with view opportunities and a trail head at the corner of Cherry Avenue and Burnett Street. There will be an approximately 6' wide pedestrian trail connecting to Creston Avenue. A separate road will be provided to be used by oil well operators to access nearby wells. The site will be landscaped with drought tolerant trees, shrubs and ground cover and include a swale for water filtration. An electronic sign that is approximately 14' in height by 10' wide with the electronic messaging board display being 3' in height by 10' wide and will feature the City logo, name of the park and address will be setback approximately 25' southwest of the existing traffic signal at the corner of Cherry Avenue and Burnett Street. The purpose of the electronic message board is to provide notification of community events or community information. The park will be accessed by pedestrians, it will not include a parking lot. The park will not include a recreation room/building or restroom facilities. A General Plan Amendment will be reviewed to reclassify an approximate 60-foot by 350-foot segment of Creston Avenue as a pedestrian connection. A Zoning Ordinance Amendment will be reviewed to establish "pedestrian connection" as a designation on the Official Plan Lines Map.

Hearing Dates: City Council Public Hearing February 17, 2015, at 7:00 PM
at the City Hall Council Chambers, 2175 Cherry Avenue, Signal Hill, CA, 90755

NOTICE: If you wish to appeal the appropriateness or adequacy of this document, address your written comments regarding our findings that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document is provided for review by the general public and is about the environmental effects only. Further information for the proposed project may be reviewed at the Community Development Department, City Hall, 2175 Cherry Avenue, Signal Hill, California, 90755, between the hours of 7:30 AM to 5:30 PM Monday through Thursday and 7:30 AM to 4:30 PM on Fridays. We recommend calling the project planner in advance. The project planner for this project is:

Name: Selena Alanis, Community Development Department

Phone: (562) 989-7341
Email: salanis@cityofsignalhill.org

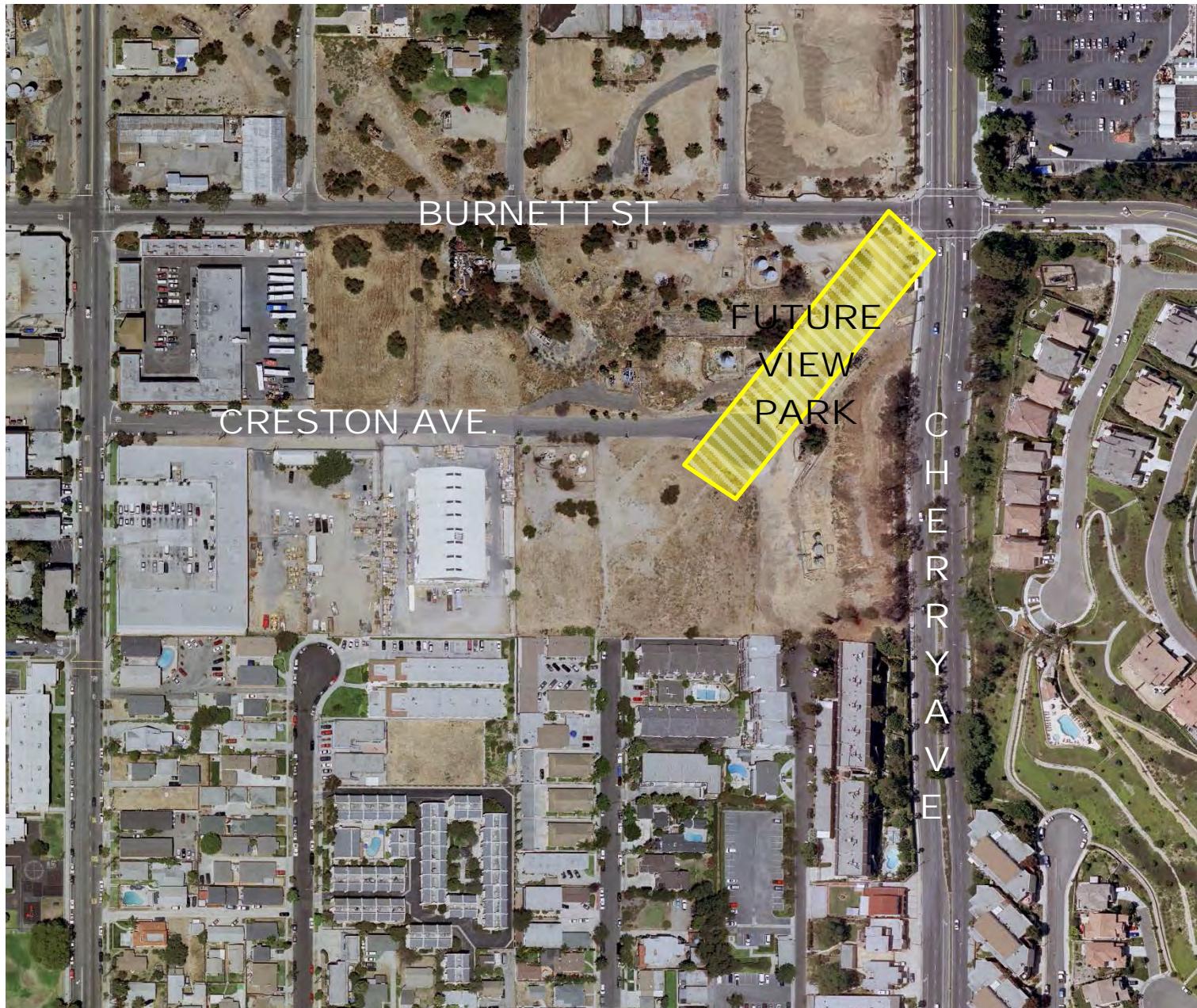
ENVIRONMENTAL CHECKLIST AND INITIAL STUDY FORM

1. **Project Title:** City of Signal Hill View Park, General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01
2. **Lead Agency Name and Address:** City of Signal Hill, 2175 Cherry Avenue, Signal Hill, CA, 90755
3. **Contact Person and Phone Number:** Selena Alanis, Community Development Department (562) 989-7341
4. **Project Location:** Southwest corner of Cherry Avenue and Burnett Street
5. **Project Sponsor's Name and Address:** City of Signal Hill
6. **General Plan Designation:** Public Right-of-Way
7. **Zoning:** 60' right-of-way paper street for Creston Avenue and OS, Open Space
8. **Description of the Project:** The project includes construction of a public park on an approximately .5-acre site with benches with view opportunities and a trail head at the corner of Cherry Avenue and Burnett Street. There will be an approximately 6' wide pedestrian trail connecting to Creston Avenue. A separate road will be provided to be used by oil well operators to access nearby wells. The site will be landscaped with drought tolerant trees, shrubs and ground cover and include a swale for water filtration. An electronic sign that is approximately 14' in height by 10' wide with the electronic messaging board display being 3' in height by 10' wide and will feature the City logo, name of the park and address will be setback approximately 25' southwest of the existing traffic signal at the corner of Cherry Avenue and Burnett Street. The purpose of the electronic message board is to provide notification of community events or community information. The park will be accessed by pedestrians, it will not include a parking lot. The park will not include a recreation room/building or restroom facilities. A General Plan Amendment will be reviewed to reclassify an approximate 60-foot by 350-foot segment of Creston Avenue as a pedestrian connection. A Zoning Ordinance Amendment will be reviewed to establish "pedestrian connection" as a designation on the Official Plan Lines Map.
9. **Surrounding Land Uses and Setting:** The view park trail would be located within the 60-foot by 350-foot right-of-way with a trail head on the corner of Cherry Avenue and Burnett Street down to Creston Avenue. The right-of-way is currently partially improved and used by oil well operators to access nearby wells.

The site is surrounded mostly by vacant land. To the south - vacant land owned by the City of Long Beach with petroleum operations zoned open space; west – vacant land with petroleum operations zoned Residential Low/Medium-2 Density; east - Cherry Avenue with Hilltop Specific Plan housing beyond the street; and north – vacant graded parcel zoned for commercial/retail uses.

In the future, the City of Signal Hill may obtain the City of Long Beach parcel to expand the view park along Cherry Avenue.
10. **Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).**

VIEW PARK VICINITY MAP



ENVIRONMENTAL CHECKLIST

Project Name: City of Signal Hill View Park, GPA 15-01, ZOA 15-01

Date: 01/09/15(2)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. NOISE. Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses), or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. TRANSPORTATION / TRAFFIC. <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). <i>Will the project result in:</i>				
a. Storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docks, or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A significantly environmentally harmful increase in the flow rate or volume of storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A significantly environmentally harmful increase in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Harm the biological integrity of drainage systems and water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Will there be potential impact of project construction on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Will there be potential impact of project post-construction activity on storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF THE ENVIRONMENTAL CONSEQUENCES OF THE PROPOSED PROJECT: This section considers the impacts of the proposed project, including short-term and long-term impacts of the proposed actions such as the construction of the proposed project or its operations, and indirect or secondary impacts from project actions. For each environmental topic, the State CEQA guidelines provide a description of the "threshold of significance" to guide the Lead Agency in its determinations regarding whether there is a potential significant effect on the environment. One of the following determinations is made for each topic:

No Impact - the proposed project will not have any measurable impact on the environmental factor being analyzed.

Less Than Significant Impact - the proposed project would have an adverse impact relative to the environmental topic under consideration; however, the impacts would be below the threshold of significance.

Potentially Significant Unless Mitigated - the proposed project would result in environmental impacts that exceed the threshold of significance criteria, but mitigation measures incorporated into the project will mitigate the impact to a level that is less than significant. "Potentially Significant Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." A description of the mitigation measure(s) is provided along with a brief explanation of how they reduce the effect to a less than significant level.

Potentially Significant Impact - the proposed project would have impacts that are considered significant.

The explanation provided for each checklist question identifies the significance criteria or threshold used to evaluate project impacts, and mitigation measures are identified, if necessary, to reduce impacts to below a level of significance. Generally, the discussion of environmental impacts focuses on the adverse environmental impacts of a project; however, it is possible for a project to have beneficial environmental impacts in which case the benefits are identified, but not considered significant.

A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited by the Lead Agency. A "No Impact" answer is adequately supported if the reference information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer is considered sufficient where it is based on project-specific factors, as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

A brief discussion provides the reference and the location where it may be reviewed. References used to prepare this document are numbered and shown as footnotes. These reference documents are available for review at the Community Development Department, City Hall, 2175 Cherry Avenue, Signal Hill, CA.

1. AESTHETICS

a) Would the project have a substantial effect upon a scenic vista?

No impact: The project is a new view park on an approximately .5-acre site with new landscaping, benches, trail and electronic messaging board monument sign. The new park will not have an adverse effect on a scenic vista as it will enhance a site that is currently vacant, with steep grades, dust and weeds. The site will provide the public with expansive views of a highly valued landscape. Therefore, no mitigation measures are required.

b) Would the project substantially damage scenic resources including, but not limited to trees, rock outcroppings and historic buildings within view of a State Scenic Highway?

No impact: The project will not substantially damage scenic resources including trees, rock outcroppings, or historic buildings. The City does not have a State Scenic Highway. However, the General Plan does designate a scenic route which starts in the Historic District, runs east on Burnett Street onto Skyline drive, by Alamitos 1 Well to Hill Street. The entire route provides views of Southern California, the ocean, and downtown Long Beach. The view park will be set below the street grade and will not be visible from the City's scenic route. Therefore, no mitigation measures are required.

c) Would the project substantially degrade the existing visual character or quality of the site or its surroundings?

Less than significant impact: The project is a new view park on an approximately .5-acre site with new landscaping, benches, trail and electronic messaging board monument sign. The new park will not have an adverse effect on a scenic vista as it will enhance a site that is currently vacant, with steep grades, dust and weeds. Therefore, no mitigation measures are required.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than significant impact with implementation of mitigation measures: The new electronic messaging board monument sign will bring a new source of light and glare to both daytime and nighttime views. The message board is equipped with a full color LED video display which can display text, animation, pictures and video. The message board would display City notifications and information about community events. Brightness can be defined in terms of Luminance (nits) which is the measure of light emanating from an object. According to a site safety and location analysis prepared by W.G. Zimmerman Engineering, Inc the signs daytime operations range from 5,000 to 7,000 nits and nighttime limitations of 500 nits. A mitigation measure has been added to adjust the intensity of the lighting and turn off the sign at night to address light and glare and traffic safety.

Mitigation Measures

The Director of Community Services shall monitor the illumination of the sign to:

1. Adjust the illumination (luminance/nits) based on ambient light conditions.
2. Allow a minimum display time for each message of 8 to 10 seconds.
3. Display change time should not exceed 1 second.
4. Limit the hours of operation from 6:00 a.m. to 10:00 p.m.
5. Prohibit text from scrolling, moving, flashing and/or being animated.
6. Limit message sequencing to either a simple change, fading or dissolving into the next message.
7. Install a "Signal Ahead" (W3-3) sign with a flashing beacon in the southbound direction of Cherry Avenue.

2. AGRICULTURE AND FORESTRY

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring program of the California Resources Agency, to non-agricultural use?

No impact: The project will not affect farmland or agriculture as there is not any farmland or agriculture zones within the City. Therefore, no mitigation measures are required.

b) Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

No impact: The project will not conflict with existing zoning for agricultural use as there are not any farmland or agriculture zones within the City. Therefore, no mitigation measures are required.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No impact: The project will not conflict with existing zoning or cause rezoning of forest land or timberland as there is no forest land or timberland within the City. Therefore, no mitigation measures are required.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No impact: The project will not result in the loss of forest land to non-forest use as there is no forest land within the City. Therefore, no mitigation measures are required.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact: The park will not convert any farmland, agricultural land, or forest land as the City of Signal Hill does not have any existing designated farmland, agricultural land or forest land. Therefore, no mitigation measures are required.

3. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No impact: The project will not conflict with or obstruct implementation of an applicable air quality plan. The project will not result in the construction of a new building. The project will improve dust as weeds and dirt will be replaced with drought tolerant landscaping and ground cover. Therefore, no mitigation measures are required.

b) Would the project violate any air quality standard or contribute substantially to an existing or project air quality violation?

No impact: The new park will not violate any air quality standards or contribute substantially to air quality violations. Grading and construction will have to comply with South Coast Air Quality Management District (SCAQMD) standards to ensure that it will not violate any air quality standards. Therefore, no mitigation measures are required.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

No impact: The project will not result in a cumulatively considerable net increase of a criteria pollutant. Therefore, no mitigation measures are required.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

No impact: The new park will not expose sensitive receptors to substantial pollutant concentrations. Grading and construction will have to comply with SCAQMD construction best management practices and mitigate impacts to sensitive receptors. Therefore, no mitigation measures are required.

e) Would the project create objectionable odors affecting a substantial number of people?

No impact: The project will not result in any objectionable odors. Therefore, no mitigation measures are required.

4. BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact: The new park and electronic messaging board monument sign will not have a substantial adverse effect, either directly or through habitat modifications on species identified as candidate, sensitive or special status species. The park will be creating additional habitats for urban species through the creation of additional open space in the City. Landscaping includes drought tolerant trees, shrubs and ground cover and include a swale for water filtration. The City of Signal Hill is an urbanized area. Therefore, the city does not contain areas of viable wildlife habitat. Currently, there are no known candidate, sensitive or special status plant or wildlife species as designated by the California Department of Fish and Game or U.S. Fish and Wildlife Service within the City of Signal Hill. Therefore, no mitigation measures are required.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact: The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community. The City of Signal Hill is an urbanized area. The General Plan indicates that there is no riparian habitat or other sensitive natural community as designated by the California Department of Fish and Game or U.S. Fish and Wildlife Service within the City of Signal Hill. Therefore, no mitigation measures are required.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact: There are no protected wetlands within the City of Signal Hill. Therefore, no mitigation measures are required.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact: The new park will not have adverse effects on any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The General Plan indicates that most animals within Signal Hill are expected to be common, widespread and highly adaptable species. In addition, there are no wildlife corridors or nursery sites within the City. The site is .5-acres and will create a corridor for movement and habitat for native wildlife. Therefore, no mitigation measures are required.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact: The park will not have adverse effects on any local policies or ordinances protecting biological resources. The City of Signal Hill does not have a tree preservation policy or ordinance. Landscaping includes drought tolerant trees, shrubs and ground cover and include a swale for water filtration. Therefore, no mitigation measures are required.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

No impact: The park will not conflict with any adopted conservation plan. The City of Signal Hill does not have a habitat conservation plan. Therefore, no mitigation measures are required.

5. CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

No impact: The new park and electronic message monument sign will not cause a substantial adverse change in the significance of a historical resource. There are no known cultural resources at the site. Therefore, no mitigation measures are required.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA guidelines 15064.5?

No impact: The project will not cause a substantial adverse change in the significance of an archaeological resource. There are no known archaeological resources identified at the site or within Signal Hill. Therefore, no mitigation measures are required.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

No impact: The new park will not destroy a unique paleontological resource or site or unique geological feature. In addition, there are no known paleontological resources or geological features at the site or within the City of Signal Hill. Therefore, no mitigation measures are required.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No impact: The project will not disturb any human remains. Therefore, no mitigation measures are required.

6. GEOLOGY AND SOILS

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial

evidence of a known fault? 2) Strong seismic ground shaking? 3) Seismic-related ground failure, including liquefaction? 4) Landslides?

No impact 3, 4 and Less than significant impact 1, 2: The park site is located within the Alquist-Priolo fault zone study area but will not result in the construction of a building/structure. Signal Hill like much of California is subject to strong seismic ground shaking. The subject property is not located within a known liquefaction or landslide area. Construction of the project will follow the recommendations of the geotechnical study/report for construction. Therefore, no mitigation measures are required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

No impact: The project will not result in soil erosion or loss of topsoil. Erosion sediment control measures will be reviewed and implemented at the time of project construction. Therefore, no mitigation measures are required.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No impact: The project is not located in a landslide or liquefaction hazard area. A soils report will be required for the grading and construction of the site. Therefore, no mitigation measures are required.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No impact: A soils report will be required for the grading and construction of the site identifying any expansive soils on-site. Therefore, no mitigation measures are required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact: The park will not result in septic tanks or alternative wastewater disposal systems. The park will not have restroom facilities. Therefore, no mitigation measures are required.

7. GREENHOUSE GAS EMISSIONS

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No impact: The project will not directly or indirectly generate greenhouse gas emissions. The project site is small in area and will result in more open space/parks. Therefore, no mitigation measures are required.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No impact: The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. The project is not expected to result in greenhouse gas emissions. Therefore, no mitigation measures are required.

8. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No impact: The park and electronic message monument sign will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The park will not require routine transport for any materials. Therefore, no mitigation measures are required.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No impact: The project does not have any foreseeable hazard to the public through the release of hazardous materials in the environment. Therefore, no mitigation measures are required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact: The project has no relation to hazardous emissions or handling of hazardous materials. There is no direct construction associated with the amendment. Therefore, no mitigation measures are required.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

No impact: The .5-acre site is not on the States hazardous material sites list. Currently, there are not any listed hazardous material sites within the City of Signal Hill. Therefore, no mitigation measures are required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No impact: The park will not be located within an airport land use plan. Therefore, no mitigation measures are required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No impact: Long Beach Airport is not a private airstrip and there are no private airstrips within the vicinity of the project. Therefore, no mitigation measures are required.

g) Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact: The park will not impair or interfere with an adopted emergency response plan. Therefore, no mitigation measures are required.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No impact: The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas as it will not result in the construction of any buildings/structures. According to Cal Fire, Signal Hill contains a small area designated as a moderate fire hazard zone around the hilltop. The project site is not located in the moderate fire hazard zone and is at the lowest wildland fire risk. Therefore, no mitigation measures are required.

9. HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements?

No impact: The project will not violate any water quality standards or waste discharge requirements. The project will have to comply with stormwater regulations which will be reviewed during the grading plan check for compliance. Therefore, no mitigation measures are required.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No impact: The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the project will include permeable surfaces and will be reviewed during plan check and during administrative review for compliance with hydrology and water quality standards. Therefore, no mitigation measures are required.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No impact: The project will alter existing drainage pattern of a site but will not alter the course of a stream or river which would result in erosion or siltation on or off-site. In addition, there are no streams or rivers within the City of Signal Hill. Therefore, no mitigation measures are required.

d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

No impact: The project will not alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff. The amount or rate of surface runoff from construction of the project will be analyzed during plan check and administrative approval. With the implementation of National Pollution Discharge of Erosion and Sediment (NPDES) plan there be less stormwater runoff than existing conditions. Therefore, no mitigation measures are required.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less than significant impact: The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. NPDES Best Management Practices (BMPs) and drainage devices will be installed as necessary. Therefore, no mitigation measures are required.

f) Would the project otherwise substantially degrade water quality?

No impact: The project will not substantially degrade water quality. The project is a small park and will not negatively impact water quality. With the implementation of National Pollution Discharge of Erosion and Sediment plan there will be less stormwater runoff than existing conditions. Therefore, no mitigation measures are required.

g) Would the project place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No impact: The project will not result in the construction of housing. The City of Signal Hill is located in Flood Zone C which is not a flood hazard area. Therefore, no mitigation measures are required.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No impact: The project will not place structures within 100-year flood hazard area as no structures will result from the park. The City of Signal Hill is located in Flood Zone C which is not a flood hazard area. Therefore, no mitigation measures are required.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No impact: The project will not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of a levee or dam failure. The City of Signal Hill is not in close proximity to a significant levee or dam. Therefore, no mitigation measures are required.

j) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of inundation of seiche, tsunami, or mudflow?

No impact: The project will not expose people or structures to risk of loss, injury or death involving flooding due to a seiche, tsunami or mudflow. Therefore, no mitigation measures are required.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No impact: The park site is a paved street and 60-foot and 350-foot wide public right-of-way for Creston Avenue. The site is adjacent to Open Space which may be developed in the future for an extension of the park. The Official Plan lines map will be amended to show this segment of Creston Avenue as a pedestrian connection. A Zoning Ordinance Amendment will be completed to establish "pedestrian connection" as a designation on the Official Plan Lines Map. Construction of the park with a pedestrian trail and access road for oil well operators will retain the segment of Creston Avenue as public right-of-way which will be consistent with both the General Plan and Municipal Code. Therefore, no mitigation measures are required.

b) Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact: The project will not conflict with an applicable land use plan, policy, or agency regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, no mitigation measures are required.

c) Would the project conflict with any applicable habitat, conservation plan or natural community conservation plan?

No impact: The project will not conflict with any applicable habitat or conservation plan. The City of Signal Hill does not have a habitat or conservation plan. The City of Signal Hill is an urbanized area and does not contain areas that serve as a habitat for biological resources. Therefore, no mitigation measures are required.

11. MINERAL RESOURCES

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No impact: The project will result of the construction of a park with a pedestrian walking trail. The site does not have any known mineral resources on it, but there are active oil wells nearby. The park will include an approximately 20'-wide access road adjacent to the pedestrian path to allow oil operators access to nearby wells for servicing. Currently, the site is only partially improved with a roadway and dirt road. The proposed access road will be an improvement for the oil well operators. Therefore, no mitigation measures are required.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No impact: The project will not result in the loss of availability of a locally-important mineral resource recovery site. Therefore, no mitigation measures are required.

12. NOISE

a) Would the project result in exposure of persons to or generation of noise in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No impact: The project will not result in exposure of persons to or generation of noise in excess of standards. Noise is regulated in Signal Hill by Chapter 9.16 of the Signal Hill Municipal Code which establishes standards related to construction, vehicular, and machinery sources. Construction and development will comply with SHMC Chapter 9.16. Once the park is constructed it is not expected to generate noise. Therefore, no mitigation measures are required.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No impact: The park will not result in exposure of persons to groundborne vibrations or noise. Construction or development at the site may expose people to short term ground-borne vibrations for grading, but impacts will be short term and are not expected to be significant. In addition, construction time limits will reduce the amount of time people are exposed to construction related noise impacts. Therefore, no mitigation measures are required.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No impact: Noise is regulated in Signal Hill by Chapter 9.16 of the Signal Hill Municipal Code which establishes standards related to construction, vehicular, and machinery sources. Construction and development will comply with SHMC Chapter 9.16. Therefore, no mitigation measures are required.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No impact: The project will not result in a substantial temporary or periodic increase in ambient noise levels without the project. Therefore, no mitigation measures are required.

e) For a project located in an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No impact: According to the General Plan, Long Beach Airport is located approximately ½ mile northeast of Signal Hill. The City of Signal Hill is not within the airport's planning boundary or influence area. The project will not expose people working or visiting the site to excessive noise levels.

f) For a project in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No impact: The Long Beach Airport is not a private airstrip and there are no private airstrips within the vicinity of the project. Therefore, no mitigation measures are required.

13. POPULATION AND HOUSING

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses), or indirectly (for example, through extension of roads or other infrastructure)?

No impact: The project will not result in substantial population growth either directly or indirectly. The park is small and will be used by the surrounding community. Therefore, no mitigation measures are required.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No impact: The project will not displace any existing housing. The park will be located within City right-of-way which does not have any existing house on it and could not be used as a legal lot for housing. Therefore, no mitigation measures are required.

c) Would the project displace a substantial number of people necessitating the construction of replacement housing elsewhere?

No impact: The project will not displace any people. Therefore, no mitigation measures are required.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- 1) Fire protection? No impact
- 2) Police protection? No impact
- 3) Schools? No impact
- 4) Parks? No impact. The project will result in the construction and operations of a small view park with a walking trail and benches for the public to utilize.
- 5) Other public facilities? No impact

No impact: The project will not result in physical impacts to public services. The City will maintain the park and monument sign. Use of the park is not expected to require significant fire or police protection as it is a small scale project. Therefore, no mitigation measures are required.

15. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact: The project is to add a .5-acre public park with a trail and benches for the public to utilize. The trail will connect pedestrians from Burnett Street to Creston Avenue. The site will be landscaped with drought tolerant trees, shrubs and ground cover and include a swale for water filtration. The park will also feature an electronic sign that is approximately 14' in height by 10' wide with the electronic messaging board display being 3' in height by 10' wide and will include the City logo, name of the park and address. The purpose of the electronic message board is to provide notification of community events or community information. A future second phase of the park will include an extension of the park with additional benches and viewing areas along Cherry Avenue. The project is not expected to increase the use of existing recreational facilities. Therefore, no mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No impact: The project is for a public park with a trail and benches there will not be any buildings with recreation facilities. The project will add an additional recreational facility and park like amenities for the public. The pedestrian trail will serve as a link between residential uses and the City's Town Center and Hilltop. The park will not have a significant adverse physical effect on the environment. Therefore, no mitigation measures are required.

16. TRANSPORTATION/TRAFFIC

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less than significant impact with implementation of mitigation measures: According to the Site Safety and Location Analysis completed by W.G. Zimmerman Engineering, Inc. (Exhibit B) the project will not conflict with applicable traffic plans or systems with the implementation of mitigation measures. Cherry Avenue is a major north-south arterial with approximately 26,000 vehicles per day. Burnett Street is an east-west collector street which transitions to the historic

district to the west and a private community to the east along Skyline drive with approximately 3,000 vehicles per day. A traffic signal conflict analysis was conducted for the proposed location of the electric message board monument sign. The location of the sign is offset 25' away from the traffic signal head which is located on the side of the signal pole facing southbound Cherry Avenue traffic. There is a supplemental traffic signal head located at the southwest corner of the Cherry Avenue and Burnett Street intersection. The monument sign is offset 12' from the easterly edge of the sign and 18' to the middle of the sign which provides visual context separation between the monument sign and the vertical red, yellow and green of the supplemental traffic signal operations. In addition, the project supports the goals and policies of the Park and Recreation Master Plan and the Circulation Element of the General Plan as it will enhance the City's sidewalks and trails. In addition, mitigation measures have been applied to monitor the illumination of the sign.

Mitigation Measures

The Director of Community Services shall monitor the illumination of the sign to:

1. Adjust the illumination (luminance/nits) based on ambient light conditions.
2. Allow a minimum display time for each message of 8 to 10 seconds.
3. Display change time should not exceed 1 second.
4. Limit the hours of operation from 6:00 a.m. to 10:00 p.m.
5. Prohibit text from scrolling, moving, flashing and/or being animated.
6. Limit message sequencing to either a simple change, fading or dissolving into the next message.
7. Install a "Signal Ahead" sign with a flashing beacon in the southbound direction of Cherry Avenue.

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No impact: The park does not conflict with an applicable congestion management program. The park is mainly for pedestrian use and does not include any parking spaces for people to drive to the area and park. There is also an oil service road within the park that will remain in use for the oil operators to access active wells in the vicinity. Therefore, no mitigation measures are required.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels, or a change in location that results in substantial safety risks?

No impact: The park will not have an impact on aircraft or air traffic patterns. Therefore, no mitigation measures are required.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact with implementation of mitigation measures: The park includes a new electronic messaging board monument sign at the corner of Cherry Avenue and Burnett Street. The proposed sign will be constructed approximately 25 feet southwest from the existing traffic signal pole located at the southwest corner of Cherry Avenue and Burnett Street and aligned at a 45 degree angle with the intersection. The operational effects of the electronic sign on drivers attention, visibility and impacts to the community were evaluated for brightness, display time and display change time. The following mitigation should be applied to reduce hazards related to driver distraction.

Mitigation Measures

The Director of Community Services shall monitor the illumination of the sign to:

1. Adjust the illumination (luminance/nits) based on ambient light conditions.
2. Allow a minimum display time for each message of 8 to 10 seconds.
3. Display change time should not exceed 1 second.
4. Limit the hours of operation from 6:00 a.m. to 10:00 p.m.
5. Prohibit text from scrolling, moving, flashing and/or being animated.
6. Limit message sequencing to either a simple change, fading or dissolving into the next message.
7. Install a "Signal Ahead" sign with a flashing beacon in the southbound direction of Cherry Avenue.

e) Would the project result in inadequate emergency access?

No impact: The project will not result in inadequate emergency access. The park will be accessible to both police and fire department services. Therefore, no mitigation measures are required.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No impact: The project will not conflict with adopted policies, plans or programs supporting public transportation or the use of such facilities. The project supports the goals and policies of the Park and Recreation Master Plan and the Circulation Element of the General Plan as it will enhance the City's sidewalks and trails. Therefore, no mitigation measures are required.

17. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No impact: The project will comply with the state's wastewater treatment requirements which will be verified during plan check before any permits are issued and construction starts. In addition, there are no sewer systems proposed with the park. Therefore, no mitigation measures are required.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

No impact: The park will not require the construction of new water or wastewater treatment facilities. There are no sewer systems proposed with the park. Therefore, no mitigation measures are required.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No impact: The park will not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. The park will be designed with a swale for water filtration and treat stormwater as required. The project will be plan checked and must demonstrate that it meets the State's stormwater requirements before permit issuance. Therefore, no mitigation measures are required.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No impact: The City of Signal Hill operates its own municipal water system. Signal Hill's water supply consists of groundwater produced from the Central Basin and the purchase of treated surface water from the Metropolitan Water District. The project would have sufficient water supply available. In addition, the project will comply with the Chapter 13.10 water conservation in landscaping to use proper landscape materials and water rates. Therefore, no mitigation measures are required.

e) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No impact: There are no sewer lines or sewer facilities necessary for the project. Therefore, no mitigation measures are required.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No impact: The Park will have trash receptacles which will be serviced regularly to avoid litter. The trash generated from the site will not be significant. Therefore, no mitigation measures are required.

g) Would the project comply with federal, state and local statutes and regulations related to solid waste?

No impact: The construction and operations of the park will comply with federal, state and local regulations related to solid waste. Therefore, no mitigation measures are required.

18. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

All development projects are reviewed to determine if a Standard Urban Storm Water Mitigation Plan (SUSWMP) is required. All projects must employ Best Management Practices (BMP) to accomplish the goals of the Storm Water Planning Program. Large projects, projects in environmentally sensitive areas, and in hillside locations must also prepare a Storm Water Pollution Prevention Plan (SWPPP).

a) Would the project result in storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials?

No impact: The project will not result in storm water system discharges from areas for material storage, vehicles or equipment fueling, vehicle or equipment maintenance, waster water handling, or hazardous materials. The project is a new park with pedestrian trail. There are no material storage, vehicle fueling, equipment maintenance or handling of hazardous material uses permitted at this site. Therefore, no mitigation measures are required.

b) Would the project result in a significant environmentally harmful increase in the flow rate or volume of storm water runoff?

No impact: The project will not result in a significant environmentally harmful increase in the flow rate or volume of storm water runoff. The site is less than 1-acre. The project will include NPDES BMPs to regulate the flow and rate of stormwater runoff. Currently, the site is partially improved with a paved and dirt pathway. Installation of hardscape for trails and landscaping will reduce the amount of erosion and sediment runoff from the site. Therefore, no mitigation measures are required.

c) Would the project result in a significant environmentally harmful increase in erosion of the project site or surrounding areas?

No impact: The new park will not result in a significant environmentally harmful increase in erosion of the project site or surrounding areas. The project will include NPDES BMPs to regulate the flow and rate of stormwater runoff. Therefore, no mitigation measures are required.

d) Would the project result in storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?

No impact: The new park will not result in storm water discharges that would negatively impact receiving waters. The project will comply with the City's MS-4 permit requirements. Therefore, no mitigation measures are required.

e) Would the project harm the biological integrity of drainage systems and water bodies?

No impact: The new park will not harm the biological integrity of drainage systems or water bodies. The project will not introduce chemicals or substances that will negatively affect drainage systems and water bodies. Therefore, no mitigation measures are required.

f) Will there be potential impact of project construction on storm water runoff?

Less than significant impact: There will be a less than significant impact to stormwater runoff with construction of the park with the implementation of the NPDES plan. Grading will not start until BMPs such as sandbags and silt fences have been installed to reduce impact to stormwater runoff.

g) Will there be potential impact of project post-construction activity on storm water runoff?

Less than significant impact: There will be a reduced impact to stormwater runoff after the project has been constructed. Currently, the site is partially improved with paved and dirt road therefore, sediment flows from the site. The park will include drought tolerant landscaping and swale for water filtration which will reduce the amount of sediment flowing from the site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No impact: The new view park and electronic messaging board monument sign, General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01 will not degrade the quality of the environment or substantial reduce the habitat of fish or wildlife. The .5-acres and will offer vegetation and landscaping such as drought tolerant trees, shrubs and ground cover that can serve as a habitat for common wildlife species like local birds and squirrels. The site is currently partially improved with a paved and dirt road that is highly traveled and does not have irrigation. Currently, tumble weeds are the only vegetation on-site. Therefore, no significant impacts are expected to wildlife or historical resources.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

No impact: The City view park and monument sign and General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01 the possible future expansion of the park (if the City of Signal Hill obtains the City of Long Beach parcel) along Cherry Avenue will not have a cumulatively considerable impact on the environment.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant impact with implementation of mitigation measures: The new park, General Plan Amendment 15-01 and Zoning Ordinance Amendment 15-01 does not have any environmental effects that will cause a substantial adverse effects on human beings. The new electronic messaging board monument sign may be a new source of light and glare and traffic concerns, but mitigation measures have been applied to reduce the impacts below a level of significance. The project will reduce the amount of stormwater runoff as it will include NPDES BMPs to reduce the amount of sediment that currently come from the site. The park will add to the City's recreation facilities and provide a pedestrian connection from residential areas to the City's Town Center and Hilltop. Therefore, the project will not have environmental effects on humans.

DETERMINATION: On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case, because revisions in the project have been made by, or agreed to, by the proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

X

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Scott Charney, Director of Community Development

Date

CIVIC CENTER MONUMENT SIGN WITH ELECTRONIC MESSAGE CENTER

Site Safety and Location Analysis

Prepared For:
City of Signal Hill



Prepared By:
W.G. Zimmerman Engineering, Inc.
5772 Bolsa Avenue, Suite 200
Huntington Beach, CA 92649
Phone: (714) 799-1700, Fax: (714) 799-1701

November 2014

Table of Contents

SECTION 1: INTRODUCTION	1
SECTION 2: EXISTING CONDITIONS	2
SECTION 3: SAFETY ANALYSIS	3
A. Visibility Analysis:	3
B. Accident Analysis.....	5
C. Driver Distraction Analysis.....	6
SECTION 4: MESSAGE BOARD OPERATIONAL ANALYSIS.....	8
SECTION 5: RECOMMENDED MITIGATION.....	9
REFERENCES:.....	11

Appendix

EXHIBIT 1: SITE PHOTOGRAPHS

SECTION 1: INTRODUCTION

This study evaluates the proposed location of the Electronic Message Center for safety and view ability. The monument sign with electronic message board is proposed at the southwest corner of Cherry Avenue and Burnett Street as shown in Figure 1 below. Its purpose is to serve as a as a Signal Hill monument sign and provide notification of community events through the electronic message board. The height of the sign is 13'-7" with a width of 10'-1". The message board is 3'-3" tall and 10'-1" wide (including edge banding). Site photographs, sign elevation view, site location layout is provided as Exhibit 1, Exhibit 2, and Exhibit 3 respectively.

Location:

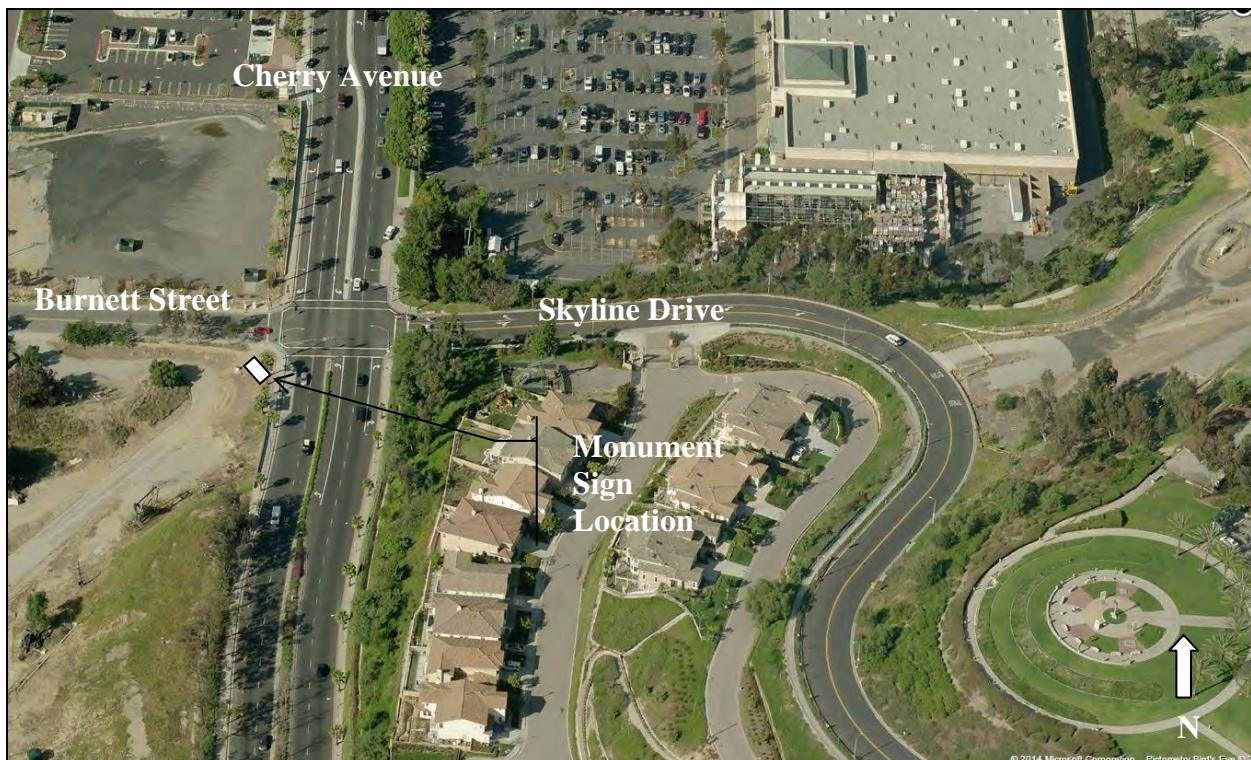


Figure 1: Aerial Map



Figure 2: Location Map

SECTION 2: EXISTING CONDITIONS

At the request of City, WGZE analyzed the site location and conducted a field review.

Existing Intersection Condition (Cherry Avenue and Burnett Street/Skyline Drive):

Cherry Avenue is a major north-south arterial with approximately 38,000 vehicles per day (Caltrans, 2013). Burnett Street/Skyline Drive is an east-west collector street with approximately 3,000 vehicles per day (City of Signal Hill). East-west collector is known as Burnett Street to the west of Cherry Avenue and as Skyline Drive to the east of Cherry Avenue. The posted speed limit for Cherry Avenue is 40 MPH, for Burnett Street is 25 MPH, and for Skyline Drive is 25 MPH. Even though, the posted speed limit is 25 MPH on Skyline Drive, the speed limit is restricted to 15 MPH near the intersection due to downhill road conditions for the westbound direction.

The area adjacent to the study intersection on the southwest is an empty lot for commercial use. A trail is proposed connecting the southwest corner of the intersection to Creston Avenue. The area to the southeast is residential which is set back from Cherry Avenue approximately 25 feet. An existing retaining wall is located at the southeast of Cherry Avenue and Burnett Street. The area to the northwest is an empty lot while area to the northeast is Home Depot parking lot.

A traffic signal is provided for the Cherry Avenue and Burnett Street intersection with crosswalks and audible countdown pedestrian signals provided for all four legs. Left turn pockets are provided for the northbound and southbound direction of Cherry Avenue. Bus stops are provided south of Burnett Street in the southbound direction and north of Burnett Street in the northbound direction. Cherry Avenue consists of 2 through lanes in the north and southbound direction with a separate right turn lane in the southbound direction of Cherry Avenue onto westbound Burnett Street and a right turn lane in the northbound direction onto Skyline Drive. Burnett Street is a two lane roadway with no turn lanes provided at the intersection. Skyline Drive consists of combined left and through lane and a right turn lane in the westbound direction.

SECTION 3: SAFETY ANALYSIS

A safety analysis was performed for the proposed location for view ability, location setting, and safety for the different direction of travel. The analysis of the proposed sites included visibility analysis, accident analysis, and driver distraction analysis.

A. Visibility Analysis:

A visibility Analysis was conducted for the proposed location of the Signal Hill Monument and Electronic Message Center sign for safety of motorist and pedestrians. The proposed sign will be constructed approximately 25 feet southwest from the existing traffic signal pole located at the southwest corner of Cherry Avenue and Burnett Street and aligned at a 45 degree angle with the intersection. This traffic signal pole consists of a mast arm with a traffic signal head for thru traffic, a five-section signal head, an overhead street light, pedestrian pushbutton and countdown pedestrian head, and a supplemental signal head for thru traffic. The supplemental signal head is located on the side of the signal pole facing southbound Cherry Avenue traffic.

The analysis focused on the possible conflict of the supplemental traffic head with the Signal Hill Monument and electronic message center. The recognized standard for traffic control devices in the State of California is the California Manual on Traffic Control Devices (CA MUTCD). This manual was adopted as the standard for traffic



control devices under Section 11340.9(h) of the California Government Code and Section 21400 of the California Vehicle Code. Since 2003, this manual has been used as the standard of practice by traffic engineers in California.

This analysis was based upon the following CA MUTCD Sections and based upon engineering judgment as defined under Section 1A.09 “Engineering Study and Engineering Judgment.

Section 1A.08 “Authority for Placement of Traffic Control Devices”, states that “*Signs and other devices that do not have any traffic control purpose that are placed within the highway right-of-way shall not be located where they will interfere with, or detract from, traffic control devices.*

Section 4D.12 “Visibility, Aiming, and Shielding of Signal Faces”, states that *There should be legal authority to prohibit the display of any unauthorized sign, signal, marking, or device that interferes with the effectiveness of any official traffic control device (see Section 11-205 of the “Uniform Vehicle Code”).* Legal authority has been granted to the State of California and the City of Signal Hill by adopting the CA MUTCD as the standard for traffic control devices.

The location of the monument sign is offset away from the supplemental traffic signal head (located at the southwest corner of the Cherry Avenue and Burnett Street Intersection) by approximately 12 feet to the easterly edge of the sign and 18 feet to the middle of the sign. This clear zone provides a visual context separation between the vertical red, yellow, and green of the supplemental traffic signal head. The electronic messages displayed on the Civic Center Monument Sign and in conformance with Sections 1A.08 and 4D.12 of the CA MUTCD and do not interfere with the traffic signal operations.



B. Accident Analysis

Accident data was collected from the Signal Hill Police Department over the past three years (October 2011-October 2014) to determine the number of traffic control related accidents. A total of 17 accidents between 2011-2014 occurred at or near the Cherry Avenue and Burnett Street intersection. As shown in Table 1 below, seven accidents were related to northbound direction of travel and ten accidents were related to southbound direction of travel. Since the proposed monument sign with electronic message board will be facing northeast direction, the accidents were sorted out by southbound and westbound related accidents. Out of total ten accidents for southbound and westbound direction of travel, four accidents were related to rear end accidents and six were related to broadside accidents. Three recorded accidents involved “failed to yield oncoming traffic”, three involved “red light running” and other four involved speeding and inattention.

Table 1:
Intersection Accident Summary at Cherry Avenue and Burnett Street (Oct 2011- Oct 2014)

No.	Date	Accident Type	Direction of Travel	Impact Direction	Reason	Distraction related Concern
1	10/4/2011	Broadside	SB	SB/NB (Left Turn)	Failed to yield oncoming traffic	No
2	12/20/2011	Broadside	SB	SB/NB (Left Turn)	Failed to yield oncoming traffic	No
3	1/9/2012	Rear End	SB	SB	Basic Speed/ Inattentive	May be
5	8/22/2012	Broadside	SB	SB/WB (Left Turn)	Red Light Running	No
6	9/17/2012	Broadside	SB	SB/NB (Left Turn)	Failed to yield oncoming traffic	No
7	8/4/2013	Broadside	SB	WB/SB	SB Red Light Running	No
8	2/13/2014	Rear End	SB	SB	Inattention (Siren sound)	No
4	3/23/2014	Broadside	SB	SB	Inattention (Red Light Running)	No
9	4/4/2014	Rear End	SB	SB	Inattention	May be
10	5/17/2014	Rear End	WB	WB	Following too closely	No
1	3/14/2012	Rear End	NB	NB	Inattention	May be
2	11/5/2012	Rear End	NB	NB	Following too closely	No
3	11/18/2012	Side Swipe	NB	NB	Failed to yield oncoming traffic (Driveway Exit)	No
4	3/11/2014	Broadside	NB	NB/SB (Left Turn)	Failed to yield oncoming traffic	No
5	3/14/2014	Rear End	NB	NB	Basic Speed/ Inattentive	May be
6	3/15/2014	Rear End	NB	NB	Inattention (DUI)	No
7	4/26/2014	Broadside	NB	NB/SB (Left Turn)	Failed to yield oncoming traffic	No

Source: City of Signal Hill Police Department

WGZE



The intersection accident rates were calculated using Federal Highway Administration (FHWA) guidelines. Calculating the accident rate for this intersection per million vehicles results in 0.42 accidents per million. The expected rate for this intersection based upon the State and National standards as defined by Federal Highway Administration (FHWA) is 0.8 accidents per million vehicles.

C. Driver Distraction Analysis

Electronic message boards are becoming common along freeways, next to event centers and colleges. For example, Long Beach Community College recently erected a large full color electronic message board near the intersection of Pacific Coast Highway and Orange Avenue. These signs are commonly operated using generally accepted practices to minimize driver distraction. These practices are implemented by Caltrans and other highway safety organizations such as National Highway Traffic Safety Administration (NHTSA).

Driver Distraction Research:

As defined in the National Highway Traffic Safety Administration's Driver Distraction Program, "Distraction is a specific type of inattention that occurs when drivers divert their attention from the driving task to focus on some other activity instead. It is worth noting that "distraction" is a subset of "inattention" (which also includes fatigue, physical conditions of the driver, and emotional conditions of the driver)".

A traffic survey response implicated that the cell phone conversation and texting is the most serious distraction accounting for 71.7% (see Table 2 below) as per the survey conducted by California Office of Traffic Safety (OTS) department. The survey responded with 1.9% of total distraction caused by roadside billboards. The proposed sign is an electronic messaging board which is classified as roadside billboards.

Table 2: California Traffic Survey Response for MOST serious distraction for drivers

Survey Response	Percent (%)
Cell Phone Conversations (handheld or hands-free)	59.5
Texting While Driving	12.2
Passengers in Car	2.9
Roadside Billboards	1.9
Eating While Driving	1.8
Adjusting Radio/Stereos	1.1
Personal Grooming	0.5
GPS/Navigation Systems	0.2
Other/Don't Know	19.9

Source: California Office of Traffic Safety Survey, 2010

Electronic messaging boards' impact on driver distraction has been evaluated by Federal, State, and Local agencies across the country. These evaluations have focused on the driver's attention, sign visibility, potential incidents, and the impacts to the community. The type of electronic messaging board evaluated varied from a full motion LED display (similar to a TV monitor) to a standard three line CMS (changeable message sign) for traffic control purposes.

The main purpose of this evaluation study was to determine the impacts of electronic messaging board on driver safety. The key factors assumed for these studies included; type of billboards, roadway type and geometry, types of vehicles, driver demographics, and sign environment. Each of these key factors included a variety of variables including, but not limited to; sign location, contrast, sight distance, dwell time, rate of change, horizontal and vertical roadway conditions, intersections vs. interchanges, traffic conditions, driver age, years driving, visual clutter, ambient lighting, and type of message conveyed. A summary of findings is presented in the "Effects of Commercial Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update", prepared by the FHWA. Methodological Implications (Section 2.7.2) of this report suggests that each situation is unique based upon the type and size of message board deployed and driving environment condition. This study also recommends further study on the impacts to driver safety. Similarly, literature review cited in the FHWA report as



well as research for this analysis found the results to be also inconclusive. Reference research is provided in the Appendix of this report.

SECTION 4: MESSAGE BOARD OPERATIONAL ANALYSIS

The operational effects on driver attention, visibility, and impacts to the community have been well documented through governmental bodies including, Federal Highway Administration, American Association of State Highway Officials, Local Agencies, Transportation Research Board, American Planning Association, and Institute of Transportation Engineers. Three key operational elements have been identified:

1. Brightness (Illumination)
2. Display (Exposure Dwell) Time
3. Display Change (Twirl or Transition Time)

Brightness:

Brightness was defined in terms of Luminance (nits) which is the measure of light emanating from an object. The researched documents provided a range based upon the ambient light conditions and the time of day. In general, daytime operations range from 5,000 to 7,000 nits, adjusted based upon the ambient light conditions, and a nighttime limitation of 500 nits.

Display Time:

The recommended display time is based upon the speed of the vehicles passing the sign and the ability of the driver to read a displayed message. A 1999 National Alliance of Highway Beautification Agencies survey documented that the timing boundaries varied from 4 seconds to 10 seconds with an average time of 7.32 seconds. “Impacts of using Dynamic Features to Display Messages on Changeable Message Signs” sponsored by FHWA, documented that the average driver can read a three-line message in 7.2 seconds (page 19). A study prepared for the City of Minnetonka by SRF Consulting Group, Inc. titled *“Dynamic” Signage: Research Related to Driver Distraction and Ordinance Recommendations* – determined the number of messages read based



upon speed. At 45 MPH, a display time of 6 seconds allowed for 8 messages and a display time of 8 seconds allowed a total of 6 messages.

Display Change Time:

Display Change (transition) time or “Twirl” time is defined as the amount of time (in seconds) for one message to transition into another message. Transitioning from one message to another can be accomplished through various techniques such as fading into the next message, fading into black, quick change, and dissolving. The maximum transition time ranges from “0” seconds to 2 seconds with the former recommended to reduce driver distraction.

SECTION 5: RECOMMENDED MITIGATION

Brightness:

The illumination shall be adjusted based upon the ambient light conditions to minimize driver distraction. Adjustments or fine tuning should be maintained at initial installation and at regular intervals after installation.

Display Time:

An Engineering and Traffic Survey for Speed Zone Limits was conducted in February of 2010. The 85th Percentile Speed on Cherry Avenue was 34 MPH between Burnett Street and Hill Street. The posted speed limit is 40 MPH for both directions. Based the posted speed limit, the recommended minimum display times shall range between 8 to 10 seconds.

Display Change Time:

The recommended display change time should not exceed 2 seconds. Based upon SRF Consulting Group, Inc.’s “*Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendation*” recommends a maximum transition time between “0” to 2 seconds to reduce wait times between messages. The less time between transitioning between messages reduces the potential for driver distraction; therefore, a maximum value of 1 second is recommended.



The following additional Mitigation Measures are recommended for this project:

1. Limit the hours of operations from 6:00AM to 10:00PM
2. Prohibit text from scrolling, moving, flashing, and/or animated.
3. Limit message sequencing to either a simple change, fading, or dissolving into the next messages.
4. Install a “Signal Ahead” (W3-3) sign with a flashing beacon in the southbound direction of Cherry Avenue per CA MUTCD guidelines.



REFERENCES:

1. California MUTCD – Page 865 & Page 895
2. FHWA - Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction
3. Transportation Research Board – Problem Number 2012-G-14, Analyzing Driver Distraction from Outside the Vehicle
4. SRF Consulting Group, Inc. -Dynamic Signage: Research Related to Driver Distraction and Ordinance Recommendations
5. FHWA – The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update Publication Number FHWA-HRT-09-018
6. AASHTO (Prepared by The Veridian Group, Inc.) – Safety Impacts of the Emerging Digital Display Technology for Outdoor Advertising Signs
7. APA – Zoning Practice, April 2008, Practice Smart Sign Codes
8. Durham, NC – Billboard Text Amendment, PowerPoint Presentation
9. Los Angeles Department of Building and safety – Sign Manual, November 2006
10. FHWA – Impacts of using Dynamic Features to Display Messages on Changeable Message Signs, August 2005: Publication Number FHWA-HOP-05-069
11. Uniform Vehicle Code: Rules of the Road, 2012: Chapter 11, Sections 105 and Article II
12. City of Milwaukee City Council Report - Changeable Message LED Billboards Test Period Observations and Finds January 2007 through June 2007
13. ITE Journal/April 2008 – The Debate over Digital Billboards: Can New Technology Inform Drivers Without Distracting Them?
14. CTC & Associates/WisDOT RD&T Program – Electronic Billboards and Highway Safety
15. Gregory Young: Sign Brightness – Measuring Sign Brightness
16. NHTSA- Distracted Driving 2009: Publication DOT-HS-811 379
17. OTS – California Office of Traffic Safety Survey, September 2010



Appendix

Exhibit 1: Site Photographs





Cherry Avenue looking southbound



Burnett Street looking westbound



Burnett Street looking eastbound



Cherry Avenue looking northbound

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, RECOMMENDING CITY
COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT
15-01 AMENDING THE OFFICIAL PLAN LINES MAP BY
RECLASSIFYING AN APPROXIMATE 350-FOOT
SEGMENT OF CRESTON AVENUE IMMEDIATELY WEST
OF CHERRY AVENUE FROM LOCAL STREET TO
PEDESTRIAN CONNECTION**

WHEREAS, the City of Signal Hill adopted an Official Plan Lines Map in 1986; and

WHEREAS, the Official Plan Lines Map has been amended from time to time since then; and

WHEREAS, the City of Signal Hill is proposing an amendment to reclassify an approximate 60-foot by 350-foot segment of Creston Avenue between Walnut and Cherry Avenues from “local street” to “pedestrian connection”; and

WHEREAS, currently the segment is partially improved and used by oil operators and the future use of the segment is for a City View Park; and

WHEREAS, pursuant to California Government Code Section 65350, entitled “Preparation, Adoption and Amendment of the General Plan,” the subject is properly a matter for Planning Commission review and recommendation for City Council adoption; and

WHEREAS, the Planning Commission has recommended City Council adoption of Mitigated Negative Declaration 01/09/15(2) related to the City View Park and associated General Plan Amendment 15-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on January 2, 2015 notice of a Planning Commission public hearing regarding the subject project was mailed to all property owners within 300 feet of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with S.H.M.C. Section 1.08.010; and

WHEREAS, on January 13, 2015, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding the General Plan Amendment; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, has reviewed General Plan Amendment 15-01 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goals and Policies of the Signal Hill General Plan:

LAND USE ELEMENT 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.

Land Use Policy 2.6 – Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

Finding regarding Policy 2.6 – The approximately 350-foot segment of Creston Avenue is used by the adjacent oil well operators to access and service the active oil wells in the area. The future view park will include a segment that is improved for vehicular access to maintain joint use of the land oil production and urban uses.

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

Land Use Policy 3.11 – Maintain and improve, where necessary, the City's infrastructure and facilities.

Finding regarding Policy 3.11 – The pedestrian connection will remain as public right of way. The existing condition of the approximately 60-foot by 350-foot segment is unimproved, not landscaped and creates dust nuisances. The amendment will allow for a future pedestrian connection through the construction of a view park which will include both trail and landscaping improvements to improve the City's right of way.

LAND USE ELEMENT GOAL 4 – Ensure that future land use decisions are the result of sound and comprehensive planning.

Land Use Policy 4.2 – Maintain consistency between the Land Use Element, the other elements of the general plan, the zoning ordinance and the Municipal Codes regulations and standards.

Finding regarding Policy 4.2 – The general plan amendment will improve the consistency between the Land Use Element, the Circulation Element and the zoning ordinance. A zoning ordinance amendment will also be reviewed for approval to establish the designation of pedestrian connection on the official plan lines map.

CIRCULATION ELEMENT 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.

Circulation Policy 3.a – Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

Finding regarding Policy 3.a – The amendment to the official plan lines map will allow for the future construction of a trail and view park within the pedestrian connection. The trail will connect segments of residential and industrial zones to the Commercial Town Center and create easy access to the City's hilltop trail and walkway system.

Circulation Policy 3.f – Require the construction of trail systems to connect buildings, parks and schools to each other, to the street and to transit facilities.

Finding regarding Policy 3.f – The amendment to the official plan lines map will allow for the future construction of a trail and view park. The pathway will connect to Cherry Avenue which has bus transit facilities at Willow and Pacific Coast Highway. The amendment will help promote pedestrian circulation and connections.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of General Plan Amendment 15-01 to amend the Official Plan Lines Map to reclassify an approximate 350-foot segment of Creston Avenue immediately west of Cherry Avenue from local street to pedestrian connection.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 13th day of January 2015.

CHAIR
TOM BENSON

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 13th day of January 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, RECOMMENDING CITY
COUNCIL APPROVAL OF ZONING ORDINANCE
AMENDMENT 15-01 ESTABLISHING PEDESTRIAN
CONNECTION AS A DESIGNATION ON THE OFFICIAL
PLAN LINES MAP OF THE CITY OF SIGNAL HILL WITHIN
SECTION 20.72.085 OF THE MUNICIPAL CODE**

WHEREAS, the City of Signal Hill adopted an Official Plan Lines Map in 1986; and

WHEREAS, the Official Plan Lines Map has been amended from time to time since then; and

WHEREAS, the City of Signal Hill is proposing an Zoning Ordinance Amendment to establish Section 20.72.085 “Pedestrian Connections” as a designation on the Official Plan Lines Map of the City of Signal Hill; and

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

WHEREAS, Zoning Ordinance Amendment 15-01 is consistent with the General Plan; and

WHEREAS, the Planning Commission has recommended City Council adoption of Mitigated Negative Declaration 01/09/15(2) related to the City View Park and associated Zoning Ordinance Amendment 15-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on January 2, 2015, notice of a Planning Commission public hearing regarding the subject project was mailed to all property owners within 300 feet of

the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with S.H.M.C. Section 1.08.010; and

WHEREAS, on January 13, 2015, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding the Zoning Ordinance Amendment; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, has considered the public comments and finds as follows:

1. That Zoning Ordinance Amendment 15-01 is consistent with applicable state and federal law for the protection of the health, safety and welfare of the community.
2. That the Planning Commission has reviewed Zoning Ordinance Amendment 15-01 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goal and Policies of the City of Signal Hill General Plan:

LAND USE ELEMENT 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.

Land Use Policy 2.6 – Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

Finding regarding Policy 2.6 – The approximately 350-foot segment of Creston Avenue is used by the adjacent oil well operators to access and service the active oil wells in the area. The future view park will include a segment that is improved for vehicular access to maintain joint use of the land oil production and urban uses.

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

Land Use Policy 3.11 – Maintain and improve, where necessary, the City's infrastructure and facilities.

Finding regarding Policy 3.11 – The pedestrian connection will remain as public right of way. The existing condition of the approximately 60-foot by 350-foot segment is unimproved, not landscaped and creates dust nuisances. The amendment will allow for a future pedestrian connection through the construction of a view park which will include both trail and landscaping improvements to improve the City's right of way.

LAND USE ELEMENT GOAL 4 – Ensure that future land use decisions are the result of sound and comprehensive planning.

Land Use Policy 4.2 – Maintain consistency between the Land Use Element, the other elements of the general plan, the zoning ordinance and the Municipal Codes regulations and standards.

Finding regarding Policy 4.2 – The zoning ordinance amendment will improve the consistency between the Land Use Element, the Circulation Element and the zoning ordinance. A general plan amendment will also be reviewed for approval to establish the designation of pedestrian connection on the official plan lines map.

CIRCULATION ELEMENT 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.

Circulation Policy 3.a – Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

Finding regarding Policy 3.a – The amendment to the official plan lines map will allow for the future construction of a trail and view park within the pedestrian connection. The trail will connect segments of residential and industrial zones to the Commercial Town Center and create easy access to the City's hilltop trail and walkway system.

Circulation Policy 3.f – Require the construction of trail systems to connect buildings, parks and schools to each other, to the street and to transit facilities.

Finding regarding Policy 3.f – The amendment to the official plan lines map will allow for the future construction of a trail and view park. The pathway will connect to Cherry Avenue which has bus transit facilities at Willow and Pacific Coast Highway. The amendment will help promote pedestrian circulation and connections.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 15-01 as follows:

Section 20.72.085 is added to Chapter 20.72 “Official Plan Lines,” to read as follows:

20.72.085 Pedestrian Connection.

A. Pedestrian Connection as designated on the “Official Plan Lines Map of the City of Signal Hill” shall include public right-of-way for pedestrian access. The width and improvements shall be consistent with the City Traffic Engineer’s and City Engineer’s approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 13th day of January 2015.

CHAIR
TOM BENSON

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 13th day of January 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY



3



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SCOTT CHARNEY *SC*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MINUTES

Summary:

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

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
December 9, 2014
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

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

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business.

PRESENTATION

The recipient of the Beautification Award was unable to attend due to an urgent matter. The Planning Commission rescheduled attendance to the January meeting.

DIRECTOR'S REPORTS

1. Conformity Report – Revisions to 845 E. Willow Street Medical Office Building

Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy indicated she did not like the revised color scheme; the other Commissioners did not express concern about the change to the colors.

It was moved by Vice-Chair Fallon and seconded by Commissioner Murphy to receive and file the report.

The motion passed 5/0.

2. Roadmap for 1500 E. Hill Street “Gundry Hill” - An Affordable Housing Development

Assistant Planner Selena Alanis gave the staff report.

Chair Benson asked for any questions from the Commission.

Commissioner Murphy asked about the upcoming tours of the Meta Housing project in Long Beach. Staff advised that information about the public tours will be on the website and on flyers which will be mailed to those who had attended the Housing Element workshop and to property owners within a 300 foot radius of the site.

The following member of the public spoke regarding the project:

1) Maria Harris, Signal Hill resident, provided the following comments:

- Concerns regarding high density of the project.
- This neighborhood already has a high density affordable housing project on California.
- The neighborhood is fairly distressed in terms of low income and moderate income families and is showing signs of deterioration.
- There are no City programs available to get low interest loans or grants to help maintain deteriorating structures.
- A second high density affordable housing project may become a drag on property values in that area. A public entity should try to help increase the growth in property values by not supporting high density development, which decreases values.
- Support of mixed market level units including retail in some areas. She believes there are market-affordable housing/residential/retail mix models available that are appropriate for Signal Hill.

- The westside needs a market level investment to maintain and bring up values.
- Concerns regarding unit size.
- Concerns regarding four-story building height.
- The location is good, close to shopping and across the street from a school.
- She asked the Planning Commission to consider the options of lower density and a market-affordable housing mix.
- The developer should be able to make adjustments because it can use tax credits and other financing mechanisms.

Commissioner Austin stated she would like to see the rental cost for the units mentioned in Irvine and asked about the size of the units. Staff advised they will research the rental information. Floorplans are available should anyone wish to review them.

Chair Benson noted that the City has a seven year history with Las Brisas, an existing affordable housing development in the city. Staff stated the affordability for Orange County would differ from this area. Staff explained that the management company interviews the families, and placements are based on criteria including income and the size of the household. The developer will address questions at the tours and at the workshop on January 13, 2015. They will include information of other projects they have done and a fact sheet that will provide locations and renderings.

Chair Murphy asked if Signal Hill residents had received first priority at the Las Brisas development and if they would for the Gundry-Hill project. Staff confirmed that priority had been offered to Signal Hill residents and senior households. The management company was successful in getting interest at Las Brisas from Signal Hill residents, but not from seniors.

Chair Benson advised that the Gundry-Hill project was identified as an affordable housing site in the Housing Element which was approved by the State in 2014 as well as in the 2008 Housing Element. He suggested that for future projects, additional ideas might be explored for affordable housing requirements.

It was moved by Commissioner Murphy and seconded by Commissioner Richárd to receive and file the report.

Motion carried 5/0.

3. Update on Progress with Oil Code Amendment

Associate Planner Colleen Doan and Community Development Director Scott Charney gave the staff report.

Chair Benson asked for any questions from the Commission.

Chair Benson commended staff on their progress toward amending the Oil Code and asked about the life of the oil field. Staff advised that in discussions with Signal Hill Petroleum the expectation was that many years of activity remain. Chair Benson was supportive of formulating standards for construction near oil wells.

It was moved by Commissioner Richárd and seconded by Commissioner Austin to receive and file the report.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Benson announced the Mayor's Clean-Up to be held on January 24, 2015 and the Homeless Count on January 28, 2015. Commissioners Austin, Murphy, Richárd and Benson volunteered to participate in the Homeless Count, as did a Signal Hill resident. Staff reported the means of communicating the event to the community would be via the website and flyers.

Chair Benson asked for a status of two projects and the fire damaged homes:

- Long Beach Islamic Center (LBIC) – the grading plan has been approved but progress has been slow. LBIC is considering changes to the layout of the building, however, the municipal code does not allow for an increase to the area due to parking requirements. LBIC is also considering other changes to architectural details but staff has stressed the need to proceed with other construction priorities, especially to avoid deterioration of materials due to exposure to weather. LBIC has a new Project Manager. The Building Inspector is monitoring the project. LBIC has been reminded that the provisions of Construction Time Limits apply to the project. The Project Manager will be invited to the next Planning Commission meeting to provide a voluntary status report.
- 2311 Ocean View – a reminder has been sent that there are just 30 days remaining under the extension of Construction Time Limits. The Building Inspector completed some inspections and additional reminders will be sent. Chair Benson indicated this project is not being singled out, but the provisions of Construction Time Limits were established so projects will be completed on a timely basis and to be considerate to neighbors.
- Fire damage to 2910 and 2914 E. Hill Street – staff does not have official information but the City of Long Beach is conducting an ongoing investigation and is pursuing the legal process and the outcome may be demolition.

Assistant City Attorney Jeff Malawy advised the Commission that David Kwon, Associate Attorney, will be assisting him over the next few months and is expected to take his place

at Planning Commission meetings beginning in March as part of a reconfiguration in the firm.

Attorney David Kwon introduced himself and stated he is looking forward to getting to know the staff and Commission.

ADJOURNMENT

It was moved by Commissioner Richárd and seconded by Vice-Chair Fallon to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 13, 2015.

The motion carried 5/0.

Chair Benson adjourned the meeting at 8:10 p.m.

TOM BENSON
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY



4



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SCOTT CHARNEY *SC*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SAVE THE DATE FOR THE 2015 PLANNING COMMISSIONERS
ACADEMY

Summary:

The League of California Cities 2015 Planning Commissioners Academy will be held on Wednesday, March 4 through Friday, March 6. There is a budget of \$1,500 for attendance at the Academy, which will be held in Newport Beach. The cost per person for the full conference is \$525, and for one day registration is \$275. A flyer will be distributed to the Commission once it becomes available.

Recommendation:

Receive and file.



5



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

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

**FROM: COLLEEN DOAN
ASSOCIATE PLANNER**

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the December 16, 2014 City Council meeting, there were no Community Development Department related items.
- 2) At the January 6, 2015 City Council meeting, the Sustainability Award was presented to EDCO for its Household Hazardous Waste program. A short video for public outreach was produced and shown at the meeting. The video can be viewed on the City's webpage.

Approved by:

Scott Charney



6



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SCOTT CHARNEY *SC*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report.

Recommendation:

Receive and file.

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>	Exp.	1 st Ext.	2 nd Ext.	Exp.	1 st Ext.	2 nd Ext.	
1790 E. Burnett St.	Renovation of existing house and construction of new 4-car garage with roof deck, workshop and parking court	Administrative Review	✓	N/A	N/A	Permit Issued 02/13/14			N/A			Approved change from cedar shingles to a composite for reduced maintenance and requested revised color scheme. A new color board and rock samples have been submitted. Installation of the rock band is underway. Revised window design for both sides of front door is pending (9/14). Rear grade was too steep – Grade reworked and garage foundation poured. Framing of garage has begun (1/15). CTD/JH
	Applicant: Gary Severns											
3240 Cerritos Ave.	A 1,168 sf 2 nd unit over four-car garage and a 2 bedroom addition to an existing house	SPDR 05-01	N/A	01/18/05	N/A	Permit Issued 01/28/14			01/23/15	3/14/15		C of O issued on rear unit. Working on front unit (7/14). 12/22/14 letter mailed to property owners within 100' regarding request for 1 st extension. No objections were received. 1 st extension granted until 3/14/15. Rough electrical and plumbing inspected. JH
	Applicant: Jim Trevillyan											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>	Exp.	1 st Ext.	2 nd Ext.	Exp.	1 st Ext.	2 nd Ext.	
2311 Ocean View	Add/expand second story decks and "trainhouse" in side and rear yard of existing single-family home	SPDR 08-05	N/A	07/14/09	N/A	Permit Issued 08/16/13			08/11/14	9/30/14	01/12/15	Permit issued 8/19/13. Permit extended until 9/30/14. A second extension granted until 1/12/15. A 60 day reminder notice was sent on 11/12/14. A 30 day reminder notice was sent on 12/12/14. Signed off for roof and deck inspections (12/14). SA/JH
3477 Brayton Ave.	Remodel existing SFD and new 931 sf second unit with 3-car garage	SPDR 11-03	N/A	08/09/11	N/A	Prior to CTL						The applicant has completed construction on the second unit and 3-car garage. Revised plans for the remodel of the existing SFD to include a second story and additional square footage will be brought back to the Planning Commission for review at the February 2015 meeting (1/15). SA
	Applicant: M/M Hughes											
	Applicant: Reginald McNulty											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>Exp.</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Exp.</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2799 21 st St.	A proposal for a 3,629 sf new SFD Applicant: Vivir Properties/Silva Family	SPDR 13-05	N/A	01/14/14	N/A	Permit Issued 7/21/14			01/12/16			Framing nearly complete (12/14). Roof nailing complete (1/15). JH
924 E Vernon St.	A proposal to demolish existing dwelling and detached garage for a new two story 3,230 sf duplex and 4-car garage Applicant: LLG Construction	SPDR 14-02	N/A	06/10/14	N/A	06/10/15						Applicant working with SCE and Public Works on alley improvements (10/14). The property is listed for sale and new plans have been submitted to rehab the existing dwelling which does not require PC review, instead of building the duplex (1/15). SA
3360 Lemon Ave.	A 1,207 sf 2 nd unit over a four-car garage at the rear of a property with a SFD Applicant: Jason Shorrow	SPDR 14-03	N/A	07/08/14	N/A	07/08/15						SPDR approved, signed conditions received. Plan check is complete. Applicant is preparing grading plans for submittal to Public Works and submittals for LA County Fire (1/15). CTD

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>	Exp.	1 st Ext.	2 nd Ext.	Exp.	1 st Ext.	2 nd Ext.	
1995 St. Louis Ave.	A proposal to demolish existing dwelling and detached garage for a new two story 3,187 sf SFD with attached 3-car garage Applicant: Seth Sor	SPDR	N/A	Required	N/A							View Notice sent on 8/4/14. Story poles installed on 8/5/14. PC workshop 10/14/14. Applicant is revising plans and coordinating a view analysis (1/15). SA
2260 Walnut Ave.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot Applicant: Santana Investors	SPDR	N/A	Required	N/A							Staff has reviewed preliminary plans. The applicant is working on well survey and plans (1/15). SA

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	SPDR 14-04 ZOA 14-03 VTTM 72594	N/A	8/12/14	9/2/14	08/12/15						SPDR approved on 8/12/14. Construction pending plan check submittal and completion of the Oil Code Amendment (1/15). Grading plan has been submitted for plan check (1/15). SC/SA
Walnut/ Crescent Heights St.	Applicant: Summer Hill Homes/Signal Hill Petroleum											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>	Exp.	1 st Ext.	2 nd Ext.	Exp.	1 st Ext.	2 nd Ext.	
2599 Pacific Coast Highway	<p>Residential SP-10</p> <p>1st concept plan had 14 attached units</p> <p>2nd concept plan had 12 attached units</p> <p>3rd (current) concept plan has 10 detached units</p>	<p>Preliminary review</p> <p>PC Workshop</p>	N/A	Required	Required							<p>Workshop held 8/12 with direction to continue working with applicant. A follow up meeting was held on 9/12.</p> <p>Staff met w/owner who reports the lot consolidation outreach effort was not successful.</p> <p>Staff met w/applicant to review a new concept plan on 9/13. Revised design has 10 detached units & more closely meets the intent of SP-10, however, following engineering review, access and guest parking was revised (6/14).</p> <p>Revised project was reviewed at workshop on 9/9/14 and Commission requested changes to design. Applicant has requested to meet w/staff for re-design discussion.</p> <p>At mtg. w/applicant revised conceptual plans for 9 detached units were previewed, which met most of the development standards. Due to the proposed height and view policy the applicant was going to proceed with the view analysis outreach and process (1/15).</p> <p>CTD</p>
	Applicant: Mike Afiuny											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

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>	Exp.	1 st Ext.	2 nd Ext.	Exp.	1 st Ext.	2 nd Ext.	
1500 E. Hill St.	Proposal for development of 72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot and courtyard with on-site management	SPDR for Administrative Review and approval by the Director of Community Development	Required	N/A	N/A							Plans have been submitted for Director's review. Tours completed on 1/6/15 and 1/8/15. A community meeting with the Planning Commission is on 1/13/15. SC/SA
	Applicant: MetaHousing											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
2653 Walnut Ave.	An approximate 8,000 sf warehouse/office building	Administrative Review	✓	N/A	N/A	Permit issued 04/13/11			Prior to CTL			Utilities released. Window installation and asphalt are completed (9/14). Landscaping complete. TI's in process (12/14). Waiting for revised TI plan (1/15). JH
2H Construction	Applicant: 2H Construction											
1680 E. Hill St. AUHS	31,739 sf TI for additional classrooms Applicant: American Univ. of Health Sciences	Administrative Review	✓	N/A	N/A	Permit issued 04/17/14			04/06/16			No progress (12/14). JH
3225 Pacific Coast Highway	Restaurant TI: Expand from one retail unit (1,142 sf) to three retail units (3,426 sf) Applicant: Big E Pizza	Administrative Review	✓	N/A	N/A	Permit issued 07/11/14			01/02/16			HVAC completed, cooler/freezer and t-bar installed (11/14). Project has been finalized (1/15). JH
2475 Cherry, 3300 Atlantic	Electric vehicle charging stations at both stores Applicant: Fresh & Easy	Administrative Review	✓	N/A	N/A	Permit issued 10/31/14						Installation has begun (12/14). Rough electrical complete. Awaiting final (1/15). JH

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
3201-3225 Pacific Coast Highway	Tentative Parcel Map to subdivide an existing 1.8-acre lot into two lots	71592, extension granted to 11/08/13	N/A	11/08/11	N/A	N/A			N/A	11/8/13	11/8/14	3 rd TPM ext granted per State law. TPM valid until 11/8/15. Property has new owner. Staff will prepare a letter to inquire about future intent for subdivision from new property owner (1/15).
Quality Inn	Applicant: William Suh											CTD
845 E. Willow St.	A 18,994 sf medical/office building	SPDR 13-02	N/A	07/09/13	N/A	Permit Issued 02/25/14			02/15/16			Foundation complete, structural steel and site work in process (10/14). Utilities on-site (11/14). Exterior metal finished. Waiting for dry weather to asphalt (12/14). Conformity Report went to the Planning Commission on 12/09/14. Parking lot asphalt complete (1/15). JH
2H Construction	Applicant: 2H Construction											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>	
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.		
2200 E. Willow St.	Costco Gas Station	SPDR 13-03 ZOA 13-01 CUP 13-01	N/A	08/13/13	09/03/13	Permit Issued 5/20/14			11/11/15			Costco gas station opened 8/20/14. A temporary C of O issued. Construction to the store front entry and parking lot completed (11/14). Exterior work not associated with the Gas Station CUP includes parking lot slurry, hearing center, and food court area remodel expected in 2015. Minor issues remaining for C of O (12/14). Community meeting for Gas Station CUP to be held in February 2015.	SA/JH
Costco	Applicant: Costco												

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
995 E. 27 th St. LB Islamic Center	A 2,205 sf religious center at the NW corner of California and 27th Street Applicant: Abdel Alomar	SPDR 13-04 CUP 13-02	N/A	10/08/13	10/15/13	Permit Issued 10/31/13			04/24/15			<p>Vent cones installed over abandoned wells, working on grading cert. (5/14).</p> <p>Plans approved. Moving forward w/construction (11/14).</p> <p>Applicant has requested revisions to the interior floor plan, including a larger assembly area and additional storage space in a mezzanine area, as well as minor exterior changes. The parking does not accommodate the added floor areas. The applicant is considering their options (12/14).</p> <p>Rough plumbing and electrical complete (12/14).</p> <p>Applicant will report to PC in January 2015.</p> <p>CTD/JH</p>

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
999 E. Spring St.	A 6,500 sf building for a Chipotle and Starbucks drive-thru restaurant, Sprint retail store, and Bank of America stand-alone ATM Applicant: Signal Hill Petroleum	SPDR 13-06 CUP 13-03 CUP 13-04 CUP 13-05	N/A	12/10/13	1/7/14	Permit Issued 6/12/14			12/14/15			All businesses opened and project finalized (1/15). JH
1660 E. Spring St.	A 77,810 sf showroom, sales, and service facility and display area for automobile sales	SPDR 14-01	N/A	4/8/14	N/A	Permit Issued 9/16/14			09/5/16			Foundation and retention basin started (10/14). Street improvements and utilities underway (11/14). Methane barrier complete. Need dry weather to pour slab (12/14). Conformity report for minor architectural revisions to be at an upcoming PC meeting. Slab and roof on garage completed. Steel going into showroom (1/15). JH/SA
BMW Dealership	Applicant: Sonic/BMW											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP	N/A	Required	Required							Deposit submitted to begin coordination of workshops w/HOAs (7/14). Applicant has requested to temporarily postpone request (12/14). Applicant intends to proceed w/CUP request (1/15). CTD
Futsal Indoor Soccer	Applicant: Mike Biddle											
1982 Obispo Ave.	A request to operate a public charter school for 175 adults ages 18-25 at an existing building requiring a ZOA and CUP	ZOA CUP	N/A									Community Meeting held 8/26/14. Tours conducted on 8/28/14 and 9/2/14. At 9/10/14 workshop Commission asked for second workshop with traffic, parking and security reports. Applicant asked the City to stop work on application 9/16/14. Property owner may request a ZOA in the future to market to additional uses. SA
	Applicant: Conservation Corps of Long Beach											

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW		SPDR/CUP			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.

General Community Development Projects

- Planning Department staff reviewed and approved 9 business licenses.
- Building Department staff issued 19 permits, the valuation of the permits is approximately \$361,680 including 6 solar permits.
- Staff has begun updating oil well information of 413 oil wells in preparation for the Oil Code Amendment.
- Staff conducted 2 Community Tours of Long Beach Senior Arts Colony in preparation of the Planning Commission community meeting.

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Wireless Telecommunications Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
2766 St. Louis Dr.	Relocate 3 existing panels, install 3 8' antennas and install RRUs	Administrative to modify CUP 00-03	✓	N/A	N/A							Administrative change reviewed and approved by planning staff (12/14). Plans can go into building plan check. SA
T-Mobile	Applicant: T-Mobile											
1855 Coronado rooftop facility	Replacing 56" panel with 72" panel antennas, screen box in sector A & B will be increased by 3' Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A							Plans are in 2 nd building plan check (12/14). SA
2411 Skyline Dr.	A request to add 1 new Tower Dish to the Cell Tower as allowed by CUP 99-05	Administrative to modify CUP 99-05	✓	N/A	N/A	Permit Issued 10/2/14						Crown Castle has new management and is working to resolve interference issues with two residents. Plans approved and permit issued for 1 new dish for Clearwire 10/2/14. An interference study has been completed and staff met with Crown Castle to facilitate installation of interference devices and review CUP conditions of approval (12/14). Interference resolution and compliance with 1 CUP condition is pending (1/15). CTD
Crown Castle												

City of Signal Hill
Community Development Department
Development Status Report
January 13, 2015

Wireless Telecommunications Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Exp.	1st Ext.	2nd Ext.	Exp.	1st Ext.	2nd Ext.	
2201 Orange Ave. T-Mobile on Crown Castle Mono palm	A request to add 3 new 8' panel antennas and relocate 3 existing antennas on 3 arms of the existing mono palm	Administrative to modify CUP 07-04	✓	N/A	N/A							Plans submitted and under review by Planning and Building (1/15). CTD/JH
2550 Orange Avenue - Monopole	Removal and replacement of (3) existing panel antennas on the existing 60' slim line pole, and the installation of (1) fiber demarcation box and (5) RRU units on a purposed H-frame at grade level Applicant: Core Dev.	Administrative to modify CUP 04-02	✓	N/A	N/A	Permit Issued 10/27/14						Permit issued 10/27/14. SA/JH
2633 Cherry Avenue AT&T	Rooftop Wireless Telecommunication Facility for AT&T Applicant: Core Development	CUP	✓	Required	Required							Staff met with the applicant to review preliminary plans for the rooftop facility and suggested revisions to elevations and plans for aesthetics (5/14). Staff met with applicant to review design options (7/14). Applicant preparing plans and expects to resubmit (1/15). SA



7

CODE ENFORCEMENT REPORT

THIS REPORT IS NOT PROVIDED.

SUBJECT MATTER CONTAINS CONFIDENTIAL INFORMATION

AND IS FOR INTERNAL USE ONLY.



8



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 13, 2015

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: SCOTT CHARNEY *(Signature)*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: IN THE NEWS

Summary:

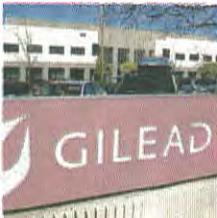
Featured articles for this meeting include:

- Cheaper Fuel Pumps Up Costco
- Oil Drop Puts Chill on U.S. Energy Drilling
- The Tiny House Movement
- Really Complete Streets

Recommendation:

Receive and file.

MARKETPLACE



Drug Maker Gilead Faces Price-Gouging Lawsuit

HEALTH B3



Cheaper Gold Forces Miners To Go Deeper to Cut Costs

MINING B8

© 2014 Dow Jones & Company. All Rights Reserved.

* * * *

THE WALL STREET JOURNAL.

Thursday, December 11, 2014 | B1

Oil Drop Puts Chill on U.S. Energy Drilling

Accelerating Price Decline Is Forcing Some to Cut Workers, Flee Pricey Regions

BY LYNN COOK
AND ERIN AILWORTH

U.S. energy companies are starting to cut drilling, lay off workers and slash spending in the face of an accelerating decline in oil prices, which fell to a fresh five-year low Wednesday.

The number of rigs drilling for oil in North Dakota and parts of Texas has started to edge down, new drilling permits have dropped sharply since October, and many companies say they are going to focus on their most profitable wells.

EOG Resources Inc. this week

said it would shed many of its Canadian oil and gas fields, close its Calgary office and lay off employees there as it refocuses in the U.S. Matador Resources Co. of Dallas is contemplating temporarily leaving the prolific Eagle Ford Shale area in South Texas in favor of drilling elsewhere in Texas and New Mexico, where it can make more money.

Investors sold off shares of energy companies including EOG as the U.S. benchmark oil price fell to \$60.94 on Wednesday. EOG lost nearly 3% to \$86.79 while shale specialists Continental Resources Inc. and Chesapeake Energy Corp. both declined about 7%. Many of these U.S. independent drillers have lost half their value since June.

Shares of global energy giants have fared better than the independent U.S. companies because their refining operations are benefiting from cheaper oil. But some of the biggest are disclosing cutbacks.

BP PLC, which has been cutting back since the Deepwater Horizon oil spill in 2010, outlined a further \$1 billion restructuring on Wednesday. (See related article on B3.) ConocoPhillips, one of the biggest shale producers in

the U.S., recently said it would spend 20% less next year on drilling wells, honing in on its sweetest spots instead of drilling its more expensive areas like Colorado's Niobrara.

"At this point a contraction is unavoidable," said Karr Ingham, economist for the Texas Alliance of Energy Producers.

One reason for the stock declines is investors are skeptical: Whatever their plans, U.S. companies produced 9.1 million barrels

Please turn to the next page

◆ How cheaper oil is helping some U.S. factories..... B2

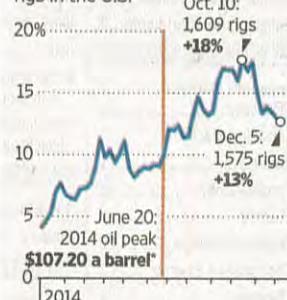


Getty Images

A North Dakota well site in 2013.

Cutting Back

Change from a year earlier in the number of on-shore oil rigs in the U.S.



*West Texas Intermediate
Source: Baker Hughes

Price Drop Puts Chill on New Drilling

Continued from the prior page

rels a day last week, the highest level since 1983, according to federal data. There is so much oil sloshing around the U.S. that refiners can't use it all, so 1.5 million barrels of crude went into U.S. oil stockpiles last week.

Some companies will be able to keep pumping even at lower prices, depending on the location and quality of their wells. **Enterprise Products Partners LP**, which operates pipelines and oil storage terminals across the U.S., said its analysis shows that the average well in many shale formations aren't profitable at \$60 oil. But wells considered high grade can withstand much lower prices. For instance, some wells in South Texas are profitable at prices of \$30 a barrel, while the best in North Dakota's Bakken area can only withstand a drop to under \$50 a barrel.

Energy companies' hedging strategies run the gamut from **Continental Resources**, which cancelled nearly all its price hedges and projected oil prices would soon rise, to **Pioneer Nat-**

ural Resources Co.

of Irving, Texas, which has hedged 85% of its oil and gas output for 2015. Companies that hedged their production aren't as exposed to falling prices and may not have to pump less or curb spending as quickly.

Surging American oil output has helped create a global glut of

36%

Year-on-year decline in drilling permits issued in the last two months.

oil that has sent prices spiraling downward. The benchmark U.S. oil price, which briefly rose above \$107 a barrel in late June, closed below \$61 a barrel Wednesday, down 43% since its summer high.

Drilling permits issued in the U.S. dropped 36% between October and November, according to

data from Drillinginfo, but remain 13% above their year earlier level.

Another sign of the energy industry's pullback: the number of rigs drilling for oil in the Eagle Ford Shale in Texas has started to drop. Drilling in the nation's second most active oil region hit a peak of 210 rigs in July but recently fell to 190 rigs.

These declines don't necessarily mean that U.S. oil output will fall, said Greg Haas, a director at research firm Stratas Advisors in Houston, because companies are getting more efficient at drilling. "It used to be if the rig count dropped then oil production dropped, but not anymore," he said.

In a sense, energy companies are a victim of their own success. EOG, Chesapeake and others learned to drill and frack wells faster and wring more from each well. Chesapeake says its initial production at new wells in the Eagle Ford improved by 65% over the last five years.

Houston-based EOG took 22 days to drill a well in South

Texas in 2011; today it takes less than nine days. The company recently said it can make a 10% profit after taxes even if prices were to fall to \$40 a barrel.

However, companies with a lot of debt, low rates of return and little chance of drilling their way to better profitability will be hurt if crude remains below \$75 a barrel, according to analysts at Global Hunter Securities.

Among the companies it cited was **Triangle Petroleum Corp.** Jon Samuels, president of the Denver-based independent explorer, said his firm is profitable at the current price of oil.

Triangle's shares are down 47% in the last two months. It is pushing vendors for cheaper prices for drilling equipment and contract labor in the new year, which should help bring down costs, he said.

"You're going to see activity levels and spending go down substantially compared to this year," Mr. Samuels said, adding that the stock market reaction to crude's price drop has been overblown.

Edition: U.S. ▾



Follow



Newsletter



HuffingtonP

FRONT PAGE | STYLE | HEALTHY LIVING | TASTE | ARTS | WOMEN | TRAVEL | WEDDINGS | EN

Home • House Tours • DIYs • Design • Gardening • Real Estate • Celebrity Homes • Interior Designers • Tiny House



Glow-In-The-Dark Table Will Make You Want To Get Your DIY On

How One Family Turned A 45-Room Hotel Into One Incredible Home

THE BLOG

Featuring fresh takes and real-time analysis from HuffPost's signature lineup of contributors

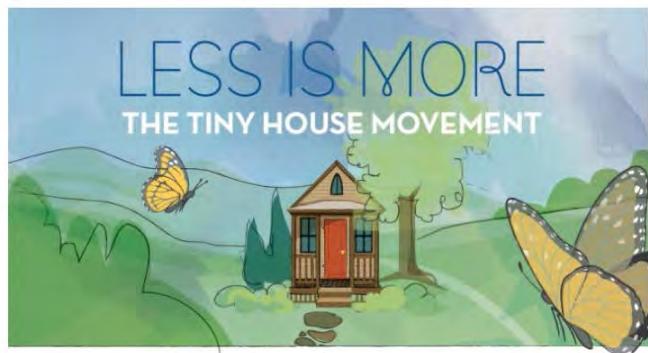
HOT ON THE BLOG
Mark Ruffalo
Bob BarrMichael Salguero
CEO and Co-founder, CustomMade.com

The Tiny House Movement

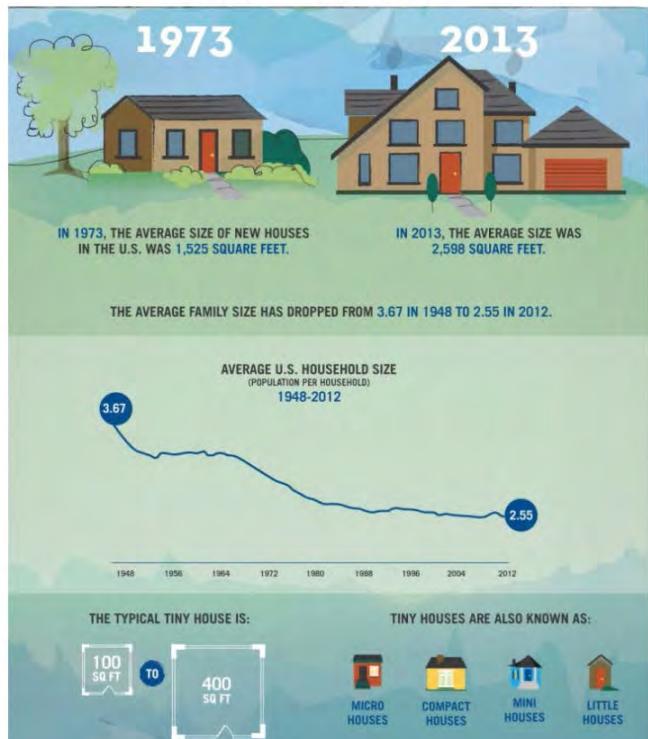
Posted: 09/12/2014 6:48 pm EDT | Updated: 11/12/2014 5:59 am EST

The tiny house trend is on the rise with more and more individuals, couples, and families choosing to trade in space for simplicity. And from college grads to retirees the appeal of a miniature home spans the ages. Shrinking square footage not only cuts down on chores -- it's a lifestyle change all about living with less and decreasing environmental impact over time.

Click to Enlarge Image

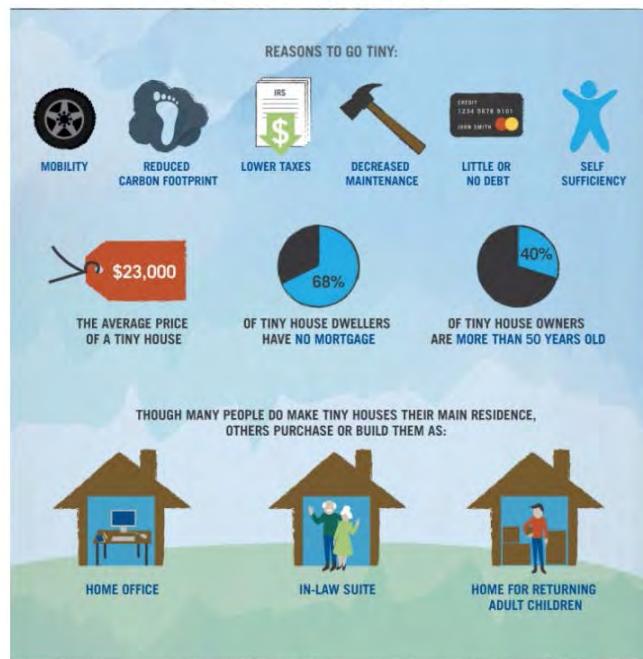


BACK TO SQUARE ONE

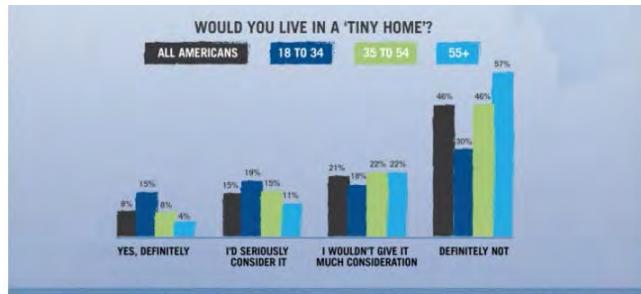
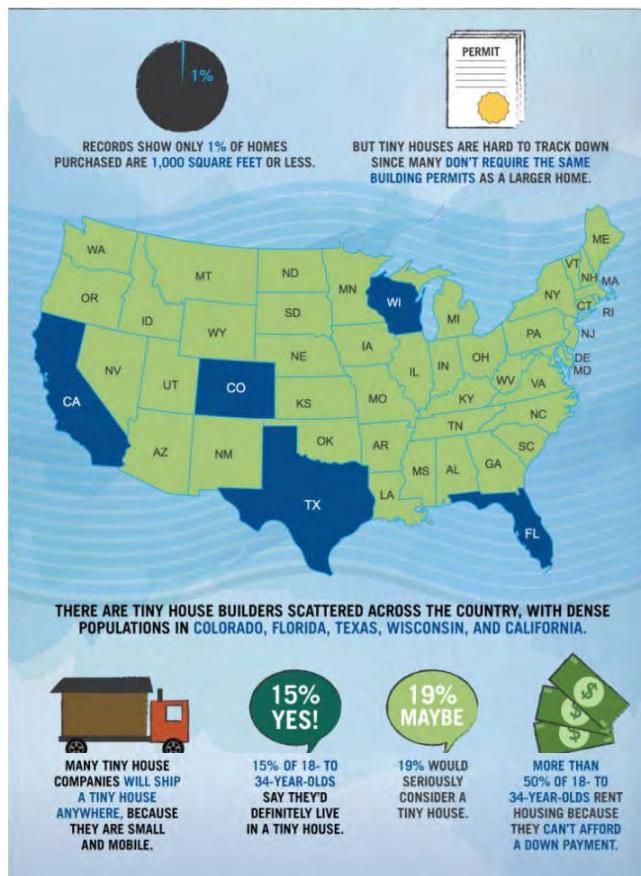




DRASTIC DOWNSIZERS



THE APPEAL IS REAL



REDUCED CARBON FOOTPRINT



TINY HOUSES, BIG IMPACT



CONCLUSION

THE TINY HOUSE MOVEMENT IS GAINING INTEREST NOT JUST FOR ITS NOVELTY, BUT FOR THE ALLURE OF REDUCED COSTS, REDUCED ENVIRONMENTAL IMPACT, AND A SIMPLER LIFESTYLE.

SCALING DOWN ON SQUARE FOOTAGE MAY NOT BE FOR EVERYONE, BUT IT PROVES A PRACTICAL, EFFECTIVE SOLUTION FOR MANY.

Sponsored By

CUSTOM  MADE

In Partnership With

 GHERGICH & CO.



SOURCES

popularmechanics.com gardening.cornell.edu pods.dasnr.okstate.edu

extension.missouri.edu

merriamwebster.com



Really COMPLETE Streets

Let's make room for parks and recreation in the right-of-way.

By Rebecca Leonard, AICP,
and Sara Egan, AICP

AS CITIES

build out, street easements and rights-of-way tend to expand—and parkland per person tends to shrink. But what if streets were the new frontier for parks and recreation?

Urban areas are desperate for more parkland. Research conducted by the National Parks and Recreation Association suggests that the acreage per person is going down nationwide and has fallen to just 9.1 acres per 1,000 people. Many urban areas come nowhere near that level of parkland, or the parkland quality is so poor that it isn't a community asset.

Even once properly "park-ed" locations are looking for ways to inject more parkland into built-up areas. According to a report issued earlier this year by the Trust for Public Land, American cities have a median of 12.9 acres of parkland per 1,000 people, but the cities with the highest densities have a median of 7.1 acres of park per 1,000 residents.

The trend is global. According to the United Nations, the percentage of people living in urban areas will grow worldwide from 52.1 percent in 2011 to 67.2 percent in 2050. (In the U.S., the figure is projected to increase from 82.4 percent urban to 88.9 percent urban.) How much additional parkland will be created to match population increases?

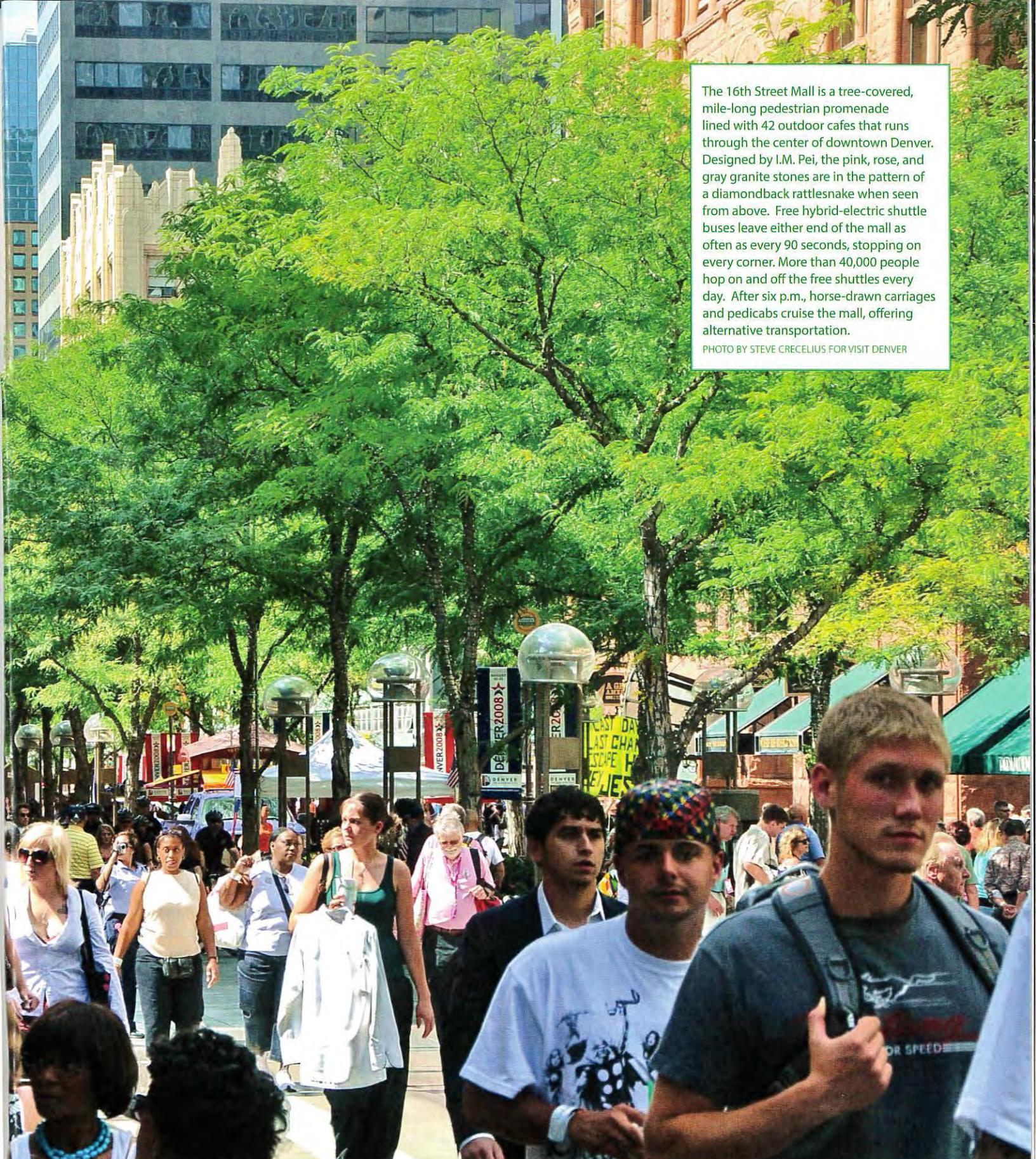
Instead of buying expensive land for parkland, thereby removing it from the tax rolls, cities could plan for more uses in rights-of-way. In his 1995 book, *Great Streets*, Allan Jacobs says that in the mid-1990s, 25 to 35 percent of a city's developed land was likely to be in public rights-of-way. **More recent analysis suggests that perhaps upward of 40 percent of a city's land may be dedicated to streets and rights-of-ways.**

It doesn't have to be this way. European cities tend to have less land dedicated to streets, yet their



densities are higher and their mobility demands may be greater. That means rights-of-way in American cities are underperforming.

Streets are typically defined as the areas within rights-of-way or easements used for the purpose of moving vehicles. Corridors are typically defined in a



The 16th Street Mall is a tree-covered, mile-long pedestrian promenade lined with 42 outdoor cafes that runs through the center of downtown Denver. Designed by I.M. Pei, the pink, rose, and gray granite stones are in the pattern of a diamondback rattlesnake when seen from above. Free hybrid-electric shuttle buses leave either end of the mall as often as every 90 seconds, stopping on every corner. More than 40,000 people hop on and off the free shuttles every day. After six p.m., horse-drawn carriages and pedicabs cruise the mall, offering alternative transportation.

PHOTO BY STEVE CRECELUS FOR VISIT DENVER

broader way: linear areas with common influences. However, planners generally use the terms *street* and *corridor* interchangeably. Regardless, the time is right to make better use of them.

For decades, the U.S. has relied on engineering standards as the

basis for street design. Many states require thoroughfare plans and access control plans, typically written by engineers. While important for safety on high-speed and rural streets, "clear zones" or "recovery zones" are often inappropriately applied to urban settings.



The reconstruction of Bagby Street in Houston, Texas, increased the amount of pedestrian space and installed new lighting at varying heights in an effort to create a safe and pleasant environment for people to walk and gather, day or night.



SOURCE: DESIGN WORKSHOP

These plans have led to a system of functional classifications tied to a street's capacity for vehicles—too simplistic a structure for streets with a complex set of demands that include multimodal travel, multiple utilities, social gathering, and recreational uses.

Corridor plans, typically led by planners and urban designers, have been taking a holistic look at streets. Many of these plans are resulting in streets that function as recreational spaces. "Not only can streets connect to other natural open spaces of the city; streets can themselves be redesigned as green corridors that are conduits of nature," writes Vikas Mehta in his 2013 book, *The Street: A Quintessential Social Public Space*.

Throughout history, streets have been designed to serve many

roles: connection, communication, entertainment, and commerce. Often one use takes precedence—transportation. But streets are also a setting for active and passive social behavior. "The street is the most ubiquitous form of open space across the urbanized world," writes Mehta.

Only after WWII did the automobile and its ease of movement become the priority for corridor planning on all scales in the U.S. The decade-old complete streets movement has widened the focus beyond cars, but as the movement progresses, complete streets shouldn't stop at planning for movement; corridor plans should also consider the street as a recreational space—i.e., "parkland." Many communities are seeing flattening or even reductions in traffic growth, which means it may not be necessary to plan for the theoretical future growth of vehicular traffic in those settings.

Today's trends

Municipalities are specifying new types of streets these days: green streets, complete streets, and so on. These streets accommodate multiple modes and multiple infrastructure demands. For example, New York City is setting public plaza standards and metrics for seating along streets. But streets could also be designed as greenways with eddies—spaces for pedestrians to congregate—to offer an alternative to the torrent of vehicles on collectors and arterials.

BAGBY STREET—MIDTOWN HOUSTON. The planning and design of Bagby Street in Midtown Houston was first conceived during a capital improvement planning effort—a project to place a 60-inch storm drain to handle off-site drainage issues—conducted by the Midtown Redevelopment Authority and Management District.

The population of the district grew from less than 1,000 in 1995 to about 10,000 in 2013. Collective property values rose from \$157 million to \$1.4 billion in that time. In 2009, the district decided to overhaul the street—from storm drains to pedestrian improvements.

One of its first steps was to research a range of costs and improvement models. The district had to set priorities for expenditures because funds were lacking for uniformly high-level improvements along the entire 10-block length of the street. That was the impetus for a corridor plan.

Midtown is located between Houston's central business district and the Texas Medical Center, which together employ about 250,000 people. In connecting the CBD to Highway 59, Bagby Street is a key commuting route for many urban workers. Multi-family residential currently delivers the highest return on investment along the corridor. The only green space there is a small (20,000-square-foot) plaza called Midtown Park.

Midtown is one of few neighborhoods in the city that has no remaining natural features. Tributaries to the bayou system have long since been placed in underground pipes, and other landforms have been removed to make way for a consistent grid of streets. The corridor treats a portion of the area's stormwater in rain gardens—reconnecting people to the natural world and reintroducing urban wildlife, notably birds and butterflies. All significant trees were protected, reducing the heat island effect and providing comfort to pedestrians.

Now that street reconstruction has been completed, the street has become a recreational haven. Acreage devoted to pedestrian areas nearly tripled, and 88 percent of these areas were shaded, making them more appealing for outdoor leisure pursuits. Seating and gathering areas increased by 38 percent, and there has been a 16 percent decrease in noise levels in key pedestrian areas. Today, people can be seen strolling, dining outdoors, reading signage that interprets the green strategies applied to the street, and posing for wedding photos!

To acquire Greenroads certification, Bagby Street is also fitted out with directional signs for nearby parks and community gardens. The street can easily be expanded to connect with Buffalo Bayou and 300 miles of continuous all-weather hike and bike trails associated with that amenity. Public investment has climbed: There has been \$30 million of private reinvestment and a 20 percent increase in rental rates in the corridor since the street improvements were finished in 2013.

P STREET—LINCOLN, NEBRASKA. P Street is a one-way, three-lane road that transitions from the Haymarket into the downtown retail core, past the civic heart of Lincoln and on to the growing residential neighborhood adjacent to Antelope Valley. Each district has different land uses, parking demands, peak usage times, architectural characteristics, and user patterns.

The importance of placemaking along the corridor was a driving factor of the corridor plan. The P Street corridor had a lot of unused space: large corner radii, wide lanes, and space allotted to vehicular functions (about 34 percent was for pedestrians and 66 percent for cars). The corridor plan proposes to reclaim 210,000 square feet (4.82 acres) of space within the 26-block stretch though downtown for social gathering and recreation.

The team focused on creating spaces and enhancing an identity for each district of the corridor. Improvements to the retail core

district provide a lighting design to complement the new Civic Plaza, a former parking lot. The civic district and Antelope Valley are planned to become more of a parkway, catering to the corridor's growing and planned residential population by offering intimate outdoor gathering spaces to increase neighborhood interaction.

In the corridor plan, the median sidewalk width will increase from nine to 19 feet, crosswalk distances will drop by 23 percent, and seating opportunities will jump by 73 percent. Gathering space is slated to increase by 17 percent—in the form of new plazas, pocket parks, and alley retrofits—and the tree canopy will grow by 400 percent.

The team also proposed that the downtown circulator shuttle be rerouted to decrease wait time by 14 minutes and service a more equitable area. This would increase ridership and passenger efficiency, ultimately decreasing vehicular dependency. By decreasing the asphalt footprint while maintaining level of service, the street could better address the demand for parkland, especially pocket parks, seating areas, and planting. The plan also identifies key areas for adaptive reuse and new development. It is estimated that the changes will result in a \$50,000 annual increase in taxable sales and an average increase of seven percent in building lease rates.

A seat at the table

If Allan Jacobs is correct, urban street networks generally account for about 30 percent of the total land area within an urban metropolitan area, and 60 million acres of land in the U.S. are urban. So the nation has about 18 million acres of street network. If planners could make incremental improvements in the amount of right-of-way dedicated to pedestrians—say, a 25 percent increase—the total could amount to a three-million-acre increase in public pedestrian space, an area almost the size of Hawaii.

Although performance measures are now part of corridor planning, few such systems address the recreational and parkland qualities of the street environment. Planners could be promoting multiple uses for streets to organizations such as the U.S. Green Building Council, Sustainable Sites Initiative (known as SITES), the Institute for Transportation and Development Policy, and WalkScore.

USGBC and SITES have led the way in making sustainability mainstream, but their efforts don't address the need for more recreation space. The ITDP promotes density as a way to encourage transit ridership; as its transit oriented development standards suggest, "The only limits to densification should result from requirements for access to daylight and circulation of fresh air, access to parkland, preservation of natural systems, and protection of historic and cultural resources." Using that logic, the standards could speak to methods of creating and accounting for more parkland in built-out urban environments.

WalkScore and San Francisco's Pedestrian Environmental Quality Index system both benchmark pedestrian accessibility in various locations. WalkScore measures walkability on a scale from zero to 100 based on walking routes to destinations such as grocery stores, schools, restaurants, and retail. Parks are one of the destinations WalkScore measures, implying that more and better distribution of parks would lead to a higher score. However, some streets can act as recreational space as well, and that factor is not being measured.

In contrast, San Francisco's PEQI system evaluates a series of

quality indicators in these five categories: intersection safety, traffic volume, street design, land use, and perceived safety. Because the amount of pedestrian space, availability of seating, and linkages to public spaces are considered in this index, places that perform best in PEQI may also be situated near a street that serves basic recreational purposes.

Corridor plans are essential to good outcomes like more multimodal use of the rights-of-way, increased recreational opportunities and connections, healthier neighborhoods, less expensive parkland, and better placemaking, but they continue to be short-changed. All too often, corridor plans focus solely on the right-of-way, making them essentially glorified access control plans that

disconnect transportation and land uses. That is a missed opportunity because a well-funded corridor plan, with proper assessments of land use, demographics, return on investment, and environmental benefit, can save millions of dollars in wrong choices and expensive rework.

These streets are the lifeblood of our cities; the complexity of systems at play in our urban environments should be reflected in our street environments. ■

Rebecca Leonard is the president of Design Workshop. She works on public-private partnerships and projects that provide the greatest benefits to communities, both new and existing. Sara Egan, an associate in the Chicago office of Design Workshop, focuses on transportation corridors and parks and open space planning and design.