



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
March 15, 2016

The City of Signal Hill appreciates your attendance. Citizen interest provides the Planning Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

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

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

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

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE – led by members of Camp Fire USA

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

PRESENTATION

Members of Camp Fire USA will share a birthday cake with the Planning Commission and Vice-Chair Austin will present Camp Fire USA Long Beach a Certificate in Recognition of Camp Fire USA's 106th Birthday.

PUBLIC WORKSHOP

(1) The Courtyard Residential Development of 10 Condominiums and a New Specific Plan

Summary: The applicant, High Rhodes Property Group, is requesting a second workshop to review revised plans for 10 townhome condominium units on an approximate .6-acre property at 1933-1939 Temple Avenue. An updated view analysis was prepared based on the revised plans.

The proposal would still include a request for a Zoning Ordinance Amendment to create a new Specific Plan. The purpose of the Planning Commission workshop is to collect public comments and provide direction to the developer prior to finalizing plans for a future public hearing.

Recommendations: 1. Open the public workshop and receive testimony. 2. Provide direction as deemed appropriate for the proposal regarding the View Analysis; the Site Plan and Design Review considerations; and the Zoning Ordinance Amendment for a new Specific Plan.

PUBLIC HEARINGS

(2) Crescent Square Finance Map

Summary: The applicant and property owner, SummerHill Homes, is requesting to subdivide the 3.18-acre site at the northeast corner of Walnut Avenue and Crescent Heights Street into two parcels for finance and conveyance purposes.

The map is not for construction purposes and all of the Conditions of Approval of previously approved Vesting Tentative Tract Map 72594 will remain in effect.

Recommendation: Waive further reading and adopt a resolution approving Tentative Parcel Map 74159.

(3) Dog Park

Summary: Staff will present the City's proposed amendments to the Generalized Land Use Map, Official Zoning Map and Signal Hill Municipal Code, Chapters 20.18 and 20.14, entitled "Open Space District" and "Public Institutional District". Proposed changes include:

- Amending the Generalized Land Use Map to reclassify an approximate 1.5-acre area from "3.2, Commercial General" to "OS, Open Space" and "PI, Public Institutional";
- Amending the Official Zoning Map to reclassify an approximate 1.5-acre area from "SP-4, Auto Center Specific Plan" to "OS, Open Space" and "PI, Public Institutional"; and
- Amending the Open Space and Public Institutional zoning district use classifications to add "Public Dog Park" as a permitted use and "Outdoor Advertising Structure" as a conditionally permitted use; and
- Amending the development standards within the Public Institutional zoning district to allow structures up to 6 stories/90' tall.

Recommendations: 1. Waive further reading and adopt a resolution recommending City Council adoption of Mitigated Negative Declaration 03/04/16(1). 2. Waive further reading and adopt a resolution recommending City Council approval of General Plan Amendment 16-01. 3. Waive further reading and adopt a resolution recommending City Council approval of Zoning Ordinance Amendment 16-01.

COMMUNITY DEVELOPMENT DIRECTOR REPORT

(4) 2015 General Plan Annual Progress Report

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

Recommendation: Receive and file.

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.

(5) Minutes of the Following Meeting

Regular Meeting of February 16, 2016.

Recommendation: Approve.

(6) City Council Follow-up

Summary: Attached for review is a brief summary on the City Council's action from the February 23, 2016 and March 8, 2016 meetings.

Recommendation: Receive and file.

(7) Development Status Report

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

Recommendation: Receive and file.

(8) In the News

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

Recommendation: Receive and file.

COMMISSION NEW BUSINESS

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

ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, April 19, 2016 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

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

MARCH 7



The Courtyard
at 1933-39 Temple Avenue

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 March 4, 2016.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on March 4, 2016.
 - c. Notice was mailed to property owners and residents within a 500' radius on March 4, 2016.
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

March 15, 2016

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC WORKSHOP #2 – THE COURTYARD RESIDENTIAL
DEVELOPMENT OF 10 CONDOMINIUMS AND A NEW SPECIFIC PLAN**

Summary:

The applicant, High Rhodes Property Group, is requesting a second workshop to review revised plans for 10 townhome condominium units on an approximate .6-acre property at 1933-1939 Temple Avenue (Attachment A). An updated view analysis was prepared based on the revised plans. A summary of the revisions include:

- Eliminated roof decks
- Reduced heights and building pad elevation
 - Eliminated stairwell/tower elements on the 2-story units adjacent to Temple View (Plan 1)
 - Created pitched roof on the 2-story units (Plan 1)
 - Lowered height by approximately 3' for the 3-story units (Plan 2) by reducing the ceiling heights and changing the roof pitch
 - Lowered finished grade for the four southern units by 1'
 - Sloped roof lines and placed tallest points away from property lines
- Reconfigured side (north and south) setbacks to comply with the Residential High Density (RH) standards
- Increased privacy
 - Eliminated roof decks and rear patios on the 2-story units (Plan 1)
 - Placed primary orientation of the project onto the central courtyard
 - Minimized windows facing adjacent properties

The proposal still includes a request for a Zoning Ordinance Amendment to create a new Specific Plan.

The purpose of the Planning Commission workshop is to collect public comments and provide direction to the developer prior to finalizing plans for a future public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony.
- 2) Provide direction as deemed appropriate for the proposal regarding:
 - The View Analysis;
 - The Site Plan and Design Review considerations; and
 - The Zoning Ordinance Amendment for a new Specific Plan.

Background:

Until recently, the site had five industrial buildings and a small shed consisting of approximately 7,910 square feet. The State Division of Oil Gas and Geothermal Resources (DOGGR) maps indicate that two abandoned oil wells are in the vicinity of the project site.

In June, 2015, in response to changes in the DOGGR site plan review and abandoned well certification program, the City amended the Oil and Gas Code and established new development standards for properties with abandoned oil wells. The Code allows properties with abandoned oil wells to be developed subject to demonstrating that:

- Wells are surveyed to identify the location;
- Wells are tested to confirm they are not leaking methane; and
- Adequate access to service the wells is provided.

On July 8, 2015, since the wells could not be located in the open areas on the site, a demolition permit was issued to demolish the southern and western buildings as the abandoned oil wells were thought to be under the buildings.

On July 20, 2015, the wells were subsequently located, leak tested and found not to be leaking. The applicant prepared a well access exhibit and has designed a site plan that provides access to the oil wells (wells are not being built over).

On October 26, 2015, consistent with the City's View Policy, view notices were mailed to owners and residents within a 500-foot radius of the site. Story poles were installed to depict the height of the dwellings to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer. The applicant met with the twelve individuals that requested a view analysis and took view photos from the respective properties.

On December 15, 2015, the Planning Commission conducted a public workshop to review preliminary plans for the proposed project. An overview of the project history, project design, parking, landscaping, grading, oil wells, view policy, outreach, and zoning ordinance amendment was provided (Attachment B). The plans reviewed at workshop #1 included:

- 10 townhome style condominiums
 - Six 3-story units (35'-6" in height)
 - Four 2-story dwellings with the roof deck on the third floor (31'-6" in height)
- Roof decks
- 12' front setback
- 5' rear setback
- 3' side setback
- 6'-6" building separation
- Two elevation designs Spanish and Santa Barbara

At the workshop, nine members of the public spoke. One person spoke in support of the project and eight people had concerns. A summary of the concerns includes:

- Opposition to the Specific Plan concept with specific concerns regarding:
 - Deviation from 25' height limit;
 - Roof decks; and
 - Deviation from standard setbacks
- Loss of property values
- Privacy concerns from windows, roof decks and patios
- Noise from roof decks and yard patios
- Blocked sunlight
- Density
- Construction & completion of a land survey

After considering the public's testimony and review of the plans, the Planning Commission directed the applicant to:

- 1) Meet with all interested parties to discuss general issues and revise plans accordingly;
- 2) Discuss view impacts with parties had that view concerns;
- 3) Evaluate reducing height by grading building pads down and reducing roof pitches;
- 4) Eliminate roof decks; and
- 5) Maximize setbacks to comply with RH setback standards

Analysis:

In response to the workshop and community outreach the applicant has revised the plans as follows:

- Eliminated roof decks
- Reduced heights and building pad elevation
 - Eliminated stairwell/tower elements on the 2-story units adjacent to Temple View (Plan 1)
 - Created pitched roof on the 2-story units (Plan 1)
 - Lowered height by approximately 3' for the 3-story units (Plan 2) by reducing the ceiling heights and changing the roof pitch
 - Lowered finished grade for the four southern units by 1'
 - Sloped roof lines and placed tallest points away from property lines
- Reconfigured side (north and south) setbacks to comply with the RH standards
- Increased privacy
 - Eliminated roof decks and rear patios on the 2-story units (Plan 1)
 - Placed primary orientation of the project onto the central courtyard
 - Minimized windows facing adjacent properties

The applicant retained the following elements:

- 10 townhome style condominiums (verses 12 permitted)
- Five separate townhome buildings, rather than one large building with multiple attached units
- 2nd floor building separation to create corridor for views and light and air
- U-shaped site plan configuration, with a 26' wide private driveway in the middle
- Four guest parking spaces at the rear of the site
- Architectural style

High Rhodes focused on revising the plans to address the community and Commission's comments. A landscape plan, side elevations and full architectural plans were not submitted by the applicant for review at this workshop, as these plans are subject to any changes that are made to the site plan and elevations at the workshop.

The set of plans included with this report are inaccurate as the setbacks called out for the rear (west) and side (south) setbacks do not account for the 2-foot building encroachment of Plan 2 and the title sheet does not specify that building pads were lowered for the four southern units (not the entire site). The staff report includes the correct information.

Outreach

Since the workshop, High Rhodes has met with staff, conducted additional community outreach (Attachment C). Two group meetings and several one-on-one meetings were

held with various Temple View residents to discuss the plans that were previously presented, collect general concerns and discuss view impacts.

View Analysis

City's View Protection Policy establishes the following (Attachment D):

- The circumstances under which a view analysis is required
- The procedures for providing notice to residents and property owners
- The guidelines for which views are eligible for preservation
- The methods of analysis and evaluation of impacts
- The guidelines for recommended modifications to protect views

Since the previous workshop, the applicant revised the heights of the story poles to reflect the revised building heights and the story poles for the roof decks and 3-story elements were removed. Additional poles to help depict the rooflines were not erected. The applicant has elected to wait to have an engineer certify the height of the story poles, until after the neighbors have reviewed the view analysis.

On February 17, 2016, a new view notice was sent to residents and property owners within 500-feet of the project. Staff received one new response to the view notice, Mr. Dameon Booker at 1903 Temple Avenue, Unit 325. Staff did not receive a new request for a view analysis from seven of the twelve individuals who previously had a view analysis.

On February 18, 2016, the applicant met with the six Temple View residents. The applicant emailed the three Hillbrook residents that had participated as part of the previous workshop, but the property owners did not respond to the applicant's email. Mr. Fukumoto corresponded with High Rhodes via email, but Mr. Fukumoto did not meet with them. A letter and photos were submitted by Mr. Fukumoto regarding opposition to the Zoning Ordinance Amendment for the 3-story buildings and highlighting shade/shadow impacts (Attachment E).

View Analysis Assessments

The applicant prepared a computer generated simulation of the revised plans for seven individuals (depicting the highest points of the dwellings with an orange line, depicting the roof lines in yellow and approximate location of 25' height limit to compare the project to the current development standards). The view analysis, showing the original/previous plans (on grey slides) and revised plans, was provided to each of the affected parties (Attachment F). Staff believes that the current view photos demonstrate that views have been improved when compared to the original photos.

For each property, a summary of the revised view analysis prepared by the applicant, a staff assessment of the submitted analysis and response from affected resident/property owners has been prepared.

1) 1903 Temple Avenue, Unit 325 - Hillbrook Condominiums - Dameon Booker

- **Applicant Assessment:** This was the first view analysis conducted for the property. View photos were taken from the living room, balcony, dining room and study facing east. The applicant reported there are no protected views from this unit (Attachment F).
- **Staff Assessment of Applicant's View Analysis:** Ineligible View(s). The Courtyard project is directly visible from all areas that the photos were taken from. The view photos do not show the building separation on the 2nd and 3rd floor. The photos do not demonstrate the mountain views visible from the unit. The property owner will be impacted by development of the 3-story buildings on the subject site.
- **Property Owner Assessment:** Mr. Booker is opposed to the 3-story dwellings that would block his view of the mountains and sunlight. The 8' separation between the second and third floor does not align with Mr. Booker's unit (Attachment G).

2) 1957 Temple Avenue, Unit 201 - Temple View Condominiums - Patrick Faecke

- **Applicant Assessment:** View photos were taken from outside on the balcony. The applicant reported that they have successfully addressed Mr. Faecke's requests regarding view obstructions, noise from roof decks/outdoor living and loss of privacy (Attachment F).
- **Staff Assessment of Applicant's View Analysis:** Partially Impacted view(s). From the balcony four roof ridges and peaks to the south would partially impede coastline, skyline and downtown Long Beach views. Photos from loft were not provided.
- **Property Owner Assessment:** Mr. Faecke is unsure of the view impacts shown in the photos and does not believe the photos provided by High Rhodes demonstrate what the view impacts would be if the building height or pads were reduced further. Mr. Faecke had also requested view photos be taken from his balcony facing the west, which were not included in the analysis. A request for more information on the window configuration was also made, but unanswered. (Attachment H).

3) 1957 Temple Avenue, Unit 202 - Temple View Condominiums - Miruna Babatie

- **Applicant Assessment:** This was the first view analysis conducted for the property as Mrs. Babatie had just purchased her unit in late 2015. View photos were taken from the living room, balcony and master bedroom. The applicant reported that they have successfully addressed Mrs. Babatie's requests regarding view obstructions of the Long Beach skyline and coastline and elimination of roof decks (Attachment F).

- **Staff Assessment of Applicant's View Analysis:** Partially Impacted view(s). From the balcony four roof ridges and peaks to the south would partially impede coastline, skyline and downtown Long Beach views. Photos from loft were not provided.
 - **Property Owner Assessment:** Has not submitted comments to date.
- 4) 1957 Temple Avenue, Unit 101 - Temple View Condominiums - Jan Reed
- **Applicant Assessment:** View photos were taken from the balcony. The applicant reported that they have successfully addressed Mrs. Reed's requests regarding elimination of the stairwell tower, noise and screenwall from the roof decks/outdoor living space, tower elements casting shadows on her deck and proximity of adjacent buildings (Attachment F).
 - **Staff Assessment of Applicant's View Analysis:** It appears that views to the east will not be impacted. Views due south have been improved, but would be impacted by the 25' roof peak of the unit south of her property.
 - **Property Owner Assessment:** Has not submitted comments to date.
- 5) 1957 Temple Avenue, Unit 102 - Temple View Condominiums - Steven Flores & Jay Kobielsuz
- **Applicant Assessment:** Mr. Flores elected to supply his own photos from inside in the master bedroom and outside on the balcony and provided them to the applicant to complete the analysis. The applicant reported that they have successfully addressed Mr. Flores and Mr. Kobielsuz's concerns regarding view impacts, noise from the roof decks/outdoor living area, and proximity of adjacent buildings (Attachment F).
 - **Staff Assessment of Applicant's View Analysis:** Impacted view(s). It appears that views to the east and south would be impacted by development 25' in height.
 - **Property Owner Assessment:** Mr. Flores requested that project have flat roofs to preserve views from their unit. Mr. Kobielsuz is in opposition of the Zoning Ordinance Amendment for development that exceeds 25' and obstructs their view (Attachment I).
- 6) 1957 Temple Avenue, Unit 103 - Temple View Condominiums - Adam Steward & Katherine Bokamper
- **Applicant Assessment:** Mr. Flores elected to supply his own photos from both inside at the loft and outside on the balcony and provided them to the applicant to complete the analysis. The applicant reported that they have successfully addressed Mr. Steward's concerns over impacts to ocean views from the loft, noise from roof decks/outdoor living areas, and proximity of adjacent buildings (Attachment F).
 - **Staff Assessment of Applicant's View Analysis:** Partially Impacted view(s). Views from the balcony are impacted. Views of downtown Long Beach from the loft are partially impacted by the four roof ridges and peaks to the south.

- **Property Owner Assessment:** Mr. Steward requested that the ribbons strung along the story poles be revised to accurately depict the rooflines (Attachment J).

7) 1957 Temple Avenue, Unit 104 - Temple View Condominiums - Alin & Roxanna Chitanu

- **Applicant Assessment:** View photos were taken from inside at the loft and outside on the balcony. The applicant reported that they have successfully addressed Mr. & Mrs. Chitanu's concerns regarding impacts to ocean views from the loft, noise from roof decks/outdoor living areas, and proximity of adjacent buildings (Attachment F).
- **Staff Assessment of Applicant's View Analysis:** Partially Impacted view(s). Views from the balcony are impacted. Views of downtown Long Beach from the loft are partially impacted by the four roof ridges and peaks to the south.
- **Property Owner Assessment:** Mr. Chitanu has not submitted comments to date.

Building Heights & Grading

High Rhodes worked with their civil engineer to reduce the finished pad of the four 3-story southern units by 1' and no further changes are proposed at this time. The applicant has indicated that retaining walls, additional changes to the grading plan and/or the increase in the amount of export would be required, if the building pads are lowered further.

Eliminated Roof Decks

Plan 1 has been revised to eliminate the roof deck and third story. Additional changes to the floor plan resulted from elimination of roof deck, in turn the 2nd floor separation was reduced from 8'-2" to 6'-2" to recover some of the square footage lost from elimination of the 3rd story, the rear patio was eliminated to maintain more privacy for the Temple View residents and the front balcony was increased by 94 square feet. The revised floor plans are:

- Plan 1 – 1,786 square feet
 - 1st floor: master bedroom and bathroom, 3rd bedroom/optional den and half-bath and 2-car garage
 - 2nd floor: kitchen, living room, laundry, balcony, bedroom and bathroom and 151 SF covered balcony
- Plan 2– 2,015 square feet (Same as previous plan)
 - 1st floor: bedroom, bathroom, patio, 2-car garage with storage area
 - 2nd floor: kitchen, dining room, living room, half bathroom, 128 SF covered balcony
 - 3rd floor: 2 bedrooms, 2 bathrooms

Setbacks

The side (north and south) setbacks were revised. The project now complies with the 5' side setback standard of the RH zoning district.

The front and rear setbacks were not revised. The rear remains at 5' (10' minimum in the RH zone) and front varies from 12.8' and 26.7'. The rear setback could be increased, but the applicant's intent for the reduced setback is to limit the amount of useable outdoor living area adjacent to the condominiums therefore, increasing privacy for Hillbrook resident.

New Specific Plan

As proposed, the project will require a Zoning Ordinance Amendment to create a new Specific Plan to permit deviations from the current RH zoning standards as follows:

Standard	RH Requirements	Workshop #1	Workshop #2
Lot area and dimensions	6,000 square feet minimum 50' by 120'	26,061 square feet (.6-acre) 110' by 235'	26,061 square feet (.6-acre) 110' by 235'
Dwelling Unit Density *	12 units maximum 21 dwelling units per acre maximum	10 units * 12 dwelling units permitted	10 units * 12 dwelling units permitted
Height *	25' height limit 2.5 stories	31'-6"" and 35'-6"" * 3-stories *	25' and 32'-6"" * 3-stories *
Setbacks Front (east) * Side (north) Side (south) * Rear (west) *	20' minimum 5' minimum 5' minimum 10' minimum	26.7' and 12.8' * 9'-6" 3' * 5' *	26.7' and 12.8' * 6'-6" 5' 5' *
Space between buildings *	10' minimum	6'-6"" *	6' *
Off-street parking	2-car garage, per unit	2-car garage, per unit 20' x 20' each	2-car garage, per unit 20' x 20' each
Guest Parking	1 space, per 4 units (3 stalls for 10 units)	4 stalls	4 stalls
Lot Coverage	50% maximum	42%	37.% (estimate)
Open Space	6,515 square feet (25% of lot)	10,723 square feet	9,772 (estimate)

*Indicates deviation from RH Standards

The adoption of a Specific Plan requires both Planning Commission and City Council review. The specific plan would permit:

- 3-story dwellings, 32'-6" in height (2.5-story, 25' maximum in the RH zone)
- 12' front setback (20' minimum in the RH zone)
- 5' rear (10' minimum in the RH zone)
- 6' building separation (10' minimum in the RH zone)

Approved by:

Scott Charney

Attachments

The Courtyard

1933 Temple Avenue, Signal Hill, CA

Submittal - March 07, 2016

Plan Revisions for March 2016 Workshop

Issue or Concern Identified and Addressed

Objective #1: Retain Specific Plan Benefits with Revisions

- Maintain lower density
- Eliminate Roof Decks
- Reduced & Varied Massing
- Quality Architecture

Objective #2: Reduce height / Preserve existing limited views

2 Story: Reduce height to 25' max

3 Story: Align view plane for 2nd story Temple View residents with Hillbrook roof elements

Objective #3: Improve Setbacks and Privacy between neighboring properties

Issue or Concern not fully resolved

- Increase rear set back from 7' to 10'

- Complete elimination of skyline view impact

Design Development Solution/Plan Modification

- 10 units proposed (12 allowed)
- Redesigned 2 story homes to eliminate roof decks
- Retained separate buildings and upper floor separation
- Revised roof plans
- Retained desired architectural style & design
- Retained extensive % of open space

- Removed roof decks and associated privacy wall
- Eliminated architectural stair tower
- Revised roof design and pitch to reduce massing

- Lowered grade: +/- 1'
- Reduced building elevation: +/- 3'

- Increased set back on south side (exceeds RH Zone)
- Reduced set back on North side (still exceeds RH Zone)
- Eliminated patios along northern property line
- Revised entry gate design to resolve traffic concern
- Reduced windows on elevation facing Temple View

- Adjacent building is approx. 43' away from new homes
- Design offers reduced massing on rear property line
- Shadow study indicates minimal impact
- Would require elimination of landscaping in front of homes
- Restriction for access by oil rig limits design options

- Minimal overall impact / limited to minor roof ridge in 4 locations
- Further grade modification would result in excessive retention

Project Summary:

	<u>Proposed</u>	<u>RH Zone</u>
Acres	.60 (26,061 SF)	
Total Units	10	12
Density	16.67 DU/AC	21.00 DU/AC
Total Building Footprint Area	11,055 SF	13,030 SF
Lot Coverage	42%	50%
Total Project SF (Livable)	19,234 SF	

Development Standards:

	<u>Proposed</u>	<u>RH Zone</u>	<u>Current</u>
Height	25 - 31.5'	25'	9 - 15'
Setbacks: Front	12 - 26'	20'	0 - 1'
Side	6.5 - 7'	5'	0' - 9'
Rear	7'	10'	1'
Building Spacing	6 - 6.5'	10'	3'+
Off Street Parking	2/Unit	2/Unit	
Guest Parking	4	2.5	

Open Space (SF):

	<u>Proposed</u>	<u>RH Zone</u>
Ground Level	*6,183 24.5%	
Ground Level (Additional)	2,217 8.5%	
Balconies	1,372 5.3%	
Provided	9,772 37.5%	6,515 25%
*(est.)		

Description:

	<u>Plan 1</u>	<u>Plan 2</u>
	2-Story	3-Story
	3 Bed, 3 Bath	3 Bed, 3.5 Bath
	4	6
1st Floor (Gross)	847 S.F.	490 S.F.
2nd Floor (Gross)	939 S.F.	781 S.F.
3rd Floor (Gross)		744 S.F.
Total Living	1, 786 S.F.	2,015 S.F.
Garage	415 S.F.	444 S.F.
Balcony Space Per Unit	151 S.F.	128 S.F.

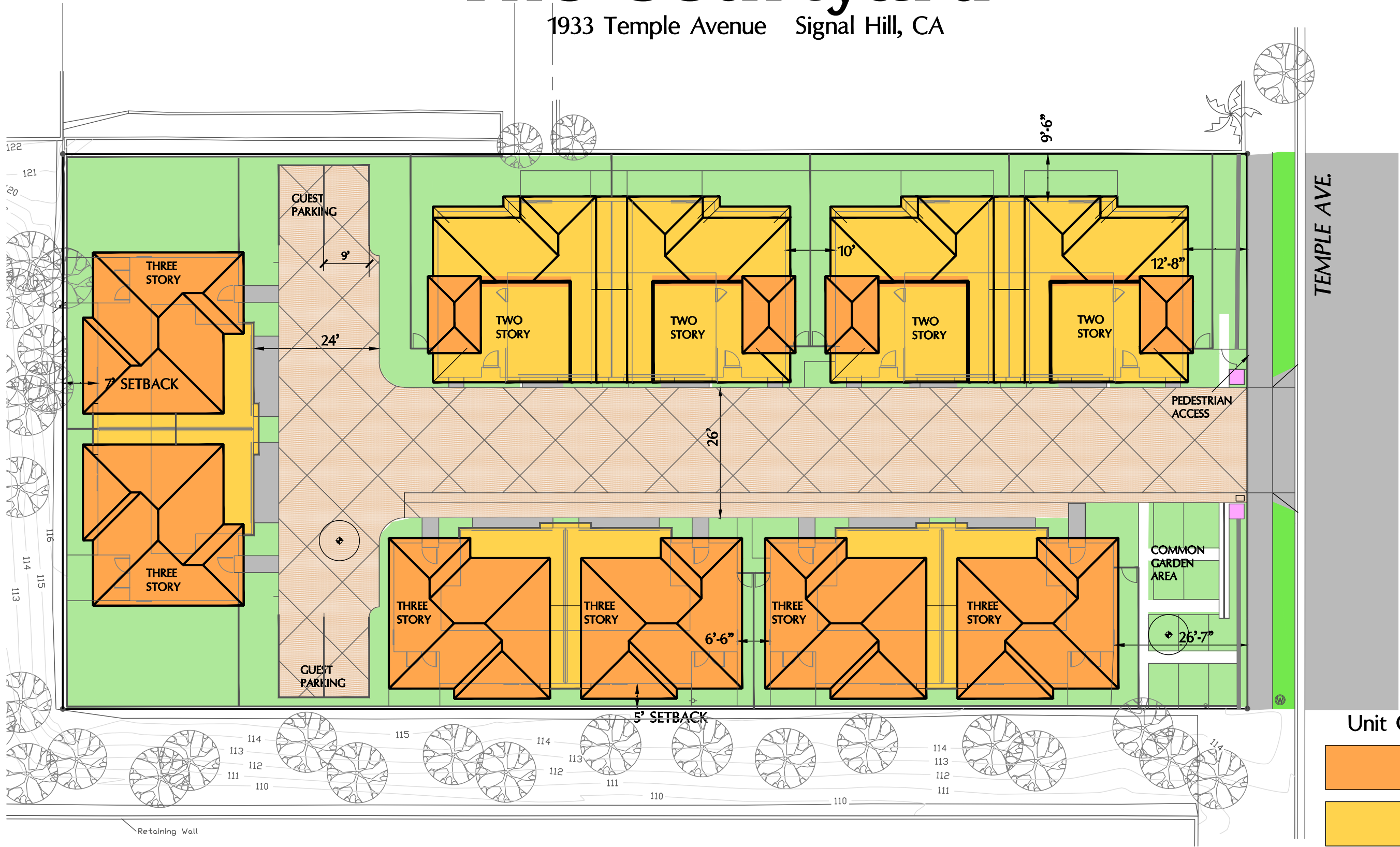
Table of Contents:

Site Plan Exhibit.....	1	Line of Sight.....	10
Plan 1 Reduced Bldg. Height.....	2	Skyline Impact.....	11
Plan 1 Building Floor Plans.....	4	Story Pole Plan.....	12
Plan 2 Reduced Bldg. Height.....	6	Well Access Exhibit.....	13
Plan 2 Building Floor Plans.....	8	Preliminary Grading Plan.....	14

The Courtyard



1933 Temple Avenue Signal Hill, CA



Illustrative Site Plan

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

ABANDONED OIL WELL LOCATION

TREE

PALM

POLE ANCHOR

PROPERTY CORNER

MONUMENT

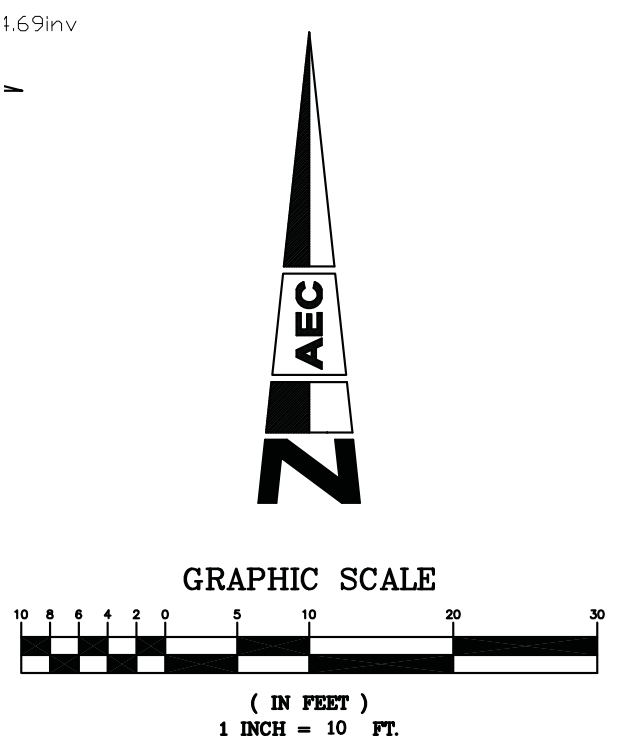
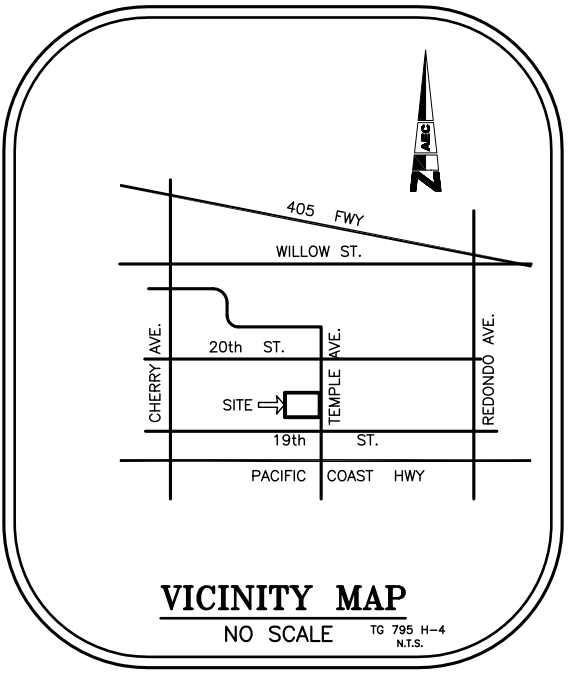
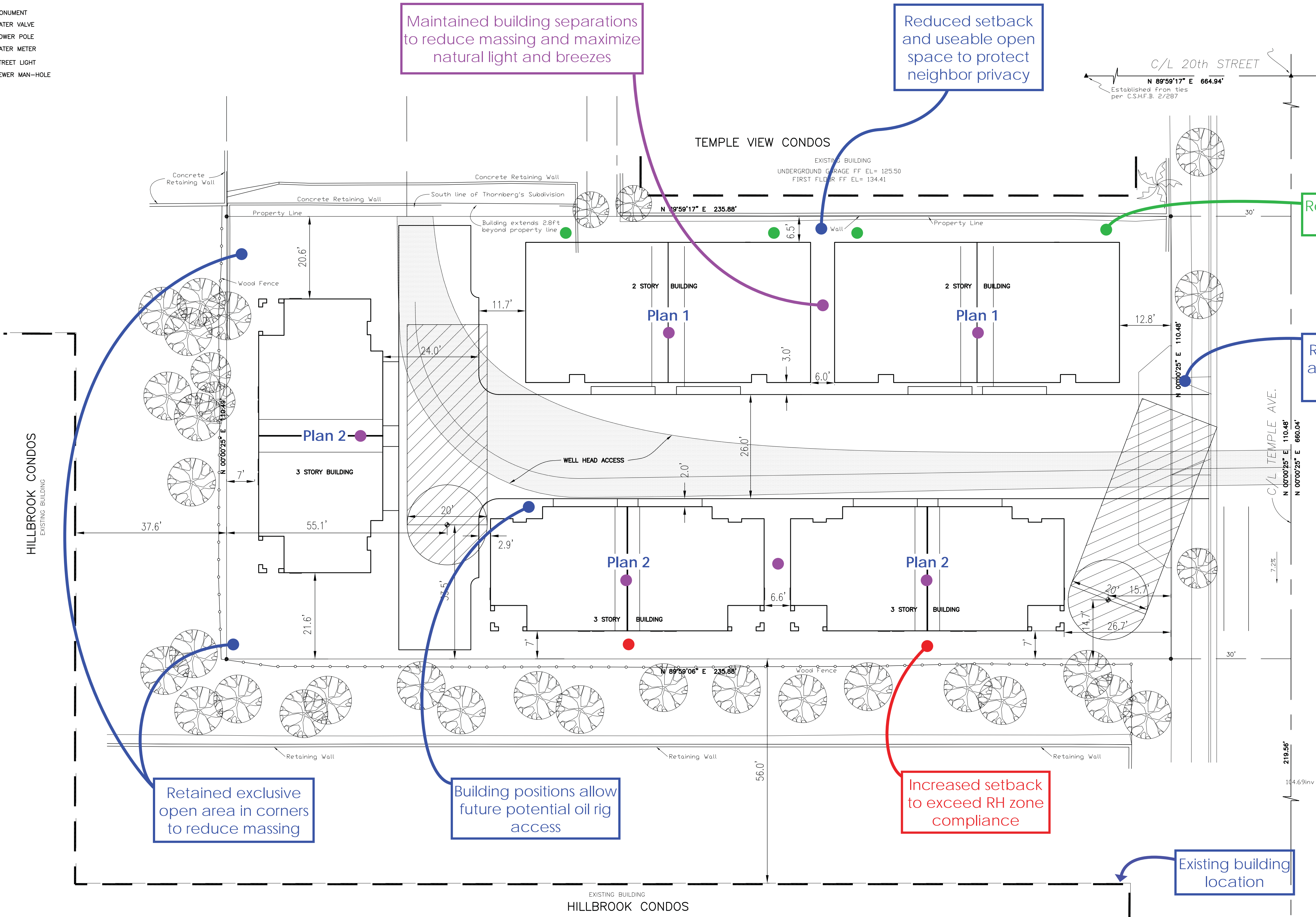
WATER VALVE

POWER POLE

WATER METER

STREET LIGHT

SEWER MAN-HOLE



The Courtyard

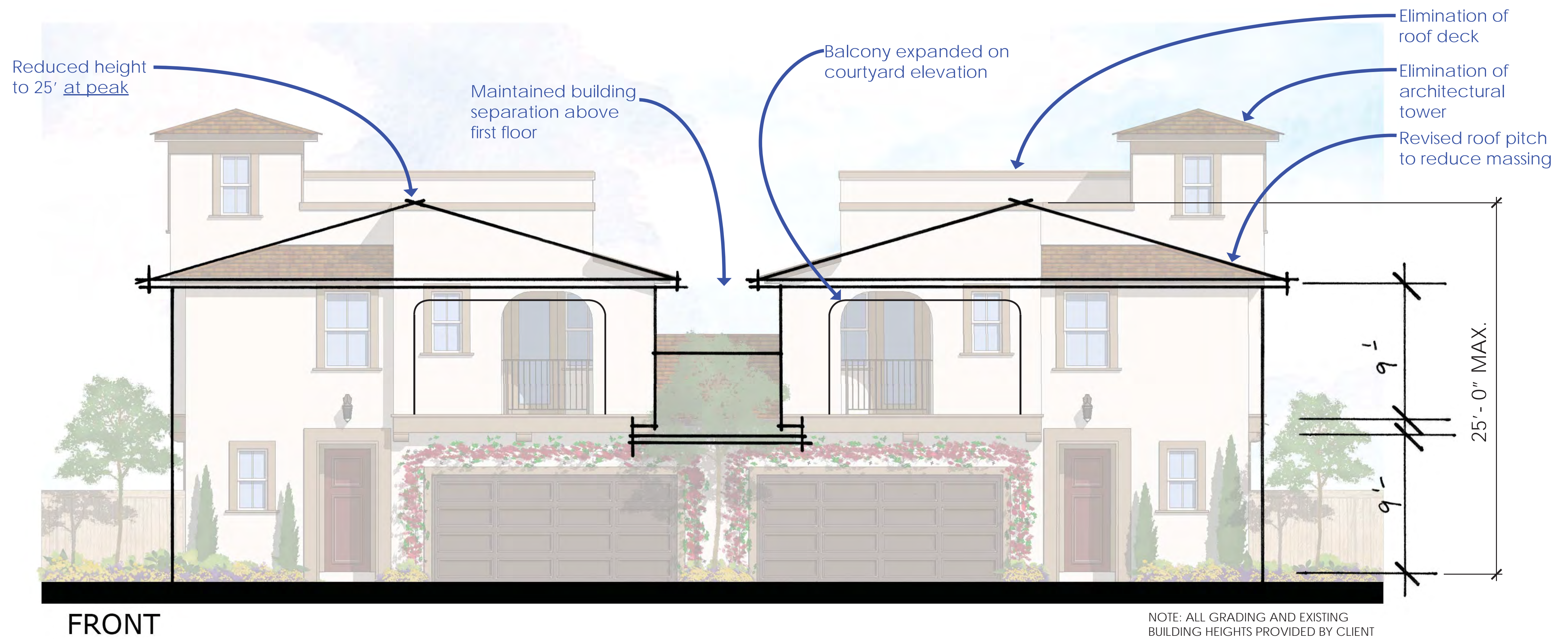
1933 Temple Avenue
Signal Hill, CA

Site Plan Exhibit

HIGH RHODES
PROPERTY GROUP



Job: #14026 | Date: 03/07/16



The Courtyard

1933 Temple Avenue
Signal Hill, CA

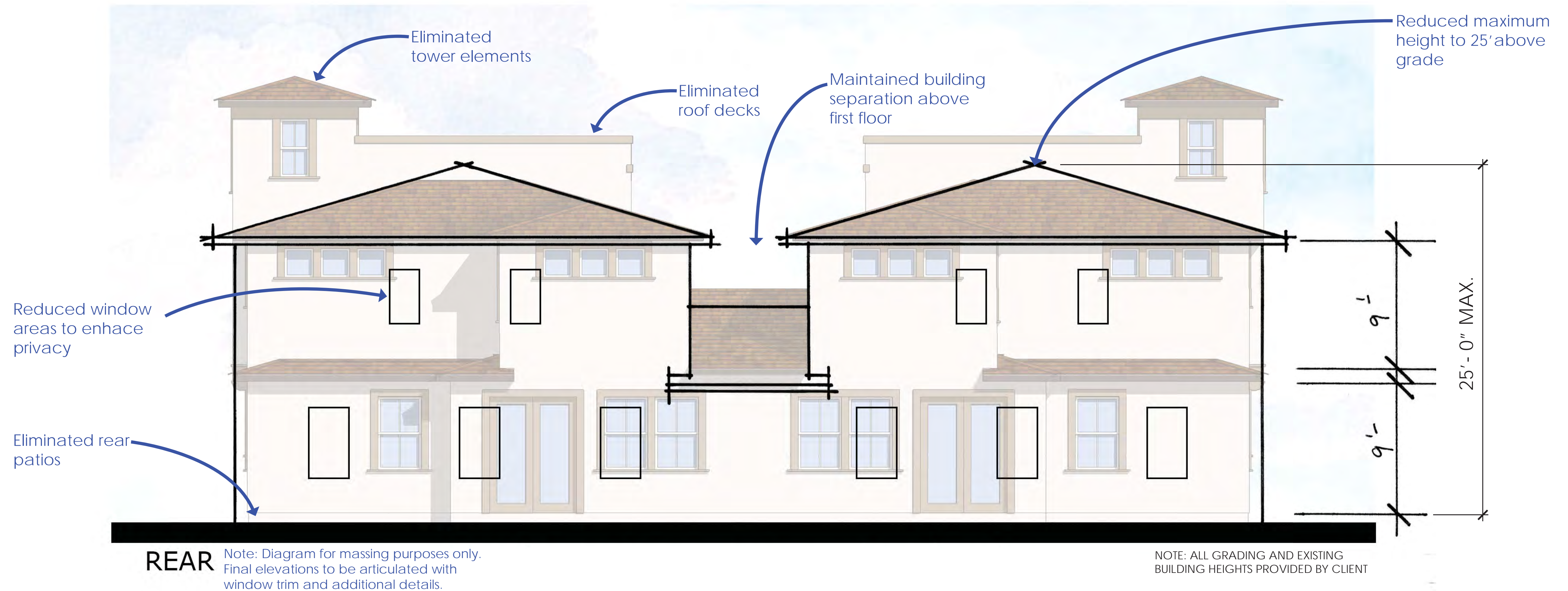
Plan 1 - Front Reduced Building Height

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

2

Job: #14026 | Date: 03/07/16



The Courtyard

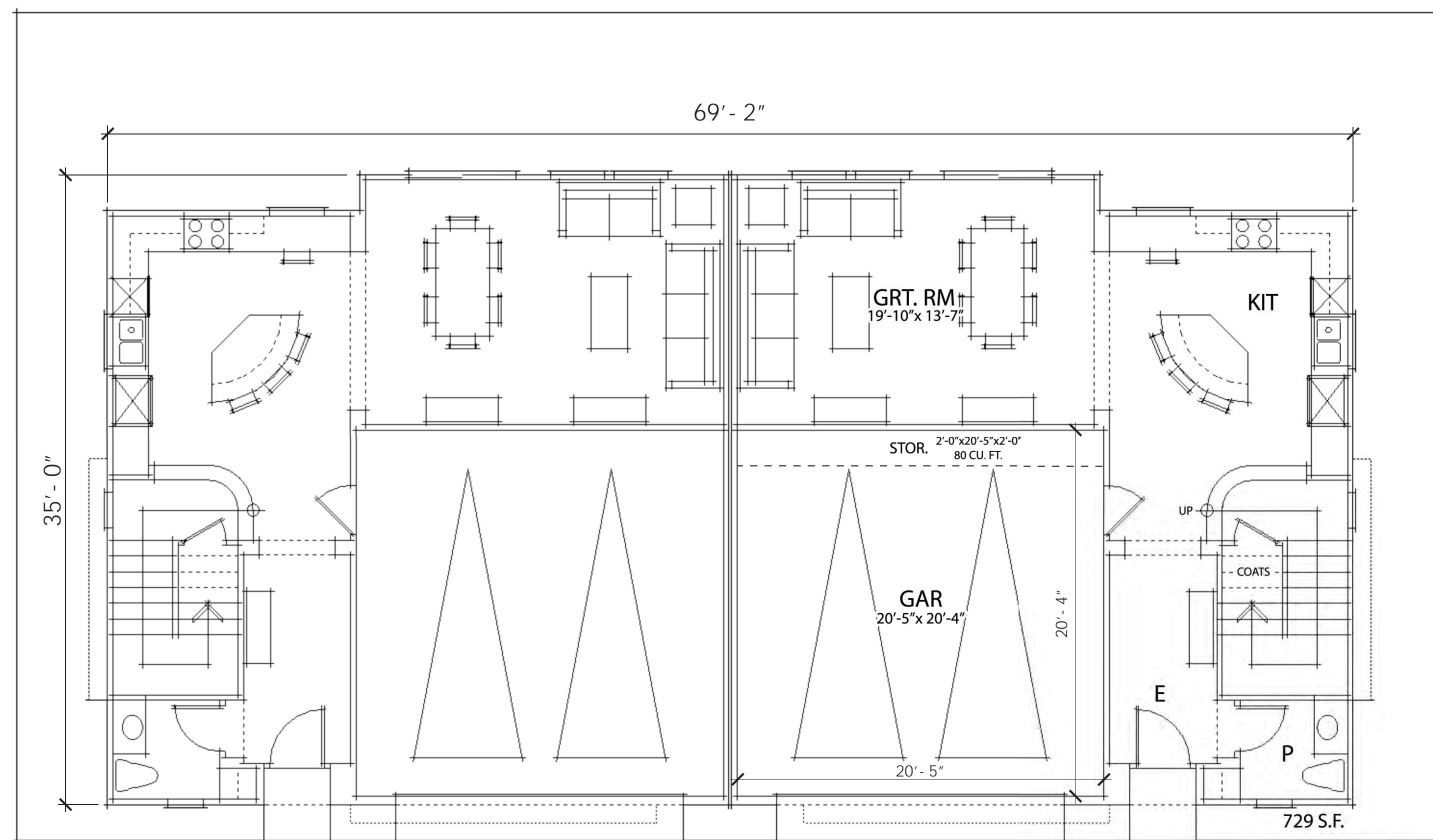
1933 Temple Avenue
Signal Hill, CA

Plan 1 - Rear Reduced Building Height

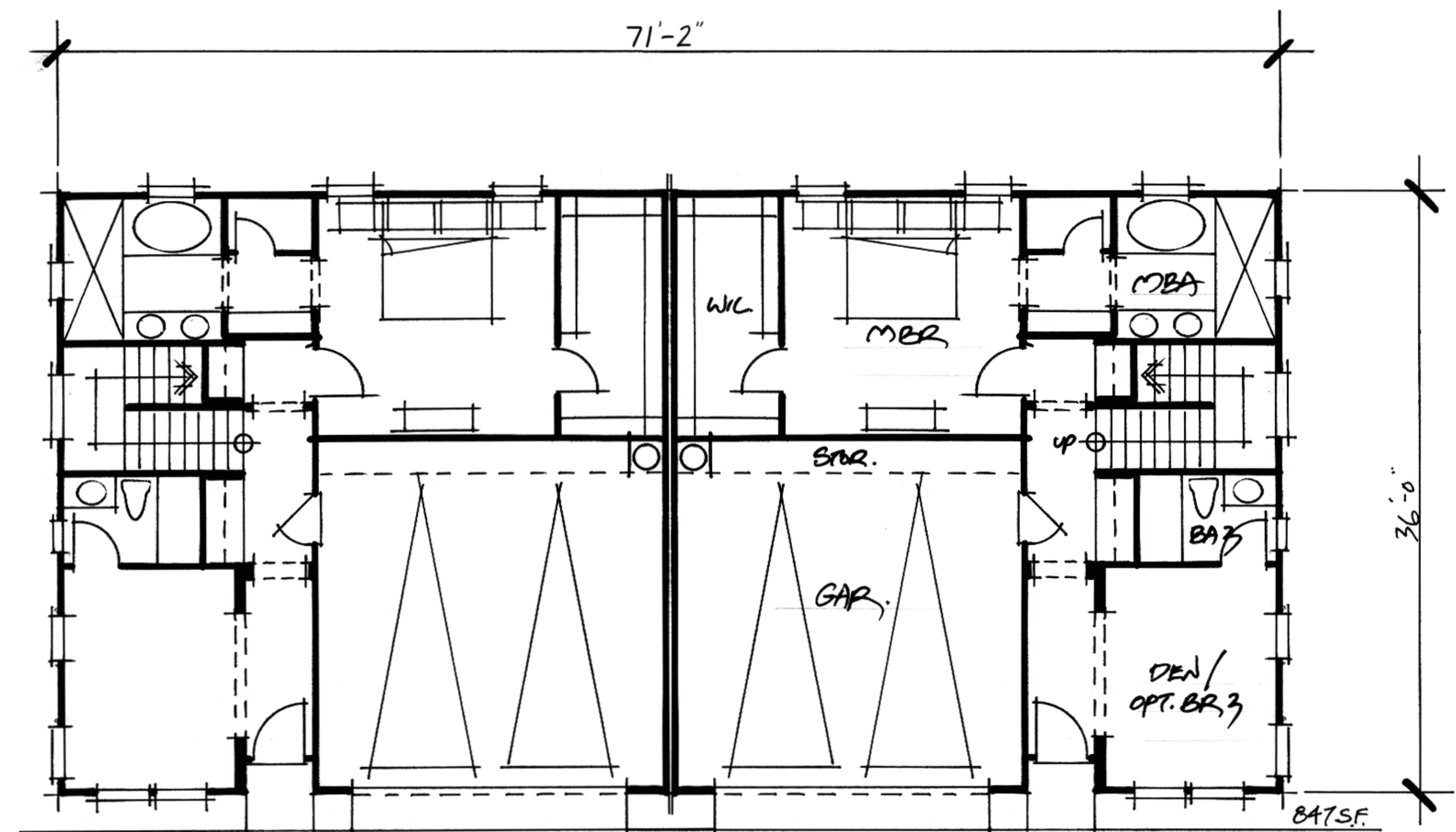
HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



Original Plan



Revised Plan

1. Elimination of roof deck
2. Reduced northern fenestration
3. Patios on north removed
4. Bedrooms moved to first floor
5. Expanded footprint to accomodate private open space at second floor

FIRST FLOOR

The Courtyard

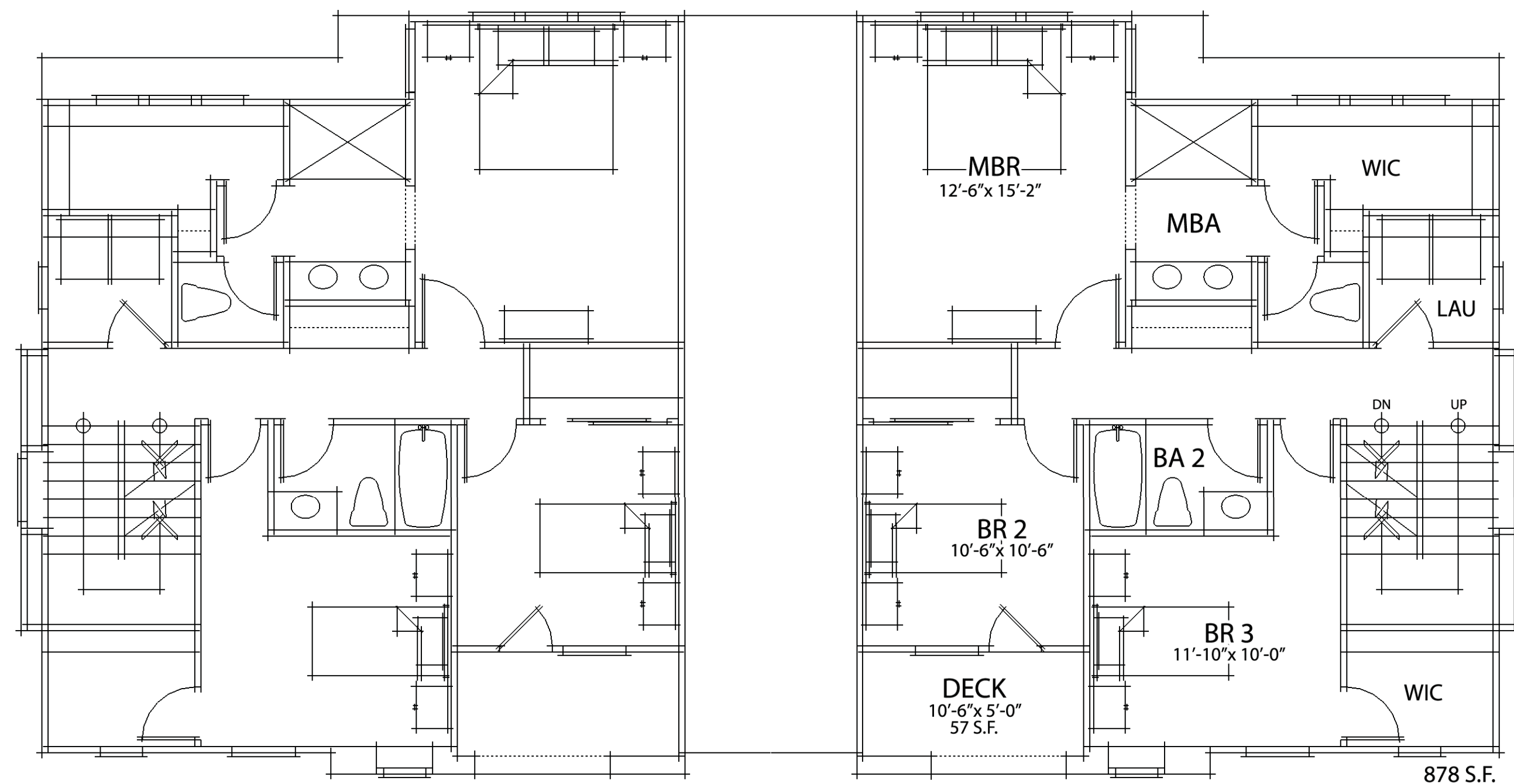
1933 Temple Avenue
Signal Hill, CA

Plan 1 Building
3BR, 3 BA
1,786 S.F.

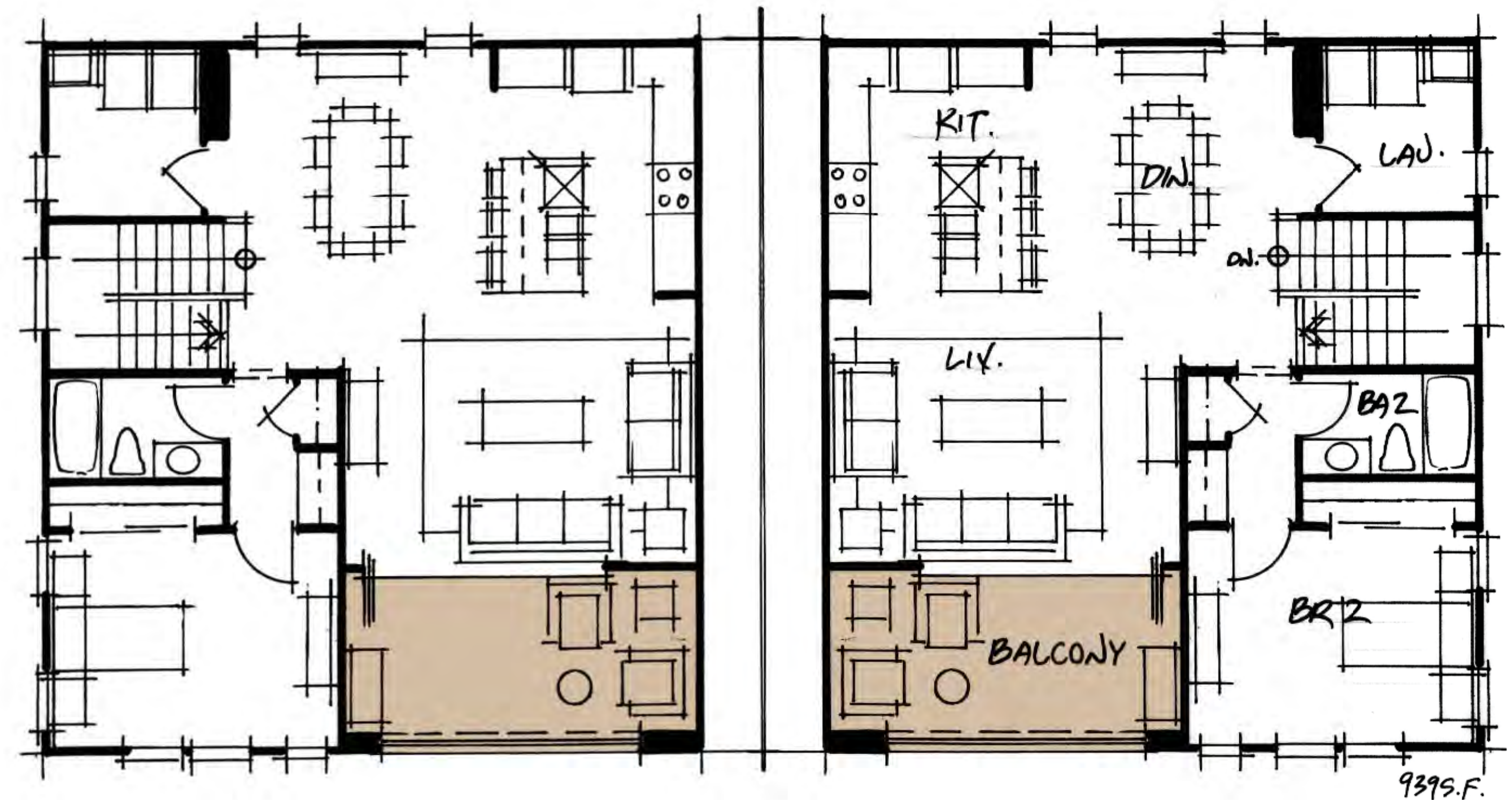
HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



Original Plan



Revised Plan

1. Main living moved upstairs
2. Balcony/outdoor living focused south
3. Reduced northern fenestration

SECOND FLOOR

The Courtyard

1933 Temple Avenue
Signal Hill, CA

Plan 1 Building

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



The Courtyard

1933 Temple Avenue
Signal Hill, CA

Plan 2 - Front Reduced Building Height

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



The Courtyard

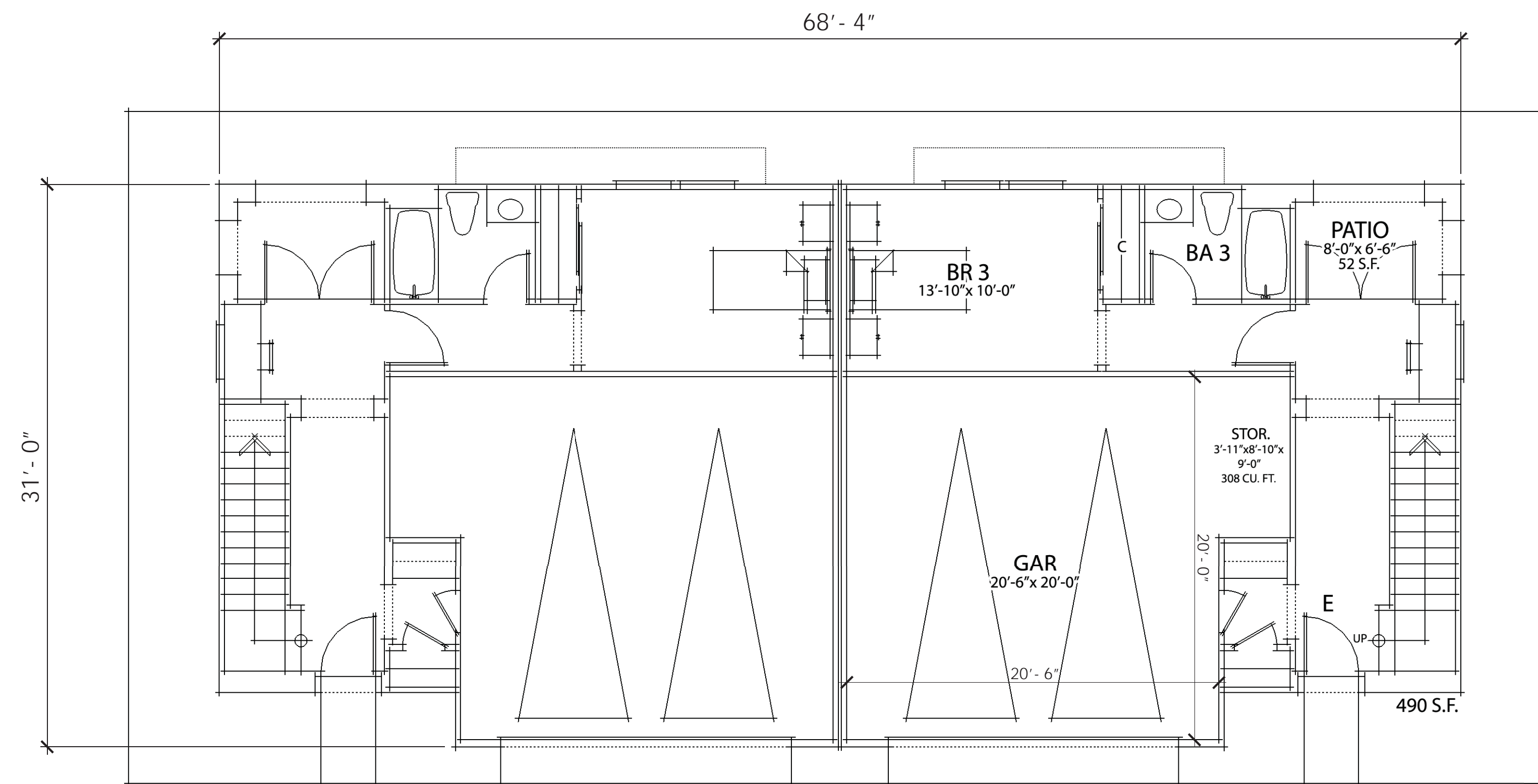
1933 Temple Avenue
Signal Hill, CA

Plan 2 - Rear Reduced Building Height

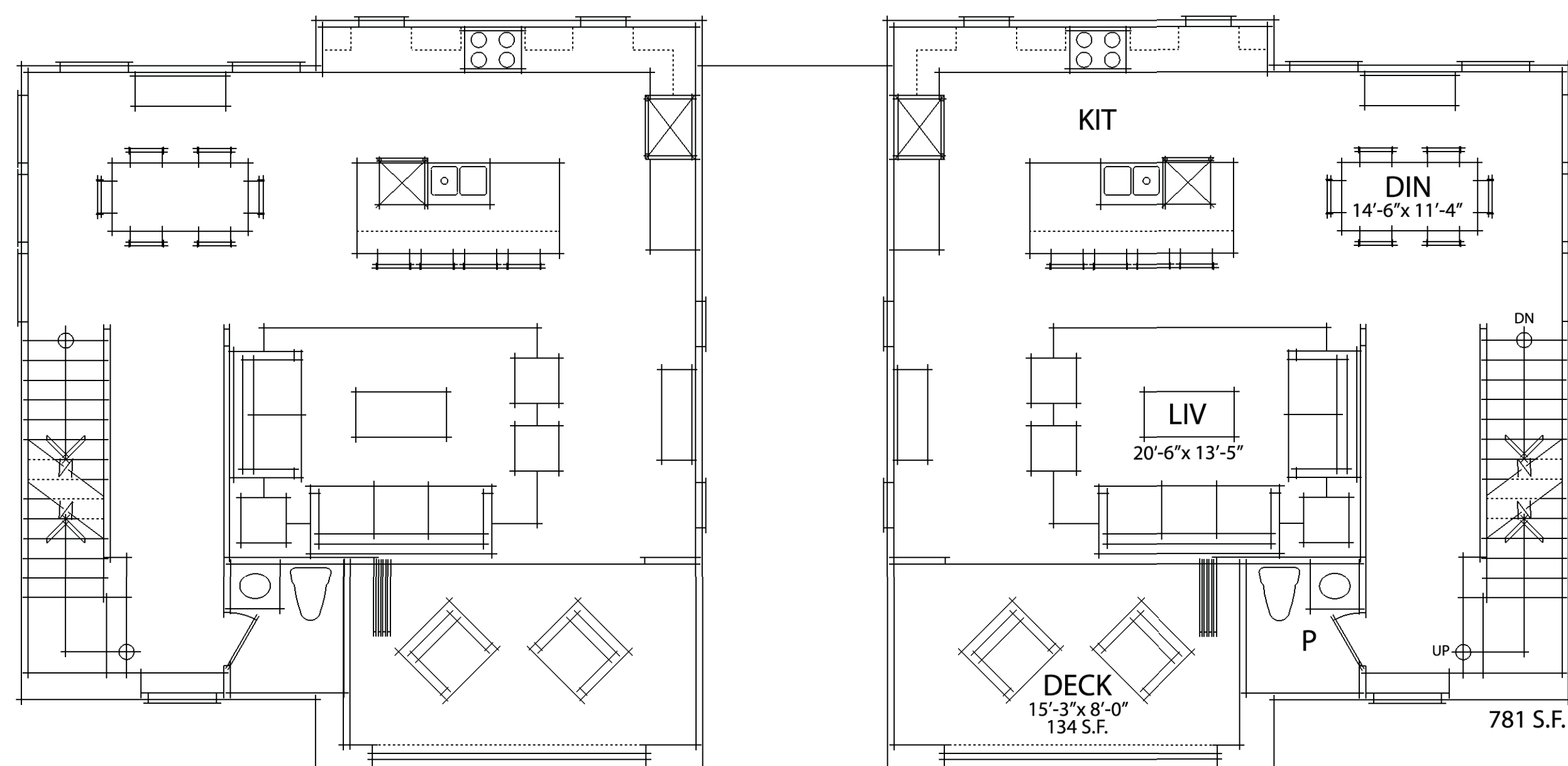
HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

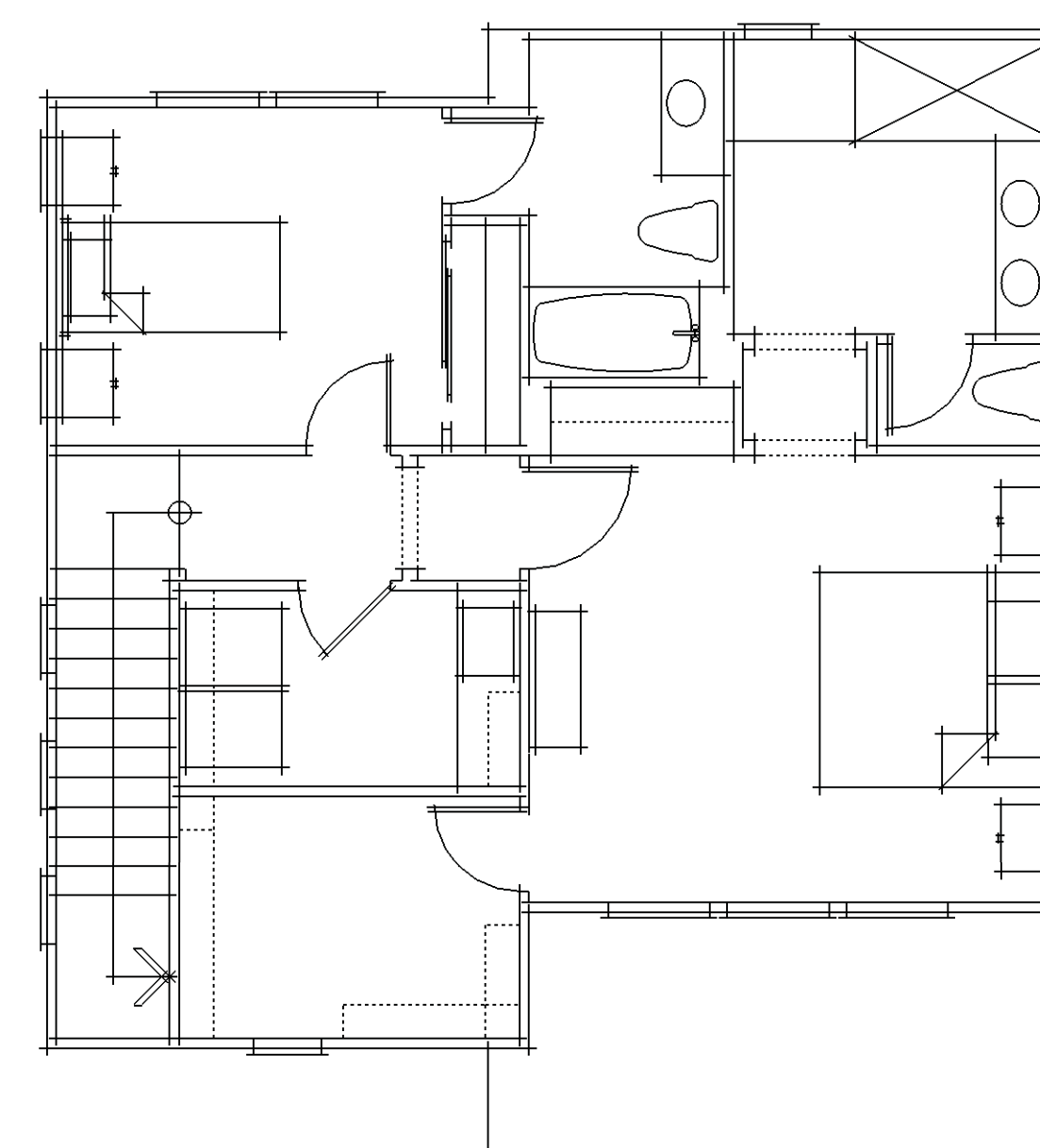
Job: #14026 | Date: 03/07/16



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

The Courtyard

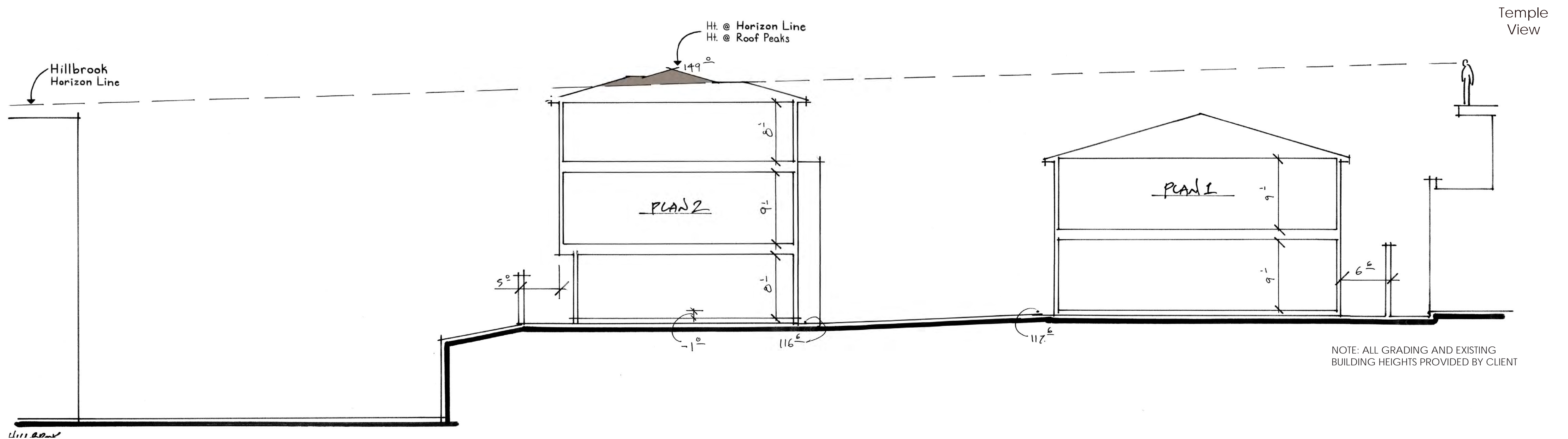
1933 Temple Avenue
Signal Hill, CA

Plan 2 Building
3BR, 3.5 BA
2,016 S.F.

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



The Courtyard

1933 Temple Avenue
Signal Hill, CA

Line of Sight

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16



NOTE: ALL GRADING AND EXISTING
BUILDING HEIGHTS PROVIDED BY CLIENT

The Courtyard

1933 Temple Avenue
Signal Hill, CA

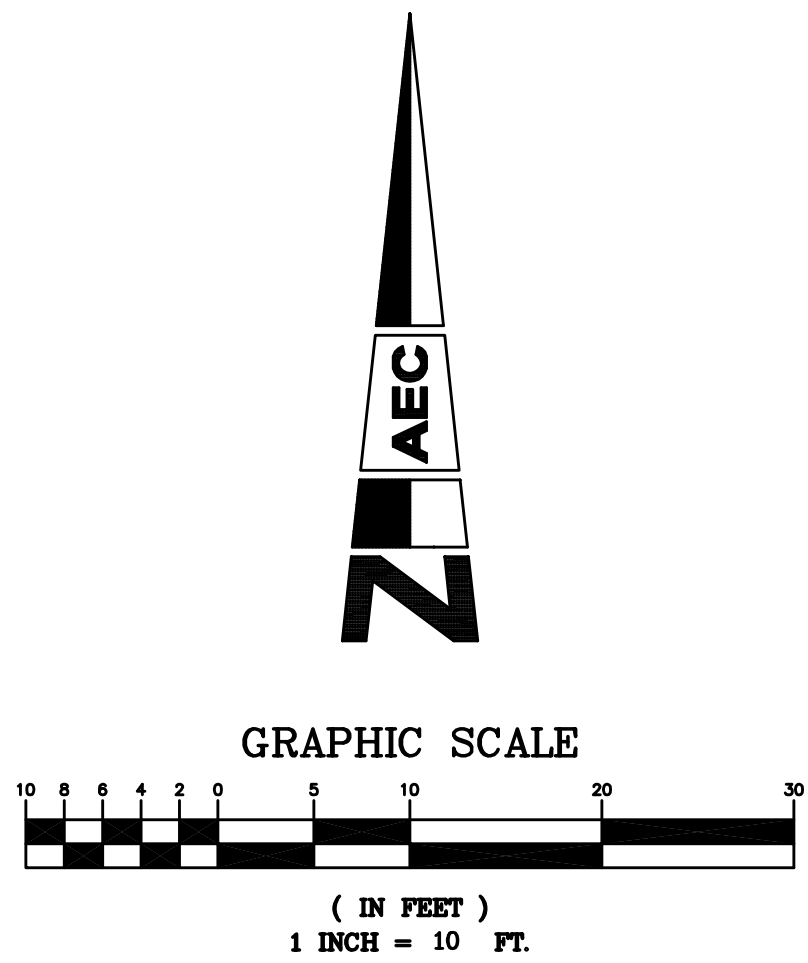
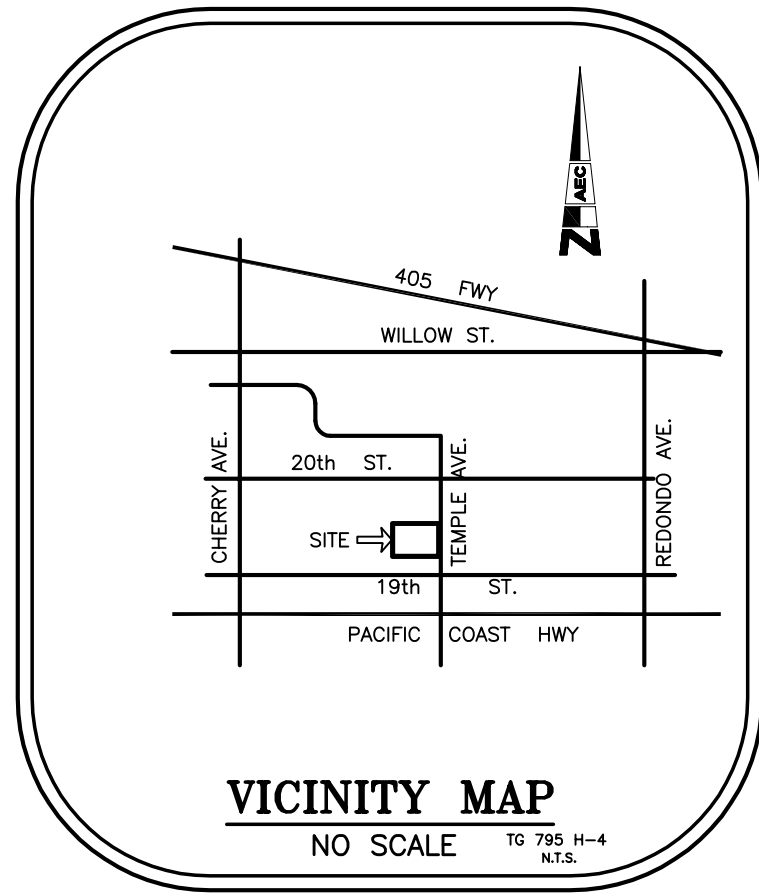
Skyline Impact Developer Depiction/Project Roof line

HIGH RHODES
PROPERTY GROUP

KEVIN L. CROOK
ARCHITECT
INC.

Job: #14026 | Date: 03/07/16


● STORY POLE LOCATION



1. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE USER. BY USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
2. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS IS DETERMINED BY RESEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS PREPARED BY DONALD M. BARRIE DON BARRIE & ASSOCIATES 1240 B N. JEFFERSON STREET ANAHEIM, CA 92807 (714)666-1721
4. PLOTTED EXISTING AS-BUILT WELL HEAD LOCATIONS FOR DABNEY-JOHNSTON OIL CORPORATION WELL #79 AND THE TERMO COMPANY WELL #3 ON 8/11/2015

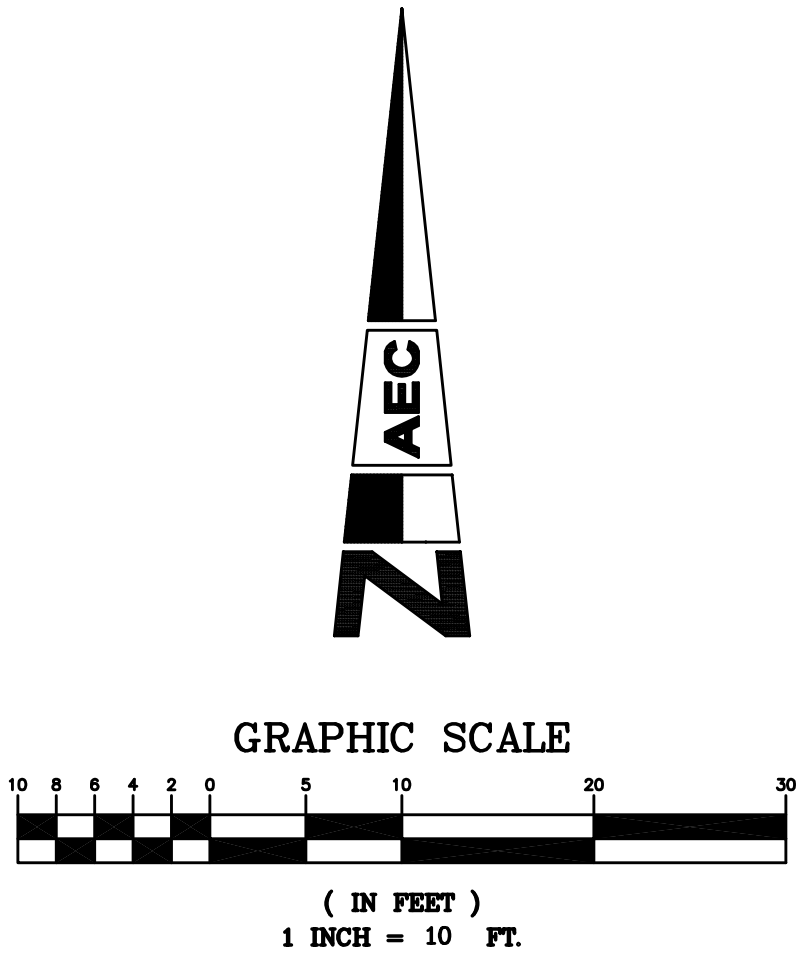
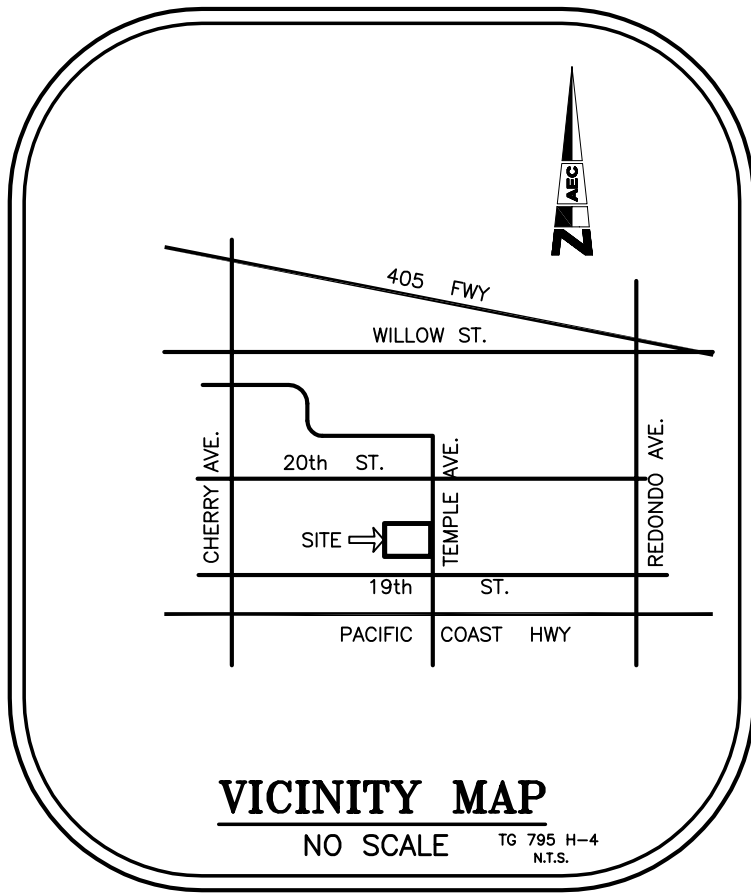
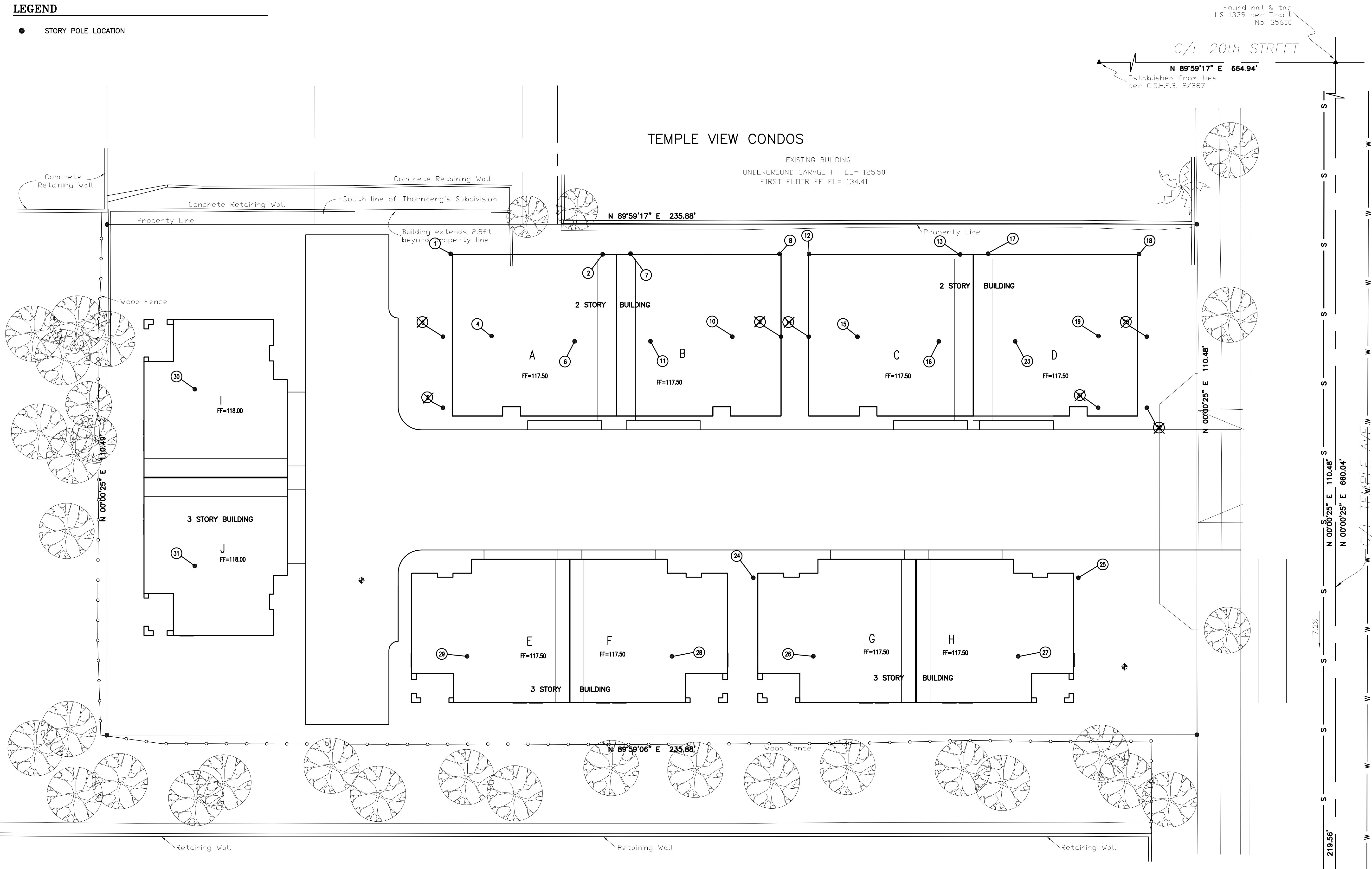
POLE #	LOCATION / ELEMENT DESCRIPTION	HEIGHT ABOVE FINISHED GRADE	ELEVATION	NOTE
POLE # 1	N/W CORNER OF EAVE FOR UNIT #A	20'	137.50'	
POLE # 2	N/E CORNER OF EAVE FOR UNIT #A	20'	137.50'	
POLE # 3	HIGHEST N/W CORNER OF STAIR TOWER UNIT #A	31.5'	149'	
POLE # 4	HIGHEST N/E CORNER OF STAIR TOWER UNIT #A	31.5'	149'	STRIPE @ 27' TOP SCREEN WALL
POLE # 5	HIGHEST S/W POINT OF STAIR TOWER UNIT #A	31.5'	149'	
POLE # 6	TOP OF SCREEN WALL UNIT #A	27'	144.5'	
POLE # 7	N/W CORNER OF EAVE FOR UNIT #B	20'	137.50'	
POLE # 8	N/E CORNER OF EAVE FOR UNIT #B	20'	137.50'	
POLE # 9	HIGHEST N/E CORNER OF STAIR TOWER UNIT #B	31.5'	149'	
POLE # 10	HIGHEST N/W CORNER OF STAIR TOWER UNIT #B	31.5'	149'	STRIPE @ 27' TOP SCREEN WALL
POLE # 11	TOP OF SCREEN WALL UNIT #B	27'	144.5'	
POLE # 12	N/W CORNER OF EAVE FOR UNIT #C	20'	137.50'	
POLE # 13	N/E CORNER OF EAVE FOR UNIT #C	20'	137.50'	
POLE # 14	HIGHEST N/W CORNER OF STAIR TOWER UNIT #C	31.5'	149'	
POLE # 15	HIGHEST N/E CORNER OF STAIR TOWER UNIT #C	31.5'	149'	STRIPE @ 27' TOP SCREEN WALL
POLE # 16	TOP OF SCREEN WALL UNIT #C	27'	144.5'	

POLE #	LOCATION / ELEMENT DESCRIPTION	HEIGHT ABOVE FINISHED GRADE	ELEVATION	NOTE
POLE # 17	N/W CORNER OF EAVE FOR UNIT #D	20'	137.50'	
POLE # 18	N/E CORNER OF EAVE FOR UNIT #D	20'	137.50'	
POLE # 19	HIGHEST N/W CORNER OF STAIR TOWER UNIT #D	31.5'	149'	STRIPE @ 27" TOP SCREEN WALL
POLE # 20	HIGHEST N/E CORNER OF STAIR TOWER UNIT #D	31.5'	149'	
POLE # 21	HIGHEST S/W CORNER OF STAIR TOWER UNIT #D	31.5'	149'	
POLE # 22	HIGHEST S/E CORNER OF STAIR TOWER UNIT #D	31.5'	149'	
POLE # 23	TOP OF SCREEN WALL UNIT #D	27'	144.5'	
POLE # 24	N/W CORNER OF EAVE FOR UNIT #G & H	31.16'	148.67'	
POLE # 25	N/E CORNER OF EAVE FOR UNIT #G & H	35.5'	148.67'	
POLE # 26	HIGHEST N/W POINT OF ROOF UNIT G & H	35.5'	153'	
POLE # 27	HIGHEST N/E POINT OF ROOF UNIT G & H	35.5'	153'	
POLE # 28	HIGHEST N/E POINT OF ROOF UNIT E & F	35.5'	153'	
POLE # 29	HIGHEST N/W POINT OF ROOF UNIT E & F	35.5'	153'	
POLE # 30	HIGHEST POINT OF ROOF UNIT I	35.5'	153.5'	
POLE 3 31	HIGHEST POINT OF ROOF UNIT J	35.5'	153.5'	

SHEET NO.	1	SHEET TITLE	SITE POLE PLAN	DATE	10/23/15
PROJECT			THE COURTYARD	PROJECT ENGINEER	
				<div style="display: flex; justify-content: space-between;"> <div> ANACAL ENGINEERING COMPANY CIVIL ENGINEERING & LAND SURVEYING 1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805 PHONE: (714) 774-1763 FAX: (714) 774-4690 E-MAIL ADDRESS: anacal@anacalengineering.com WEB SITE: anacalengineering.com </div> <div style="text-align: right;">  </div> </div>	
			DRAWN	SCALE	
			G. A. G.	1" = 10'	
			CHECKED	C. J. Q.	
JOB NO. 15-205WAE			SIGNAL HILLS, CALIFORNIA		
1			1		

LEGEND

- STORY POLE LOCATION



STORY POLE TABLE- THE COURTYARD / SIGNAL HILL

Story Pole Table - The Courtyard / Signal Hill			
	Location / element depicted	Height above Finished Grade	Elevation
Pole #1	N/W corner of eave for unit #A	20'	137.5'
Pole #2	N/E corner of eave for unit #A	20'	137.5'
Pole #3	Deleted Highest N/W point of stair-tower for unit #A	44'-6"	
Pole #4	Roof ridge - extended to west - unit #A	25'	142.5'
Pole #5	Deleted Highest S/W point of stair-tower for unit #A	44'-6"	
Pole #6	Roof ridge - extended to east - unit #A	25'	142.5'
Pole #7	N/W corner of eave for unit #B	20'	137.5'
Pole #8	N/E corner of eave for unit #B	20'	137.5'
Pole #9	Deleted Highest N/W point of stair-tower for unit #B	44'-6"	
Pole #10	Roof ridge - extended to west - unit #B	25'	142.5'
Pole #11	Roof ridge - extended to east - unit #B	25'	142.5'
Pole #12	N/W corner of eave for unit #C	20'	137.5'
Pole #13	N/E corner of eave for unit #C	20'	137.5'
Pole #14	Deleted Highest N/W point of stair-tower for unit #C	44'-6"	
Pole #15	Roof ridge - extended to west - unit #C	25'	142.5'
Pole #16	Roof ridge - extended to east - unit #C	25'	142.5'
Pole #17	N/W corner of eave for unit #D	20'	137.5'
Pole #18	N/E corner of eave for unit #D	20'	137.5'
Pole #19	Roof ridge - extended to east - unit #D	25'	142.5'
Pole #20	Deleted Highest N/E point of stair-tower for unit #D	44'-6"	
Pole #21	Deleted Highest S/W point of stair-tower for unit #D	44'-6"	
Pole #22	Deleted S/E point of stair-tower for unit #D	44'-6"	
Pole #23	Roof ridge - extended to west - unit #D	25'	142.5'
Pole #24	N/W corner of eave for unit G&H	27.2'	144.7'
Pole #25	N/E corner of eave for unit G&H	27.2'	144.7'
Pole #26	Highest N/W point of roof for unit #G&H	31.5'	149'
Pole #27	Highest N/E point of roof for unit #G&H	31.5'	149'
Pole #28	Highest N/E point of roof for unit #E&F	31.5'	149'
Pole #29	Highest N/W point of roof for unit #E&F	31.5'	149'
Pole #30	Highest point of roof for unit #I	31.5'	149.5'
Pole #31	Highest point of roof for unit #J	31.5'	149.5'

GENERAL NOTES

- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PREPARED BY DONALD M. BARRIE DON BARRIE & ASSOCIATES 1240 B N. JEFFERSON STREET ANAHEIM, CA 92807 (714)666-1721
- PLOTTED EXISTING AS-BUILT WELL HEAD LOCATIONS FOR DABNEY-JOHNSTON OIL CORPORATION WELL #79 AND THE TERMO COMPANY WELL #3 ON 8/11/2015

PROJECT ENGINEER

ANACAL ENGINEERING COMPANY

CIVIL ENGINEERING & LAND SURVEYING

1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805 PHONE: (714) 774-1763 FAX: (714) 774-4690 E-MAIL ADDRESS: anacal@anacalengineering.com WEB SITE: anacalengineering.com

DATE

2/17/16

SCALE

1" = 10'

DRAWN

C. A. G.

CHECKED

C. J. Q.

SHEET TITLE

SITE POLE PLAN

PROJECT

THE COURTYARD

JOB NO.

15-205SP PLAN R

SHEET NO.

1

OF

1

SIGNAL HILLS, CALIFORNIA

LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

ABANDONED OIL WELL LOCATION

TREE

PALM

POLE ANCHOR

PROPERTY CORNER

MONUMENT

WATER VALVE

POWER POLE

WATER METER

STREET LIGHT

SEWER MAN-HOLE
- BASIS OF BEARINGS
- THE CENTERLINE OF TEMPLE AVENUE SHOWN AS N.00°00'25"E. PER TRACT NO. 29304, M.B. 839/65-69, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP
- BENCH MARK
- CITY OF SIGNAL HILL BENCH MARK NO. 055 LOCATION: PACIFIC COAST HWY. & TEMPLE AVE. DESCRIPTION: SE COR. BRASS CAP MON IN WELL 57' S & 22' E/O C.L. INT. (3.5' E/O C.F. & 7' S/O B.C.R.) C.L.B. No. 104 EL=77.441(1985)
- LEGAL DESCRIPTION
- REAL PROPERTY IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
- PARCEL 1: (APN: 7216-020-011)
- LOTS 11, 12 AND 13 OF THE PRICE AND PETERSON TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 13 THAT PORTION THEREOF LYING SOUTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948. ALSO EXCEPTING THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.
- PARCEL 2: (APN: 7216-021-002)
- ALL THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 36, PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF A LINE PARALLEL WITH AND 265.89 FEET WEST OF THE CENTER LINE OF TEMPLE AVENUE AND LYING NORTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, AND LYING SOUTHWEST OF THE SOUTHWEST LINE OF PRICE AND PETERSON TRACT, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 85, OF MAPS, RECORDS OF SAID COUNTY. EXCEPT THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.
-
-
-
- GENERAL NOTES
1. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.

2. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THIS SURVEY WAS PREPARED BY DONALD M. BARRIE DON BARRIE & ASSOCIATES 1240 B N. JEFFERSON STREET ANAHEIM, CA 92807 (714)666-1721

4. PLOTTED EXISTING AS-BUILT WELL HEAD LOCATIONS FOR DABNEY-JOHNSTON OIL CORPORATION WELL #79 AND THE TERMO COMPANY WELL #3 ON 8/11/2015
- WELL INFORMATION
- | TIE FROM SOUTHEAST PROPERTY CORNER TO EXISTING WELL HEAD | | |
|--|---------------|----------|
| WELL | BEARING | DISTANCE |
| #79 | N 46°48'24" W | 21.50' |
| #3 | N 79°31'17" W | 183.84' |
- 1

DABNEY-JOHNSTON OIL CORPORATION WELL #79
A.P.I. NO. 037-09476

2

THE TERMO COMPANY WELL #3
A.P.I. NO. 037-11166
- WELL SCHEDULE
- | WELL # | OPERATOR | WELL NAME | API NO. | WELL LOCATION | | | | LOT NO. | ACCESS PROVIDED | EXISTING WELL CAP ELEVATION | PROPOSED ELEVATION OF PLANNED GRADE | DIFFERENTIAL ELEVATION BETWEEN WELL HEAD & PLANNED GRADE |
|--------|---------------------------------|-----------|-----------|---------------|------------|----------------|-----------------|---------|-----------------|-----------------------------|-------------------------------------|--|
| | | | | NORTHING | EASTING | LATITUDE | LONGITUDE | | | | | |
| 1 | DABNEY-JOHNSTON OIL CORPORATION | WELL #79 | 037-09476 | 1746837.15 | 6513332.71 | 33°47'32.3169" | 118°09'32.6525" | 13 | ACCESS PROVIDED | 108.53' | 116.56 | 8.03' |
| 2 | THE TERMO COMPANY | WELL #3 | 037-11166 | 1746855.87 | 6513167.61 | 33°47'32.4995" | 118°09'34.6089" | 22 | ACCESS PROVIDED | 106.46' | 116.46 | 10' |
- OIL WELL EXHIBIT
- THE COURTYARD
1933 TEMPLE AVENUE
- SHEET TITLE
- PROJECT
- SHEET NO.
- 1
- OF
- JOB NO. 15-205WAE-R
- PROJECT ENGINEER
- DATE
- 2/17/16
- SCALE
- 1" = 10'
- DRAWN
- C. A. G.
- CHECKED
- C. J. Q.
- SIGNAL HILLS, CALIFORNIA
- ANACAL ENGINEERING COMPANY
- CIVIL ENGINEERING & LAND SURVEYING
- 1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA
- 92805 PHONE: (714) 774-1763 FAX: (714) 774-4690
- E-MAIL ADDRESS: anacal@anacalengineering.com
- WEB SITE: anacalengineering.com
-

LEGEND

- ⬮

ABANDONED OIL WELL LOCATION
- 🌳

TREE
- 🌴

PALM
- ⌛

POLE ANCHOR
- PROPERTY CORNER

▲

MONUMENT

⌛

WATER VALVE

⌛

POWER POLE

⌛

WATER METER

☀

STREET LIGHT

Ⓢ

SEWER MAN-HOLE

BASIS OF BEARINGS

THE CENTERLINE OF TEMPLE AVENUE SHOWN AS N.00°00'25"E. PER TRACT NO. 29304, M.B. 839/65-69, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

BENCH MARK

CITY OF SIGNAL HILL BENCH MARK NO. 055 LOCATION: PACIFIC COAST HWY. & TEMPLE AVE. DESCRIPTION: SE COR. BRASS CAP MON IN WELL 57' S & 22' E/O C.L. INT. (3.5' E/O C.F. & 7' S/O B.C.R.) C.L.B. No. 104 EL=77.441(1985)

LEGAL DESCRIPTION

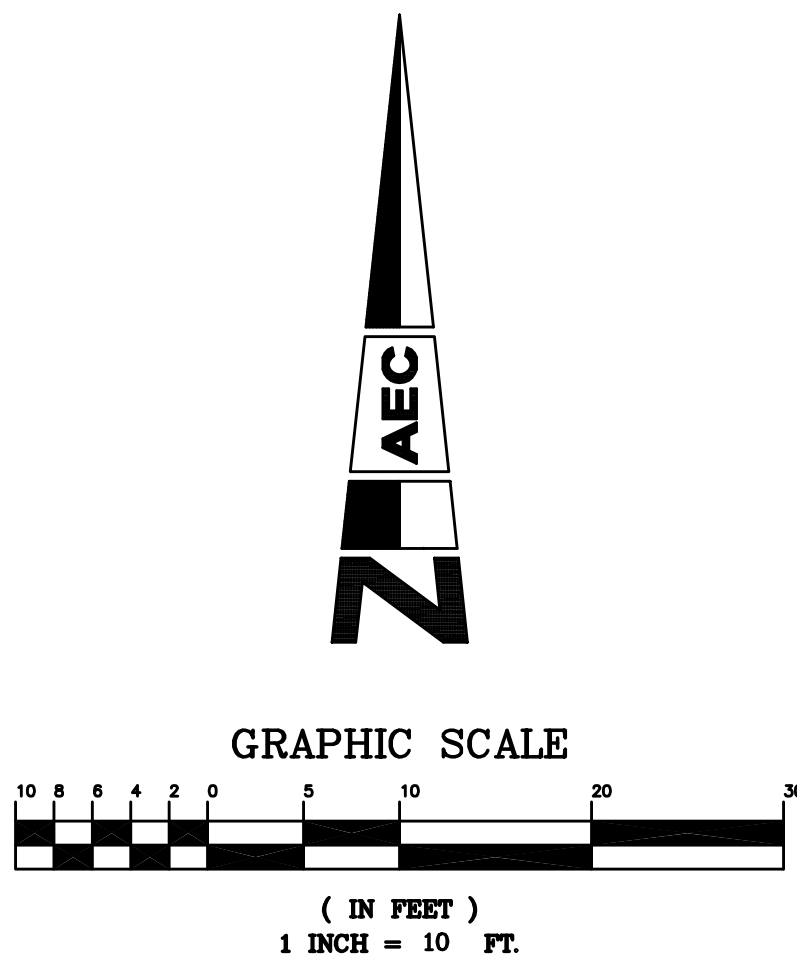
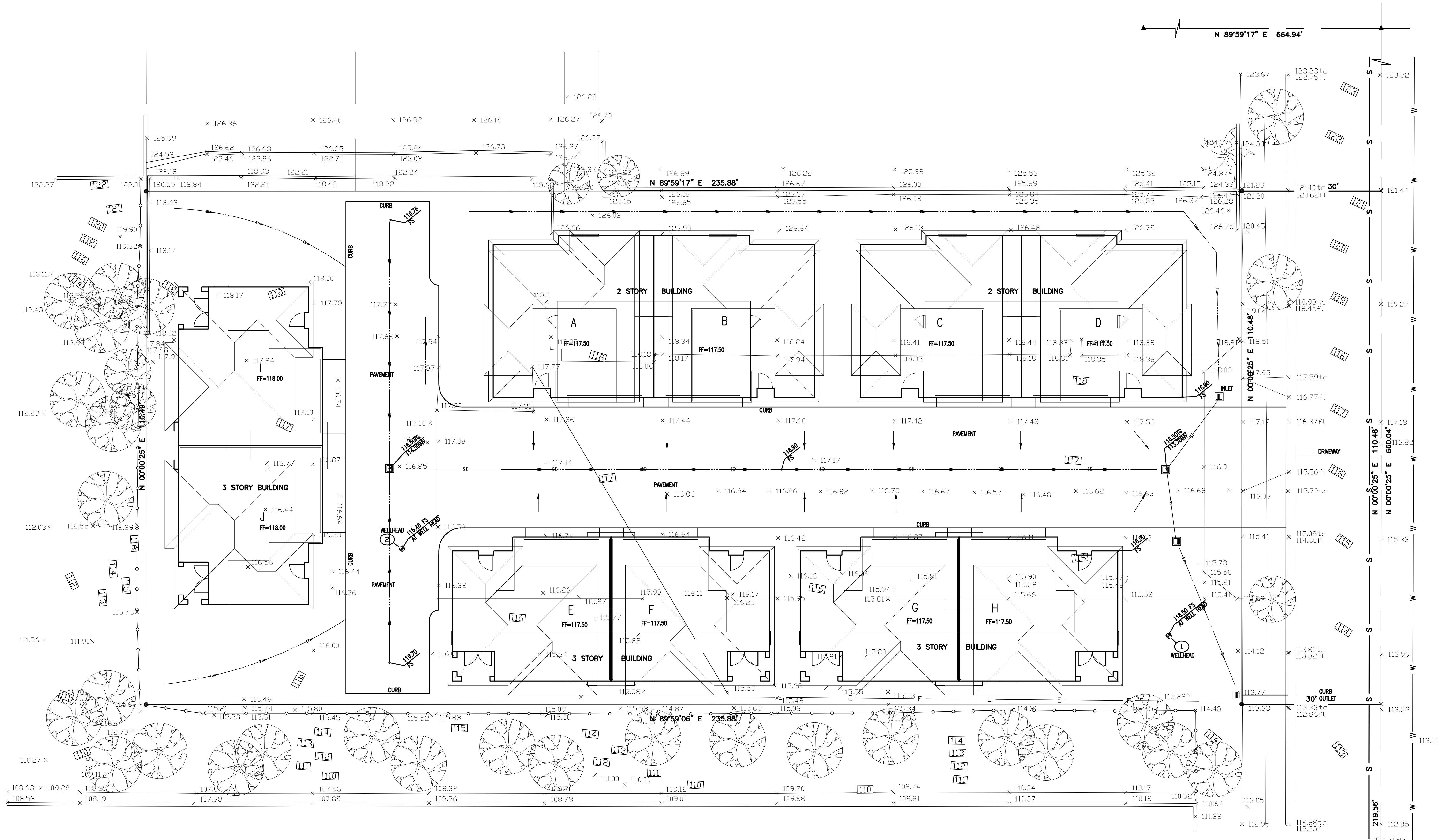
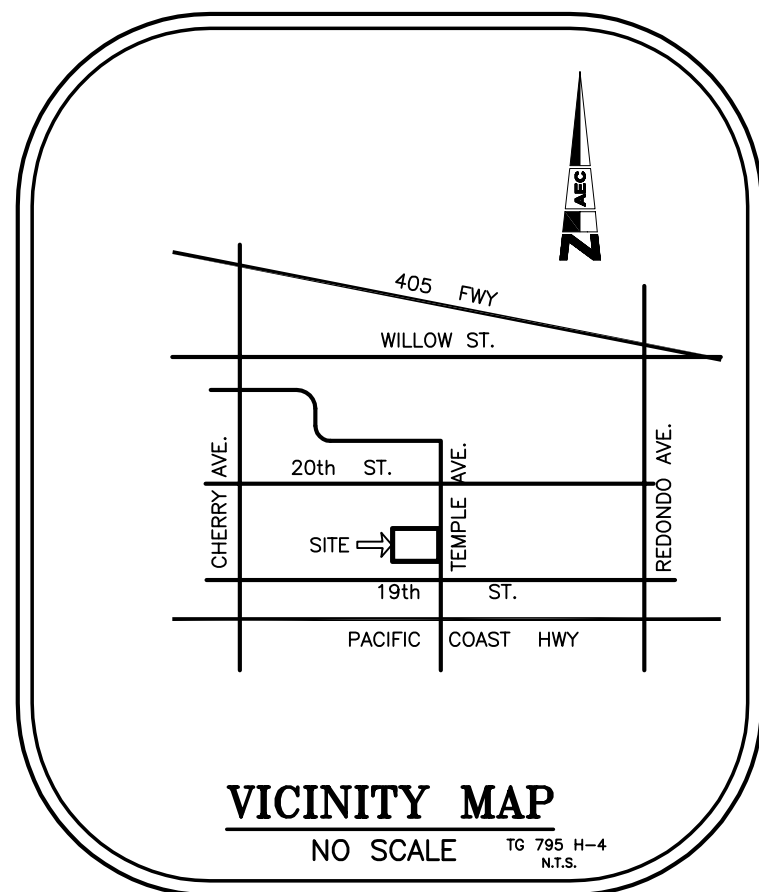
REAL PROPERTY IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 7216-020-011)

LOTS 11, 12 AND 13 OF THE PRICE AND PETERSON TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT FROM SAID LOT 13 THAT PORTION THEREOF LYING SOUTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, ALSO EXCEPTING THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.

PARCEL 2: (APN: 7216-021-002)

ALL THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 36, PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF A LINE PARALLEL WITH AND 265.88 FEET WEST OF THE CENTER LINE OF TEMPLE AVENUE AND LYING NORTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, AND LYING SOUTHWEST OF THE SOUTHWEST LINE OF PRICE AND PETERSON TRACT, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 85, OF MAPS, RECORDS OF SAID COUNTY. EXCEPT THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.



GENERAL NOTES

1. THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSES OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
2. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY WAS PREPARED BY DONALD M. BARRIE DON BARRIE & ASSOCIATES 1240 B N. JEFFERSON STREET ANAHEIM, CA 92807 (714)666-1721
4. PLOTTED EXISTING AS-BUILT WELL HEAD LOCATIONS FOR DABNEY-JOHNSTON OIL CORPORATION WELL #79 AND THE TERMO COMPANY WELL #3 ON 8/11/2015

INFILTRATION NOTE

THE SUGGESTED INFILTRATION WILL BE UNDER THE MAIN DRIVE DRAINING TO THE SOUTHEAST CORNER OF PROPERTY ULTIMATELY DRAINING INTO THE PUBLIC STREET.

PRELIMINARY EARTHWORK QUANTITIES

CUT: 1100 C.Y. FILL: 376 C.Y. EXPORT: 724 C.Y.

MAX CUT: 4' MAX FILL: 3'

THE ABOVE QUANTITIES ARE FOR REFERENCE AND FEE PURPOSES ONLY. THE GRADING CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR CONSTRUCTION AND CONTRACT PURPOSES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF IT BECOMES APPARENT THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL SO THAT A ACCEPTABLE SOLUTION CAN BE REACHED.

PRELIMINARY GRADING PLAN

THE COURTYARD
1933 TEMPLE AVENUE

PROJECT ENGINEER

DATE 11/13/15
SCALE 1" = 10'
DRAWN C. A. G.
CHECKED C. J. Q.

ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com
WEB SITE: anacalengineering.com

SIGNAL HILLS, CALIFORNIA

SHEET TITLE

PROJECT

SHEET NO.

1

OF

1

JOB NO. 15-205WAE

LEGEND

- ABANDONED OIL WELL LOCATION

TREE

PALM

POLE ANCHOR

PROPERTY CORNER
- MONUMENT

WATER VALVE

POWER POLE

WATER METER

STREET LIGHT

SEWER MAN-HOLE

BASIS OF BEARINGS

THE CENTERLINE OF TEMPLE AVENUE SHOWN AS N.00°00'25"E. PER TRACT NO. 29304, M.B. 839/65-69, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

BENCH MARK

CITY OF SIGNAL HILL BENCH MARK NO. 055 LOCATION: PACIFIC COAST HWY. & TEMPLE AVE. DESCRIPTION: SE COR. BRASS CAP MON IN WELL 57' S & 22' E/O C.L. INT. (3.5' E/O C.F. & 7' S/O B.C.R.) C.L.B. No. 104 EL=77.441(1985)

LEGAL DESCRIPTION

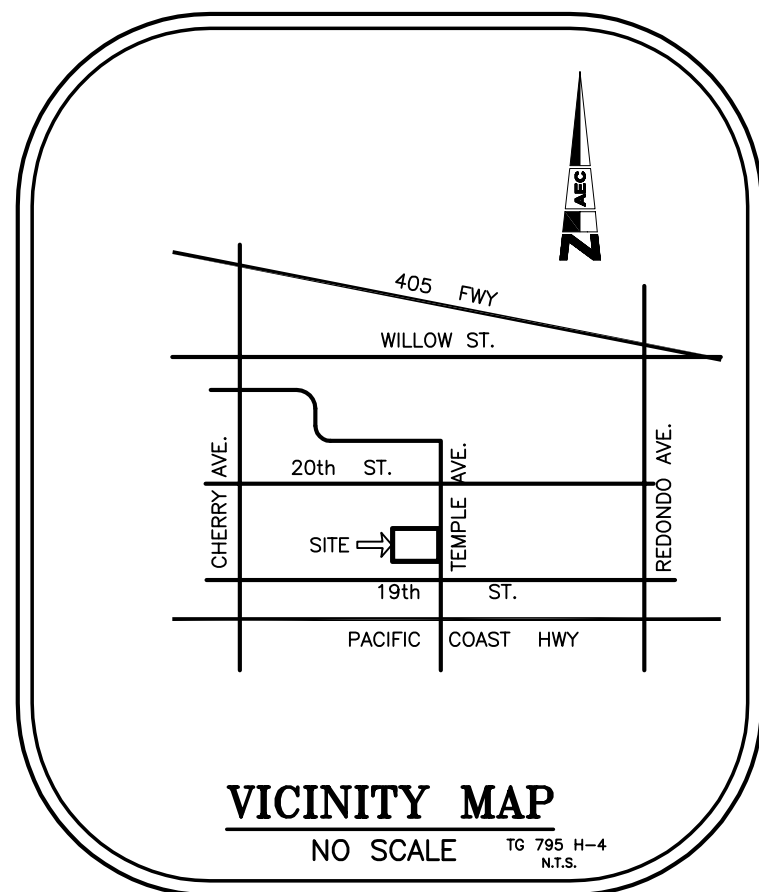
REAL PROPERTY IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN: 7216-020-011)

LOTS 11, 12 AND 13 OF THE PRICE AND PETERSON TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 85 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT FROM SAID LOT 13 THAT PORTION THEREOF LYING SOUTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, ALSO EXCEPT THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.

PARCEL 2: (APN: 7216-021-002)

ALL THAT PORTION OF FARM LOT 22 OF THE ALAMITOS TRACT, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 36, PAGE 37, ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF A LINE PARALLEL WITH AND 265.88 FEET WEST OF THE CENTER LINE OF TEMPLE AVENUE AND LYING NORTH OF A LINE PARALLEL WITH AND 219.56 FEET NORTH OF THE CENTER LINE OF 19TH STREET, AS ESTABLISHED ON JANUARY 20, 1948, AND LYING SOUTHWEST OF THE SOUTHWEST LINE OF PRICE AND PETERSON TRACT, AS SHOWN ON MAP RECORDED IN BOOK 12, PAGE 85, OF MAPS, RECORDS OF SAID COUNTY, EXCEPT THEREFROM ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND.



VICINITY MAP
NO SCALE

PROJECT ENGINEER
ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~ ANAHEIM, CALIFORNIA 92805
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL: anacal@anacalengineering.com WEB SITE: anacalengineering.com

DATE: 2/19/16
SCALE: 1" = 10'
DRAWN: C. A. G.
CHECKED: C. J. Q.

SIGNAL HILLS, CALIFORNIA

PRELIMINARY GRADING PLAN
THE COURTYARD
1933 TEMPLE AVENUE

SHEET TITLE: PRELIMINARY GRADING PLAN
PROJECT: THE COURTYARD
SHEET NO. 1
JOB NO. 15-208PR-GPR

GENERAL NOTES

- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY WAS PREPARED BY DONALD M. BARRIE DON BARRIE & ASSOCIATES 1240 B N. JEFFERSON STREET ANAHEIM, CA 92807 (714)666-1721

HILLBROOK CONDOS

INFILTRATION NOTE

THE SUGGESTED INFILTRATION WILL BE UNDER THE MAIN DRIVE DRAINING TO THE SOUTHEAST CORNER OF PROPERTY ULTIMATELY DRAINING INTO THE PUBLIC STREET.

PRELIMINARY EARTHWORK QUANTITIES

CUT: 1400 C.Y. FILL: 376 C.Y. EXPORT: 1024 C.Y.
MAX CUT: 4' MAX FILL: 3'

THE ABOVE QUANTITIES ARE FOR REFERENCE AND FEE PURPOSES ONLY. THE GRADING CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR CONSTRUCTION AND CONTRACT PURPOSES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF IT BECOMES APPARENT THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL SO THAT A ACCEPTABLE SOLUTION CAN BE REACHED.



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 15, 2015

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC WORKSHOP – THE COURTYARD RESIDENTIAL
DEVELOPMENT OF 10 CONDOMINIUMS AND A NEW SPECIFIC PLAN**

Summary:

The applicant, High Rhodes Property Group, is requesting workshop review of preliminary plans for 10 townhome condominium units on an approximate .6-acre property at 1933-1939 Temple Avenue. A view analysis was prepared for the project.

The proposal also includes a request for a Zoning Ordinance Amendment to create a new Specific Plan to allow:

- 3-story dwellings, 35'-6" in height (2.5-story, 25' maximum under the current RH zoning designation)
- Roof decks (not permitted in any zone)
- 12' front setback (20' minimum in the RH zone)
- Rear setback 5' at second floor and 7' at first floor (10' minimum in the RH zone)
- Side setback 3' at second floor and 5' at first floor (5' minimum in the RH zone)
- 6'-6" building separation (10' minimum in the RH zone)

The purpose of the Planning Commission workshop is to collect public comments and provide direction to the developer prior to finalizing plans for a future public hearing.

Recommendations:

- 1) Open the public workshop and receive testimony.
- 2) Provide direction as deemed appropriate for the proposal regarding:
 - The View Analysis;
 - The Zoning Ordinance Amendment for a new Specific Plan; and
 - The Site Plan and Design Review considerations.

Background:

The project and subject site have not been reviewed by the Planning Commission. Until recently, the site had five industrial buildings and a small shed consisting of approximately 7,910 square feet. The State Division of Oil Gas and Geothermal Resources (DOGGR) maps indicate that two abandoned oil wells are in the vicinity of the project site.

In June 2015, in response to changes in the DOGGR site plan review and abandoned well certification program, the City amended the Oil Code and established new development standards for properties with abandoned oil wells. The Code allows properties with abandoned oil wells to be developed subject to demonstrating that:

- Wells are surveyed to identify the location;
- Wells are tested to confirm they are not leaking methane; and
- Adequate access to service the wells is provided.

On July 8, 2015, since the wells could not be located in the open areas on the site, a demolition permit was issued to demolish the southern and western buildings as the abandoned oil wells thought to be under the buildings.

On July 20, 2015, the wells were subsequently located, leak tested and found not to be leaking. The applicant prepared a well access exhibit and has designed a site plan that provides access to the oil wells (wells are not being built over).

On October 26, 2015, consistent with the City's View Policy, view notices were mailed to owners and residents within a 500-foot radius of the site. Story poles were installed to depict the height of the dwellings to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer.

Analysis:

The applicant, High Rhodes Property Group, a boutique real estate investment and development firm is in escrow with the current property owner the United Anglers of Southern California (Attachment A).

Project Vicinity

The site is located off of Temple Avenue between 20th and 19th Streets within the Hilltop Neighborhood and RH, Residential High Density, zoning district. The site is an infill parcel surrounded by condominium complexes on three sides. The surrounding developments are high density and vary in height from two to three stories.



Setting

Currently, two buildings with light industrial uses and a few small trees remain on the site. The non-conforming buildings will be demolished and the trees will be removed for construction of the project.

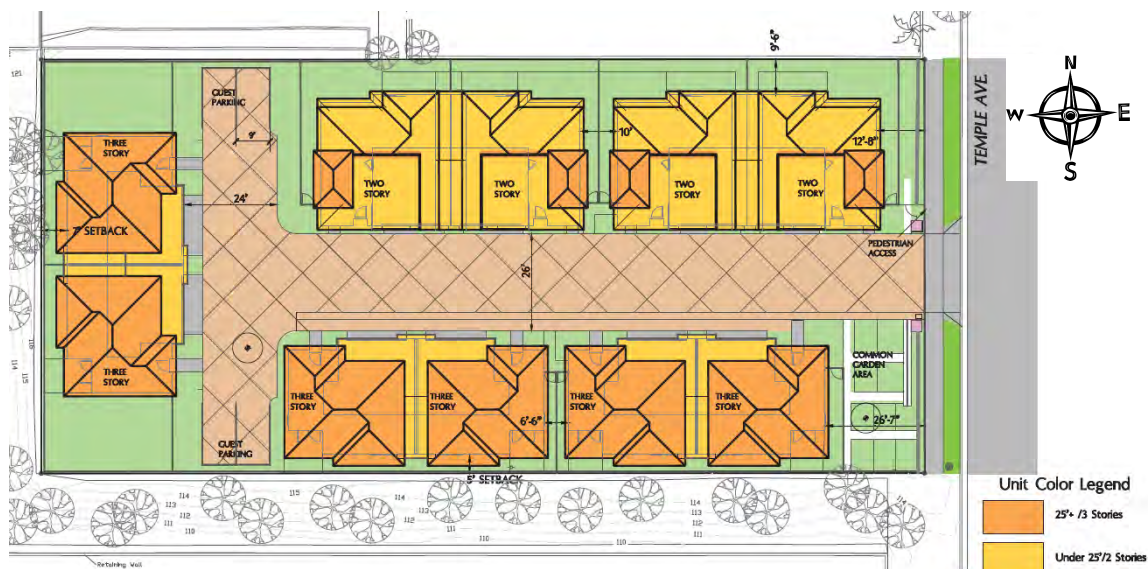
The zoning and existing land use for the project site and adjacent properties are as follows:

Direction	Zoning Designation	Existing Land Use
Project Site	RH, Residential High Density	A warehouse and storage building used for light industrial uses
North	RH, Residential High Density	Temple View Condominiums - 16 condos 2-3 stories in height with lower level parking and a 1-story single-family dwelling
South	RH, Residential High Density	Hillbrook Condominiums - 82 condos 3 stories in height with tuck under parking
East	RH, Residential High Density	Temple Avenue - California Crown Specific Plan
West	RH, Residential High Density	Hillbrook Condominiums - 82 condos 3 stories in height with tuck under parking

Site Plan

The project is an infill project for 10 townhome style condominiums - under the existing zoning designation 12 units could be developed on the site. The site is a u-shape configuration, with a 26' wide private driveway in the middle. Access to the development will be from a driveway on Temple Avenue. There are 4 guest parking spaces at the rear of the site. The same number of street parking spaces on Temple Avenue will remain as there is only 1 driveway.

The site plan is designed with five separate townhome buildings, rather than one large building with multiple attached units. The dwellings on the north are 2-3-story units with the roof deck on the third floor (31'-6" in height) and dwellings on the south and west are 3-story units (35'-6" in height).



Floor Plans

There are two unit types within the development. The units have a shared wall on the first floor and an 8-foot separation between the buildings on the second and third floors, which creates a corridor between the dwellings. Each floor plan is designed as follows:

- Plan 1 – 1,696 square feet
 - 1st floor: kitchen, great room, half bathroom, and 2-car garage
 - 2nd floor: three bedrooms, 2 bathrooms, laundry room and 57 SF covered balcony
 - 3rd floor: stairs/landing and adjoining 337 SF roof deck
- Plan 2 – 2,015 square feet
 - 1st floor: bedroom, bathroom, patio, 2-car garage with storage area
 - 2nd floor: kitchen, dining room, living room, half bathroom, 128 SF covered balcony
 - 3rd floor: two bedrooms, 2 bathrooms

Design

The development has a Spanish or Santa Barbara style design. The architecture includes a tiled roof, stucco finish with trim and vinyl windows. A color and material board will be available at the workshop.

New Specific Plan

As proposed, the project will require a Zoning Ordinance Amendment to create a new Specific Plan to permit deviations from the current RH zoning standards as follows:

Standard	RH Requirements	Proposed Project
Lot area and dimensions	6,000 square feet minimum Dimensions 50' by 120'	26,061 square feet (.6-acre) 110' by 235'
Dwelling Unit Density *	12 units maximum 21 dwelling units per acre maximum	10 units * 16 dwelling units per acre
Height *	25' height limit 2.5 stories	35'-6" and 31'-6" * 3-stories *
Setbacks Front (east) * Side (north) Side (south) * Rear (west) *	20' minimum 5' minimum 5' minimum 10' minimum	12'-8" * and 26'-7" 9'-6" 3' from the second floor * 5' from the second floor *
Space between buildings *	10' minimum	6'-6" *
Off-street parking	2-car garage, per unit	2-car garage, per unit 20' x 20' each
Guest Parking	1 space, per 4 units (3 stalls for 10 units)	4 stalls

Lot Coverage	50% maximum	42%
Open Space	6,515 square feet (25% of lot)	10,723 square feet

*Indicates deviation from RH Standards

The adoption of a Specific Plan requires both Planning Commission and City Council review. Key develop standards contained in the proposed specific plan include:

- 3-story dwellings, 35'-6" in height (2.5-story, 25' maximum in the RH zone)
- Roof decks (not permitted in any zone)
- 12' front setback (20' minimum in the RH zone)
- Rear setback 5' at second floor and 7' at first floor (10' minimum in the RH zone)
- Side setback 3' at second floor and 5' at first floor (5' minimum in the RH zone)
- 6'-6" building separation (10' minimum in the RH zone)

The applicant has prepared a summary of their goals and objectives related to their request to establish a Specific Plan for the project (Attachment B).

There are 13 residential Specific Plans in the City. Specific Plans create standards that are specific to the development and are approved in recognition of site constraints. The subject site is constrained in the size and contains abandoned oil wells. The lot is narrow and deep which limits functional and aesthetically pleasing design options. In addition, due to the location of the abandoned oil well the site plan was designed so that a large service truck could access the wells if need be requiring the building to the south to be setback and the distance between the two buildings to be reduced.

Key Provisions of the View Policy

The City's View Policy clarifies circumstances for which a view analysis is required, establishes procedures for providing notices to residents and property owners and guidelines for which views will be determined eligible for preservation by the Planning Commission and recommended modifications to protect views (Attachment C). Per the View Policy:

All projects shall preserve, to the extent possible, all views designated as "primary view" and "secondary view" with greater emphasis placed on the preservation of "primary views."

Views subjects that are not eligible for analysis or preservation include:

- Buildings on neighboring lots;
- The sky;
- Vacant land that is developable under City code; and
- Alleys or Streets.

The Planning Commission may require the applicant to make any or all of the following modifications to the proposed project:

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

Project View Analysis

Prior to developing the workshop plans, the applicant informally met with the Temple View and Hillbrook Homeowners Associations to introduce themselves, share design concepts and gather preliminary community input on the project. The applicant has prepared a list of comments received (Attachment D). After consideration of the input received at these meetings, the applicant designed plans for the workshop.

A view notice was sent out residents and property owners within 500-feet of the project, story poles were installed on the site and staff received twelve responses to the view notice.

The applicant met with the twelve individuals that requested a view analysis and took view photos from the respective properties. The applicant then prepared a computer generated simulation (depicting the highest points of the dwellings with an orange line, depicting the roof lines in yellow and approximate location of 25' height limit to compare the project to the current development standards). The view analysis was provided to each of the affected parties (Attachment E).

After receipt of the view analysis documentation, several property owners submitted written responses and view photos from their respective properties (included in the discussion in the following section). In addition, a letter from an attorney was submitted on behalf of six property owners of the Temple View Condominiums at 1957 Temple Avenue (Attachment F).

View Analysis Assessments

For each property, a summary of the view analysis prepared by the applicant, a staff assessment of the submitted analysis and response from affected resident/property owners has been prepared.



- 1) 1999 Temple Avenue, Unit H - Signal Gate Condominiums - Marcy Allen
 - **Applicant Assessment:** View Photos were taken from the master bedroom and adjoining balcony. No view obstructions were reported (Attachment E, Pages 3-5).
 - **Staff Assessment of Applicant's View Analysis:** No Impacted View(s). The Courtyard project is visible in the photos taken from the balcony facing south. The existing views are retained.
 - **Property Owner Assessment:** No response to view analysis.
- 2) 2726 E. 20th Street - Sea View Condominiums - Pamela & Bob Morse
 - **Applicant Assessment:** View photos were taken from the living room and adjoining balcony. No view obstructions were reported (Attachment E, Pages 6-9).
 - **Staff Assessment of Applicant's View Analysis:** No Impacted View(s). The Courtyard project is visible from the view photos taken from the living room and balcony facing south. The existing views are retained.
 - **Property Owner Assessment:** No response to view analysis.
- 3) 2728 E. 20th Street - Sea View Condominiums - Michael Chambers
 - **Applicant Assessment:** View photos were taken from the kitchen, living room, dining room, and adjoining balcony. No view obstructions were reported (Attachment E, Pages 10-13).
 - **Staff Assessment of Applicant's View Analysis:** No Impacted View(s). The Courtyard project is visible from the view photos taken from the living room, dining room and balcony facing south. The existing views are retained.

- **Property Owner Assessment:** No response to view analysis.
- 4) 2722 E. 20th Street, Unit 305 - Sandra Sklarsh
- **Applicant Assessment:** View photos were taken from the dining room, living room and adjoining balcony. No view obstructions were reported (Attachment E, Pages 14-17).
 - **Staff Assessment of Applicant's View Analysis:** No Impacted View(s). The Courtyard project is visible from the dining room, living room and balcony facing southeast. The existing views are retained.
 - **Property Owner Assessment:** No response to view analysis.
- 5) 2662 E. 20th Street, Unit 310 - Marge Vandament
- **Applicant Assessment:** View photos were taken from the kitchen, dining room, living room and adjoining balcony. No view obstructions were reported (Attachment E, Pages 18-20).
 - **Staff Assessment of Applicant's View Analysis:** No Impacted View(s). The Courtyard project is visible from the dining room facing east, kitchen facing southeast and balcony facing southeast. The existing views are retained.
 - **Property Owner Assessment:** No response to view analysis.
- 6) 1903 Temple Avenue, Unit 227- Hillbrook Condominiums - Greg Kazen
- **Applicant Assessment:** View photos were taken from the living room, dining room/study and balcony. Views were determined not to be eligible for preservation (Attachment E, Pages 21-24).
 - **Staff Assessment of Applicant's View Analysis:** Ineligible View(s). The Courtyard project is directly visible from all areas that the photos were taken from. However, the views are not eligible for preservation and the property owner will be impacted by any development on the subject site.
 - **Property Owner Assessment:** Mr. Kazen submitted comments related to project design and zoning, discussed in the public comment section below.
- 7) 1903 Temple Avenue, Unit 311 - Hillbrook Condominiums - Erik Radcliffe
- **Applicant Assessment:** View photos were taken from the dining room/study, living room and balcony. Views from the property were determined not to be eligible for preservation (Attachment E, Pages 25-29).
 - **Staff Assessment of Applicant's View Analysis:** Ineligible View(s). The Courtyard project is directly visible from all areas that the photos were taken from. However, the views are not eligible for preservation and the property owner will be impacted by any development on the subject site.
 - **Property Owner Assessment:** Mr. Radcliffe submitted photos with brief narratives. Photos were taken to demonstrate the sense of open space that will be lost (Attachment G).

8) 1957 Temple Avenue, Unit 201 - Temple View Condominiums - Patrick Faecke

- **Applicant Assessment:** View photos were taken from the living room, master bedroom and balcony. The applicant reported: 1) there are no protected views from this unit and 2) the project does not interfere with the existing view (Attachment E, Pages 32-36).
- **Staff Assessment of Applicant's View Analysis:** Impacted view(s) - mitigation from balcony is feasible. Courtyard project is directly visible from all areas that the photos were taken. Ocean views would be impacted by the project. Photos from loft were not provided.
- **Property Owner Assessment:** Mr. Faecke does not believe the photos provided by High Rhodes accurately portray his views and contends that the view study does not recognize his primary view of the Long Beach skyline and the ocean. A written response and view photos to the applicants view analysis was submitted (Attachment F, Exhibit C 1-5 and Attachment H).

9) 1957 Temple Avenue, Unit 101 - Temple View Condominiums - Jan Reed

- **Applicant Assessment:** View photos were taken from the living room, master bedroom, and balcony. The applicant reported: 1) there are no protected views from this unit and 2) the project does not interfere with the existing view (Attachment E, Pages 37-41).
- **Staff Assessment of Applicant's View Analysis:** Impacted View(s) - mitigation is difficult. The Courtyard project is directly visible from all areas that the photos were taken from. It appears that views to the east will not be impacted but ocean views, due south, are impacted.
- **Property Owner Assessment:** The written comments submitted are related to design and zoning and discussed in the public comment section below. Photos taken from the property were submitted (Attachment F, Exhibit C 1-5).

10) 1957 Temple Avenue, Unit 102 - Temple View Condominiums - Steven Flores & Jay Kobielsuz

- **Applicant Assessment:** View photos were taken from the master bedroom and balcony. The applicant reported: 1) there are no protected views from this unit and 2) the project does not interfere with the existing view (Attachment E, Pages 42-46).
- **Staff Assessment of Applicant's View Analysis:** Impacted View(s) - mitigation is difficult. The Courtyard project is directly visible from all areas that the photos were taken from. It appears that views to the east will be impacted.
- **Property Owner Assessment:** Mr. Kobielsuz submitted comments related to project design and zoning, discussed in the public comment section below.

11) 1957 Temple Avenue, Unit 103 - Temple View Condominiums - Adam Steward & Katherine Bokamper

- **Applicant Assessment:** View photos were taken from the living room, balcony and loft. The applicant reported: 1) there are no protected views from this unit and 2) the project does not interfere with the existing view (Attachment E, Pages 47-51).
- **Staff Assessment of Applicant's View Analysis:** Impacted view(s) - mitigation from loft is feasible. Courtyard project is directly visible from all areas that the photos were taken. Ocean views would be impacted by the project. Based on the approximate 25' building height a reduction in the building height would not improve views from the living and balcony but would from the loft.
- **Property Owner Assessment:** Mr. Steward and Ms. Bokamper have views of the ocean and of the city skyline from their living quarters, loft and private patio. The 35'-6" height proposed will directly and fully obstruct those views (Attachment I).

12) 1957 Temple Avenue, Unit 104 - Temple View Condominiums - Alin & Roxanna Chitanu

- **Applicant Assessment:** View photos were taken from the living room, balcony and loft. The applicant reported: 1) there are no protected views from this unit and 2) the project does not interfere with the existing view (Attachment E, Pages 52-56).
- **Staff Assessment of Applicant's View Analysis:** Impacted view(s) - mitigation from loft is feasible. Courtyard project is directly visible from all areas that the photos were taken. Ocean views would be impacted by the project. Based on the approximate 25' building height a reduction in the building height would not improve views from the living and balcony but would from the loft.
- **Property Owner Assessment:** Mr. Chitanu does not believe the photos provided by High Rhodes accurately portray his views. Primary views of the ocean, hills and landmarks can be seen from their unit and were not recognized in the view analysis. Mr. Chitanu and Mr. Ferdi emailed each other in response to the view analysis (Attachment J). View photos and comments from Mr. Chitanu were submitted (Attachment F, Exhibit C 1-7).

The following individuals have submitted comments related to views:

1957 Temple Avenue, Unit 202 - Temple View Condominiums - Miruna Babtie

The property owner did not contact City staff in response to the view notice. Therefore, the applicant did not conduct a view analysis. Ms. Babtie, submitted written comments and view photos of the downtown Long Beach skyline and coastline (Attachment F, Exhibit C 1-8).

1903 Temple Avenue, Unit 125- Hillbrook Condominiums - David Fukumoto

The property owner contacted staff after the requested the view notice period. The applicant was not able to get in contact with the property owner to conduct the view analysis from their property. Mr. Fukumoto asked the applicant to take photos from the lawn in front of his balcony, but the applicant was unable to take the photos. The property owner has submitted photos which compare their unit to the proposed project (Attachment K).

The applicant has not revised the plans or the view analyses, prior to the workshop meeting. The Planning Commission can direct the applicant to make changes to the plans as described in the view policy above or deemed appropriate.

Additional Public Comments Received

In addition to view comments, staff has received several comments related to the project design and zoning (Attachment F, Exhibit B and Attachments L & M). In general, the residents do not support deviation from the current RH zoning standards. A summary of the comments related to design and zoning are as follows:

- 1) Do not support of the Specific Plan concept with specific concerns regarding:
 - a) Deviation from 25' height limit;
 - b) Roof decks; and
 - c) Deviation from standard setbacks
- 2) Loss of Property Values
- 3) Privacy concerns from windows, roof decks and patios
- 4) Noise from roof decks and yard patios
- 5) Blocked sunlight
- 6) Density
- 7) Construction & completion of a land survey

Landscape & Fence Plan

The project must comply with the recently adopted Water Conservation in Landscaping Ordinance which reflect the state ordinance which only allows for limited turf. Features of the landscape plan include:

- Common area and yard landscaping including a mixture of trees, shrubs and mix of ground cover using drought tolerant plantings and California native plants
- Common area garden at the front of the property. In the past, staff has found that gardens can become a nuisance if they are not maintained.
- Developer installed and HOA maintained 6' vinyl fencing on the north, west and south property lines
- Infiltration with dry wells and clarifier basins to treat stormwater

- Driveway with permeable pavers to provide additional source control for stormwater runoff and pollutant loads

There is a 4' plaster wall, pedestrian gate and metal gate setback 3'-6" from the front of the property. As proposed, guest and resident vehicles waiting for the gate to open would impede access to the public right-of-way, including the sidewalk and street. Therefore, the gate must be relocated so vehicles waiting for access do not block the street or sidewalk.

Grading

The grading plan calls for minor grading, so the proposed grades will be very similar to the existing grades.

Green Building Features

A summary of the green building and site features has been prepared by the applicant (Attachment N).

Approved by:

Scott Charney

Attachments

The Courtyard

March 2016

Development Process – Update

Brief History: The Courtyard consists of five (5) paired homes (10 units total) designed to create and maintain long-term value through the combination of functional lifestyle features and timeless design –to become an address which will be proudly recognized as a community of distinction within the city of Signal Hill. In December 2015, the development team and city staff presented The Courtyard development project at the regularly scheduled Planning Commission meeting in a workshop setting. At that time, overall design and plans were a result of an extensive process of proactive engagement with city staff and the community over the preceding 2 years. During the workshop, a number of area residents and commission members shared concerns over specific design elements and impacts of the project. The development team was asked to consider modifications to the project and further engage the community for input.

High Rhodes' Post December 2015 Workshop Activities:

City staff meeting: Development team met with city staff to review specific concerns expressed during the meeting and review best course of action (and associated timeframes) for moving forward. In summary, it was suggested the developer:

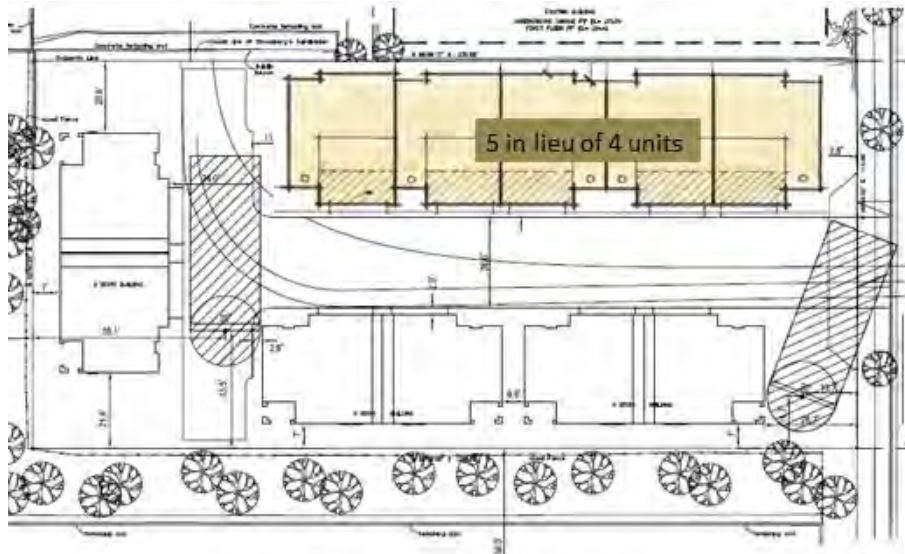
- Continue to meet with residents – especially those with concerns regarding views
- Consider eliminating the use of roof decks
- Evaluate reducing height by additional grading and modifying and/or lowering rooflines
- Modify plans as necessary, and produce exhibits showing changes
- Repeat view analysis for potentially impacted residents

Community Outreach: Immediately following the December workshop we reached out to the Temple View residents and suggested while comments were still fresh in everyone's mind it would be prudent to convene, clarify points of confusion, review updated materials, and discuss potential modifications to the plans. After a series of individual communications, a meeting for the broader HOA was set for early the next month. On January 6, we met with the Temple View residents (in attendance: Faecke, Chitanu, Reed, Flores, Babatie, Davis) to review the presentation materials and comments received during the December workshop. Primary goals of the meeting:

- Confirm and discuss ALL of the residents' specific concerns
- Review prior meetings discussions re: SP v. RH zone options, impacts, and trade offs
- Assess the project's design mitigation efforts
- Discuss constraints, conditions, and design alternatives including 12 unit options
- Explore possible additional Courtyard modifications

The following is a summary of the requests/preferences (of the Temple View residents):

- Eliminate the roof decks and associated tower elements on the two story units (units nearest Temple View) in exchange for the “Plan B” (see below plan)



- Keep maximum height of Plan B units at 25'
- Move Plan B units nearer the Temple View property line (setback becomes 5-7') to decrease ground plane user interface
- Explore and provide roof design and fenestration location on rear elevation (Temple View facing) Plan B units
- Lower the 3-story units to level whereby a person on second level of Temple View maintains line of site over Hillbrook's roof
- Display revised heights on story poles

Planning/Design/Civil Efforts: We pursued the comments with our design team and have made the following project modifications to successfully accomplish the resident's primary goals/desires:

- Redesigned 2 story homes to eliminate roof decks, privacy walls and tower elements
- Redesigned floor plans to reduce privacy sensitive uses adjacent to neighboring properties
- Redesigned 2 story roofline to cut down on massing- highest point of pitched roof is 25'
- Re-positioned 2 story homes to eliminate rear patios/outdoor living space adjacent to neighboring properties
- Retained separate buildings with upper floor separation
- Kept unit count to 10, electing not to pursue the Plan B scenario noted above
- Lowered grade and 3-story building elevation design- +/- 4' requiring 1000+ yards of export
- Increased southern setback an additional 2'
- Story poles were erected

Community Follow up: Temple View- the team reached out to all neighboring property owners again as the revisions were completed and scheduled a meeting to be held after story poles were modified to indicate the highest points of the revised rooflines. This meeting was held February 18 with Faecke, Babatie, Chitanu, Flores, Reed, and Stewart attending.

Each specific item/request made during the January meeting was reviewed against related proposed project modification(s). These have been summarized below – text in red is the revised design development result:

- Eliminate roof decks and associated tower elements on the two story units. **Although it was anticipated and agreed that 5 units would be placed along the northern property line to accommodate the loss in roof decks, developer has successfully re-planned the northern home site with only 4 units which allows us to retain building separations for visual breakup and enhanced air flow.**
- Keep maximum height of Plan B units at 25'. **Successfully achieved and only the peaks of redesigned roofs reach the 25' level**
- Move Plan B units nearer the Temple View property line (setback becomes 5-7') to decrease ground plane and rear yard user interface. **The development was moved closer and rear patios were eliminated. The ultimate setback will be approximately 7-8' depending upon further geo/physical investigations.**
- Explore and provide roof design and fenestration details on rear elevation (Temple View facing) Plan B units. **Roof design has been modified to a series of pitched roofs with high point capped at 25'. Northfacing window areas reduced ground level exterior doors to north were removed.**
- Lower the 3-story units to allow a person on second level of Temple View to maintain line of sight over Hillbrook roof. **The buildings were lowered approximately 4' to achieve desired goal and preserve veiled/obstructed skyline views.**
- Display revised heights on story poles. **Poles were installed and view analysis was repeated for residents including those with no view impact from prior plan.**
- Evaluate possibility of increasing setback at rear of the property and placing 3 units (in lieu of 2) at west side of the property. **Due to access requirement for oil rigs, potential elimination of landscaping in the front of these homes, and the resulting increase in massing along the rear property line, the west end remains as planned with the home elevations reduced 4'.**

The discussion focused on how the story poles have been modified and exactly what the ribbons represent. 11 x 17 packages of plans and elevations were provided and left with the residents for further study. The developer was asked to provide “before” and “after” photos comparing the initial development with the modifications.

View study photos were then coordinated with Faecke, Reed, Chitanu, Flores, and Babatie. Stewart provided photos taken with revised view analysis completed and individual sections distributed to participants.

Community Outreach: Hillbrook Condominiums- Each of the Hillbrook residents who either spoke at the December Workshop, or were part of the initial view analysis were contacted for individual meetings to discuss the project. An additional resident asked to be informed about the project as a result of the Workshop/ View Notice. Whenever possible, meetings were held or communications occurred via phone or email.

Primary concerns voiced reflect potential privacy issues as well as impact on sun/shade from the new homes. An expanded shadow study is being prepared which indicates virtually no increase in shadow on the adjacent property resulting from the added 6' of roof height.

Below is an overall summary of community outreach efforts post December Workshop:

	Temple View							Hillbrook			
Resident	Reed	Flores	Stewart	Chitanu	Faecke	Babatie	Davis	Booker	Kazen	Fukumoto	Radcliffe
Spoke at December workshop	x		x	x	x	x				x	x
	High Rhodes Activities - Post December Workshop Only										
City notices	x	x	x	x	x	x	x	x	x	x	x
High Rhodes outreach	x	x	x	x	x	x			x	x	x
In-person meetings	x	x	x	x	x	x	x	x			
Email correspondence	x	x	x	x	x	x		x		x	
Initial view analysis								x			
Revised view analysis	x	x	x	x	x	x					
Shadow study- expanded								x		x	

Development Summary: Following is a summary of design highlights, modifications or considerations made in direct response to resident, Planning Commission, and staff input since the December Workshop:

- 1) Maintained density of 10 homes v. 12 allowed
- 2) Redesigned to eliminate roof decks
- 3) Improved setbacks
 - a. Adjusted northern setback to adjacent residents' satisfaction
 - b. Increased southern setback to 7' (vs. 5' in RH zone)
 - c. Maintained varied street front setback (substantially greater than adjacent properties)
- 4) Reduced height impacts
 - a. Eliminated rooftop decks
 - b. Eliminated stairwell/tower elements on the 2-story homes
 - c. Lowered finished grade of property by additional 1'
 - d. Lowered three story building elevations approximately 4' overall
 - e. Placed tallest units away from closest adjacent properties
 - f. Sloped roof lines and placed tallest points away from property lines
- 5) Reduced massing by
 - a. Maintained 2 homes per building unit
 - b. Separated all homes above the ground floor
 - c. Created pitched roof series on two story units adjacent to Temple View
 - d. Minimized the number of units adjacent to any property line
- 6) Protected natural light and breezes
 - a. Designed to protect adjacent property from shadows - NO loss of sunlight
 - b. natural breezes enhanced by establishing/maintaining building separations
- 7) Increased privacy by
 - a. Eliminated roof decks
 - b. Placed primary orientation of the project onto the central courtyard
 - c. Minimized windows facing adjacent properties
- 8) Enhanced Landscaping
 - a. Extensive street front landscaping
 - b. Handsome themed central courtyard

CITY OF SIGNAL HILL
View Protection Policy

Section 1. Purpose

The hillsides in Signal Hill provide the City with its most identifying feature. The views both from and of the hill are a limited natural resource, enjoyed by residents and visitors. The City's General Plan discusses the importance of views in several of the General Plan Elements. The Environmental Resources Element states that one of the City's goals is to "maintain and enhance the identity and aesthetic quality of Signal Hill as a City with striking view potential." That Element also includes Policy 1.1, which states the City will "protect views both to and from the Hill and other scenic features. This will extend to all new development and to major rebuilding and additions."

Specifically, this View Protection Policy accomplishes the following:

1. Clarifies the circumstances under which a view analysis is required.
2. Establishes procedures for providing proper notice of potential view impacts.
3. Establishes guidelines against which views will be determined eligible for preservation.
4. Establishes acceptable methods of analysis and provides guidelines for evaluation of results.
5. Establishes guidelines for the recommendations of modifications to proposed projects in order to protect views.

Section 2. Procedures and Requirements For Level 1 View Analysis

Any person proposing to develop a project which requires Site Plan and Design Review, as specified in Chapter 20.52 of the Signal Hill Municipal Code, shall submit with the Site Plan and Design Review application, a Level 1 view analysis. The Level 1 view analysis shall contain the following information:

1. A description of the topography of the project site and of all sites within 500 feet of the subject site.
2. A description of all uses and structures within 500 feet of the subject site.
3. A description of the potential view impacts of the proposed project on any property within 500 feet of the subject site.

View Protection Policy
(Continued)

The applicant may use a variety of methods to provide the information required, including but not limited to photographs, plot plans, grading plans, streetscapes, pad elevations, written descriptions, and documentation from neighboring residents and/or property owners.

The Planning Department shall verify the accuracy of the information provided through site visits and comparison of data with existing City records concerning the site.

Section 3. Procedures and Requirements for Level 2 View Analysis

A. Circumstances Requiring Level 2 View Analysis --

A Level 2 view analysis shall be required when the following conditions exist:

1. A Level 1 view analysis indicates that a proposed project may impact existing views.
2. A Level 1 view analysis indicates a proposed project will not impact existing views, but staff is unable to verify the accuracy of that analysis.

B. Noticing For Level 2 View Analysis --

All projects which require a Level 2 view analysis shall be noticed in the following manner:

1. The applicant shall take reasonable steps established by the City to consult with owners and residents of property located within 500 feet of the subject site. The applicant shall submit to the Planning Department the signatures of all individuals with whom the applicant consulted.
2. The applicant shall submit two sets of mailing labels for all property owners, residents, and homeowners' associations within 500 feet of the subject site. The City shall send a written notice of potential view impacts to each individual. Such notice shall contain a deadline for written comments.
3. The applicant shall post a copy of the view impact notice on the property. The notice shall be readable and/or readily accessible from the public right-of-way.

View Protection Policy
(Continued)

4. The Director of Planning may reduce the noticing requirements if a Level 1 view analysis clearly indicates that limited numbers of existing structures will be affected by the proposed development. In such instance, only the affected owners/residents would require special notice.

C. Preparation of Level 2 View Analysis

1. An applicant shall provide a description of all existing views from an affected unit. Such description may include photography and/or narrative.
2. The applicant shall evaluate each affected view to determine if each view qualifies as a "primary view" or "secondary view" eligible for preservation. Standards for evaluation are contained in Section 3,D.
3. Staff shall verify the accuracy of the evaluation completed by the applicant.
4. A Level 3 analysis shall be completed for all views determined to be primary or secondary views.

D. Designation of Primary and Secondary Views

1. An applicant shall designate the primary and secondary viewing areas in each affected building.
2. A viewing area shall be designated a "primary viewing area" if two or more of the following conditions exist:
 - a. The view is the only view in the structure.
 - b. The view is the resident's most important view.
 - c. The subject of the view is a unique landmark, such as the Queen Mary, Long Beach Skyline, Palos Verdes, ocean, Los Angeles, San Gabriel/Santa Ana mountains.
3. A viewing area shall be designated a "secondary viewing area" if only one of the above conditions exists.
4. A viewing area excludes bathrooms, hallways, garages, closets, and outdoor required setback areas.

View Protection Policy
(Continued)

5. The following view subjects are not eligible for analysis or preservation.
 - a. Buildings on neighboring lots;
 - b. The sky;
 - c. Vacant land that is developable under City code;
 - d. Alleys or streets.

E. Preparation of Level 3 View Analysis

1. The applicant shall consult with the Planning Department to determine the appropriate methods of analysis based on the site location, the type of proposed project, the potential view impacts, and the topography. Acceptable methods for a Level 3 View Analysis may include one or more of the following:
 - a. The applicant should photograph the existing view, use on-site markers to establish scale and perspective, and superimpose (draw) the outline of the proposed structure on the photographs.
 - b. The applicant should use a plot plan to show the location of the proposed structure relative to existing units and indicate the horizontal view area.
 - c. The applicant should photograph and/or sketch a streetscape showing pad elevations of existing and proposed structures and indicate existing verticle views.
 - d. The applicant should prepare a computer generated analysis.
2. An applicant may be required to prepare more than one analysis for each view, if the Director of Planning determines that one analysis may not accurately represent the potential impact. For example, an applicant may be required to analyze the view from an outdoor balcony, and analyze the same view from a location within the unit. All analyses should be taken between 4 feet and 6 feet above floor level.
3. Any affected property owner or resident who challenges the accuracy of an applicant's analysis may prepare a view analysis for review by the Planning Commission.

View Protection Policy
(Continued)

Section 4. Evaluation of View Analysis

- A. All projects shall preserve, to the extent possible, all views designated as "primary views" and "secondary views" with greater emphasis places on the preservation of "primary views."
- B. In an effort to preserve existing views, an applicant may be required to make any or all of the following modifications to the proposed project:
 - ▶ Reduce square footage;
 - ▶ Increase setbacks;
 - ▶ Eliminate bedrooms;
 - ▶ Revise roofline including decreasing the area of a second story;
 - ▶ Revise floor plan.

Section 5. Amendments

To the extent the Planning Commission finds that changes to this Policy are necessary to effectuate or enhance the purposes of this Policy as stated in Section 1, the Planning Commission may amend this policy at any time.

March 5, 2016

To the Signal Hill City Council and Planning board,

Thank you for the opportunity to present my concerns and questions about the Highpoint development on Temple ave at 19th st.

After some research from the US Naval Observatory, Google Maps, REMax Realty and Keller Williams Realty I have determined all sun light will be blocked due to the height of the proposed development by Highpoint. Although there is no city limits on sunlight, there is a predictable burden placed on the owners of 1903 Temple ave units 123-327 should the structure as planned be allowed to go ahead. As per the slides you will note Highpoint is already at the 2nd floor level of height at 1903 Temple ave while at street level of the proposed Highpoint development.

The US Naval Observatory shows the exact Azimuth of Signal Hill and the relative direction of the sun between January and June (July through Dec are similar degrees). Basic result is a 30-50 degree range as seen by the TRUE shadow and red shading shown in page 2.

The shadow cast is over 50' at 10am (at similar height of Highpoint) The simulated image shows an approximate gap of 25-35' the first floor units will have zero natural sunlight during the entire day. If needed I can offer a time-lapse video of the shadow sequence at 1903 Temple Ave. within 100' of Highpoint, should the council or planning board need verification.

The main issue is money, I and my neighbors stand to lose about 20% or \$50-100k I cannot accept Highpoint gaining money by a larger unit vs the existing condos losing money. The agents agreed that the units values will do nothing to increase the values of 1903 Temple as the units are not apple to apple equivalents. Points noted were the units on

19th at Obispo did little to increase values of 1903 Temple vs the overall real estate market rising.

Please vote no the current 31' level request.

Thank you, David Fukumoto 1903 Temple ave.
310 540 7859



Highpoint propped 31' height from the middle of the their property Unit 125 (my unit is in the middle where the X is).

Facing west towards 1903 Temple Units 123-327

Sun rises in the East as per the US Naval Observatory slide

86-131 degrees between 9am-12pm

Lot stands 15' taller than 1903 Temple Ave fence is at 2nd floor level

\$50,000.00 loss of value based on two real estate agent's estimates. from loss of privacy and sunlight, and noise.

Page 1-3



1. Sun - Shadow 10am left side is 1903 Temple units 123-327.
2. Notice darkness vs direct sun, this is 4x the brightness, 4x = 800% difference in brightness vs darkness.
3. 20% or \$50,000.00 loss of value per Remax Realty and Keller Williams



Astronomical Applications Dept.
U.S. Naval Observatory
Washington, DC 20392-5420
SIGNAL HILL, CALIFORNIA o, o,
W118 10, N33 48
Altitude and Azimuth of the Sun
Jan 5, 2016 Pacific Daylight Time
10amt

RED shows Azimuth E of N
January range 131.2- 180.6 degrees
June range 86.6 - 131.4. 9am-12pm

The sun will vary 30-50 degrees between Jan and June during 9am and 12pm every day

RIGHT SIDE IS SIMULATION OF 3 STORY
STRUCTURE (HIGHPOINT) IMPACT ON 1903
TEMPLE AVE UNITS 123-327

David Fukumoto 1903 Temple ave #125



Highpoint 31' foot flags with simulation of proposed Highpoint building facing east picture from my balcony.

Loss of \$50,000 or 20% of mkt. value due to loss of privacy, sun, and noise. Based on ReMax and Keller Williams estimates.

Simulation of a 31' structure from distance width and height from 1903 Temple ave. 123-327

This picture is lightened so you can see details not in shadow as it really will be.

31' flag



Page 3-3



Approximately 3 stories will block all sun = loss of value as per US Naval Observatory charts of Signal Hill Ca. Facing east from balcony simulated image.

Base of hill is floor level

The Courtyard

1933 Temple Avenue, Signal Hill, CA

View Analysis
March 2016



The Courtyard

(14 Original Requests in Nov 2015)

Overview of Participants' Locations

View Analysis



The Courtyard

(8 Current Requests – Feb 2016)

Overview of Participants' Locations

View Analysis



1957 Temple

1903 Temple

The Courtyard – February 2016, Initial View Analysis

Individual Narrative Report

Resident: Dameon Booker

Address: 1903 Temple, Unit 325

History:

Initial View Analysis	February 24, 2016	Analysis performed at 12:30 p.m. This was Dameon's Initial View Analysis as he was not part of the original study in November of 2015.
-----------------------	-------------------	--

Setting:

Dameon's unit is a single-level condo located in Hillbrook Condominiums, immediately adjacent to the south and west of the proposed project. Dameon's unit is due west of the proposed site. The views in question are from Dameon's living room, dining/study room and balcony adjacent to living room – all face the same direction-east.

	<u>View Description</u>	<u>View Policy (Section 3.D)</u>		<u>View Designation</u>
1	Living Room/Balcony facing East	Only View in Structure	Yes	Primary view is from the living room facing directly east.
		Most Important View	Yes	
		Subject of View is unique Landmark	No	
2	Dining/Study facing East	Only View in Structure	Yes	Secondary view is same as primary.
		Most Important View	No	
		Subject of View is unique Landmark	No	

Analysis:

Photos were taken from both inside and outside the unit (see following pages). Dameon's concern is the blocking out of view and light. The trees in the photos reside on Hillbrook's property. Any view obstructions via the proposed project fall under the City's definition of "not eligible for preservation" pursuant to the View Protection Policy Section 3.D(5) as the adjacent land is developable under City code.

Initial View Analysis

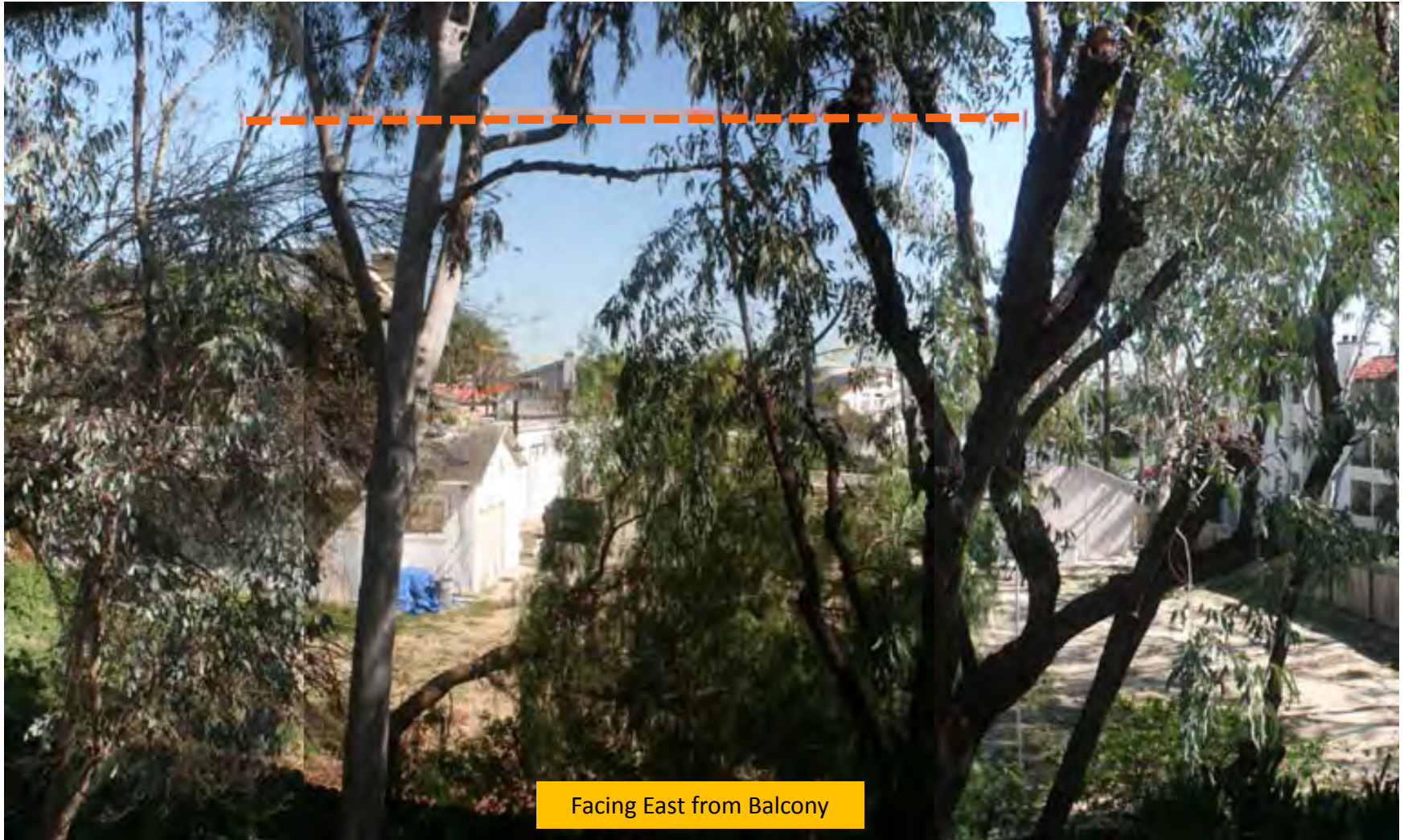
Resident Name: Dameon Booker (cont.)

Address/Unit: 1903 Temple, Unit 325



Resident Name: Dameon Booker (cont.)

Address/Unit: 1903 Temple, Unit 325

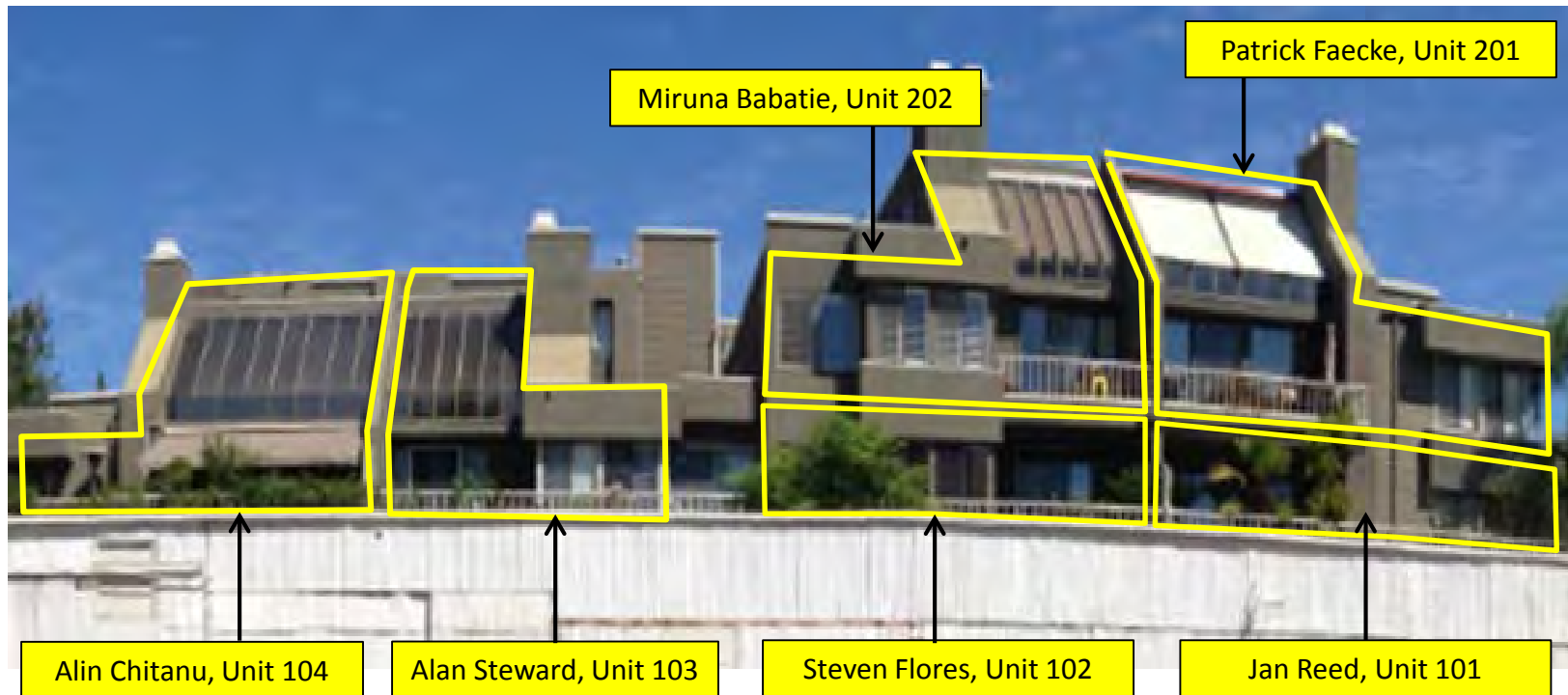


February 2016

The Courtyard – View Analysis

HIGH RHODES
PROPERTY GROUP

Temple View Condominium Participants



Temple View Condominium Locator Aerial



February 2016

The Courtyard – Revised View Analysis

HIGH RHODES
PROPERTY GROUP

Temple View - #201

Resident Name: Patrick Faecke

Address/Unit: 1957 Temple, #201

Main View: South Facing Living Room/Balcony

Secondary View: South Facing Master Bedroom



The Courtyard – February 2016 View Analysis Update

Individual Narrative Report

Resident: Patrick Faecke

Address: 1957 Temple, Unit 201

History:

Initial View Analysis and Workshop	4 th Qtr. 2015	<p>Reviewed site plans, floor plans and elevations of the project. Discussed upcoming “certified” story pole installation and view analysis. Also discussed changes made to plans as a result of resident feedback/concerns and preliminary story pole observations. Toured Patrick’s unit at that time to see impact of the preliminary story poles. At December Workshop session Patrick shared the following primary concerns:</p> <ul style="list-style-type: none"> • view obstructions • noise from roof decks, outdoor living • loss of privacy
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Patrick, and other residents, to reduce the building heights overall , and more specifically reduce the heights on the Courtyard project’s southern homes to be in line with the adjacent Hillbrook property:</p> <ul style="list-style-type: none"> • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height of 2-story units to 25’ • Positioned 2-story units to eliminate ground plane use of the rear yard areas • Reduced the design of the 3-story units maximum height by 4’ (3’ in the building and 1’ in the grade)

Resident Name: Patrick Faecke (cont.)

Address/Unit: 1957 Temple, #201

Setting:

Patrick's unit is a multi-level condo located on the second floor of the Temple View complex. View planes face South from the Living Room, Southeast to Southwest on the Balcony, and South from the Master Bedroom.

Updated Analysis:

Photos were taken from outside the unit/balcony as these best represent the view planes (included on following pages). Patrick's primary concerns have been obstructed views, and privacy issues associated with any new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

1. View / Height – Primary Goal was to maintain views for Temple View over the Hillbrook condominium project via:

- **Lowered maximum height of the adjacent two story homes to 25'**
- **Maintained separated homes above ground floor to create view corridors**
- **Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)**
- **Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).**

Representative Pole / Ribbon Configuration (southern property edge)



Revised Plan

Resident Name: Patrick Faecke (cont.)

Address/Unit: 1957 Temple, #201



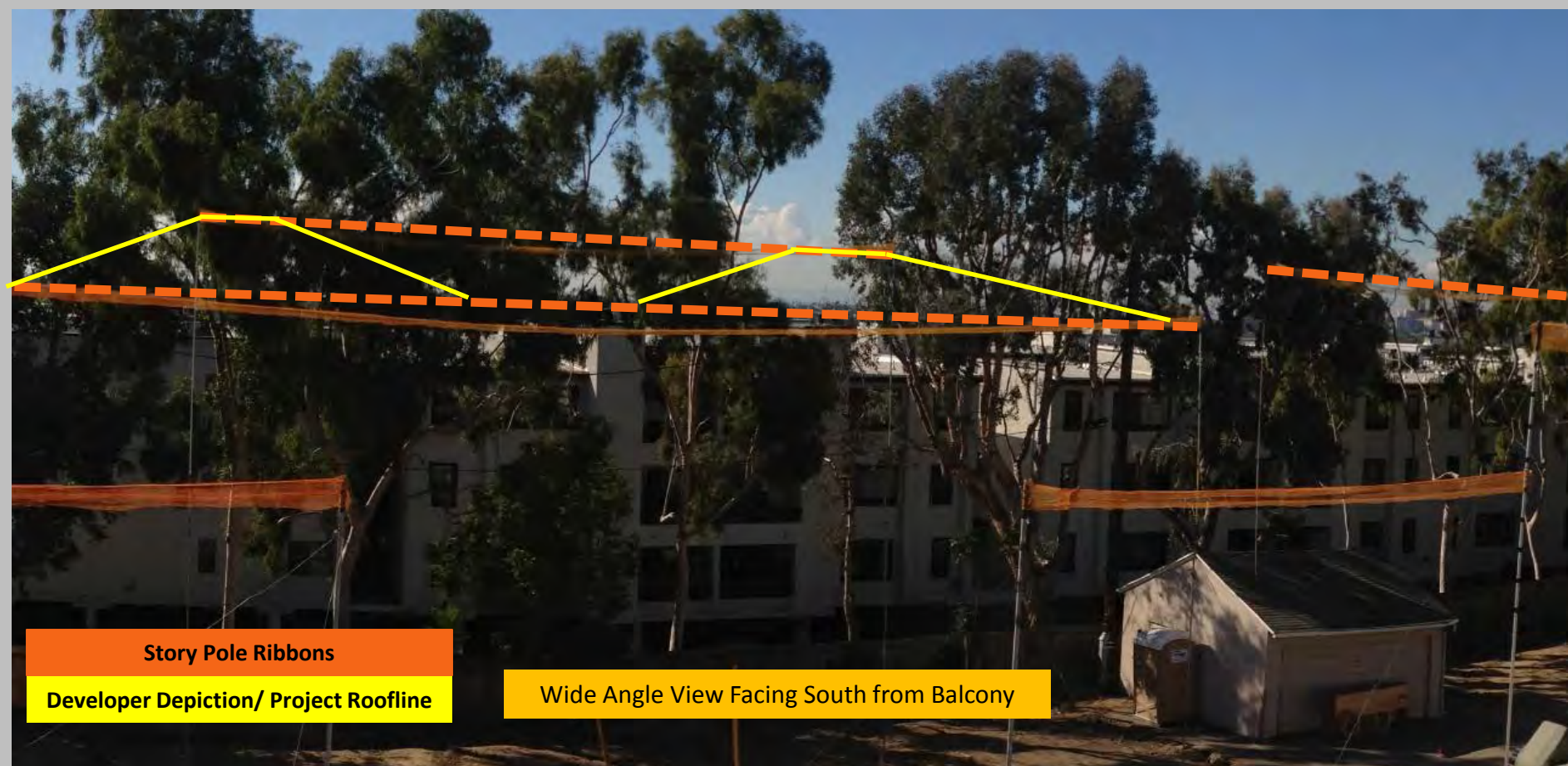
Revised Plan- close-ups



Initial Plan

Resident Name: Patrick Faecke (cont.)

Address/Unit: 1957 Temple, #201



Temple View - #202

Resident Name: Miruna Babatie

Address/Unit: 1957 Temple, #202

Main View: South Facing Living Room/Balcony/Loft

Secondary View: South Facing Master Bedroom



The Courtyard – February 2016 View Analysis Update

Individual Narrative Report

Resident: Miruna Babatie

Address: 1957 Temple, Unit 202

History:

Initial View Analysis and Workshop	4 th Qtr. 2015	<p>Miruna purchased her unit during the 4th quarter and was not part of the initial View Analysis. At the December Workshop, however, she shared the following primary concerns:</p> <ul style="list-style-type: none"> • view obstructions of Long Beach skyline and coastline • roof decks/towers should be removed
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Miruna, and other residents, to reduce the building heights overall , and more specifically reduce the heights on the Courtyard project's southern homes to be in line with the adjacent Hillbrook property:</p> <ul style="list-style-type: none"> • Reduced overall height to similar view plane/impact as Hillbrook property • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height of 2-story units to 25' • Positioned 2-story units to reduce ground plane use of the rear yard areas • Lowered the 3-story units maximum height by 4' (3' in the building and 1' in the grade)

Resident Name: Miruna Babatie (cont.)

Address/Unit: 1957 Temple, #202

Setting:

Miruna's unit is a multi-level condo located on the second floor of the Temple View complex. View planes face South from the Living Room, Southeast to Southwest on the Balcony, and South from the Master Bedroom.

Updated Analysis:

Photos were taken from outside the unit/balcony as these best represent the view planes (included on following pages). Miruna's primary concerns have been obstructed views, and privacy issues associated with any new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

- 1. View / Height – Primary Goal was to maintain views for Temple View over the Hillbrook condominium project via:**
 - **Lowered maximum height of the adjacent two story homes to 25'**
 - **Maintained separated homes above ground floor to create view corridors**
 - **Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)**
 - **Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).**

Resident Name: Miruna Babatie (cont.)
Address/Unit: 1957 Temple, #202

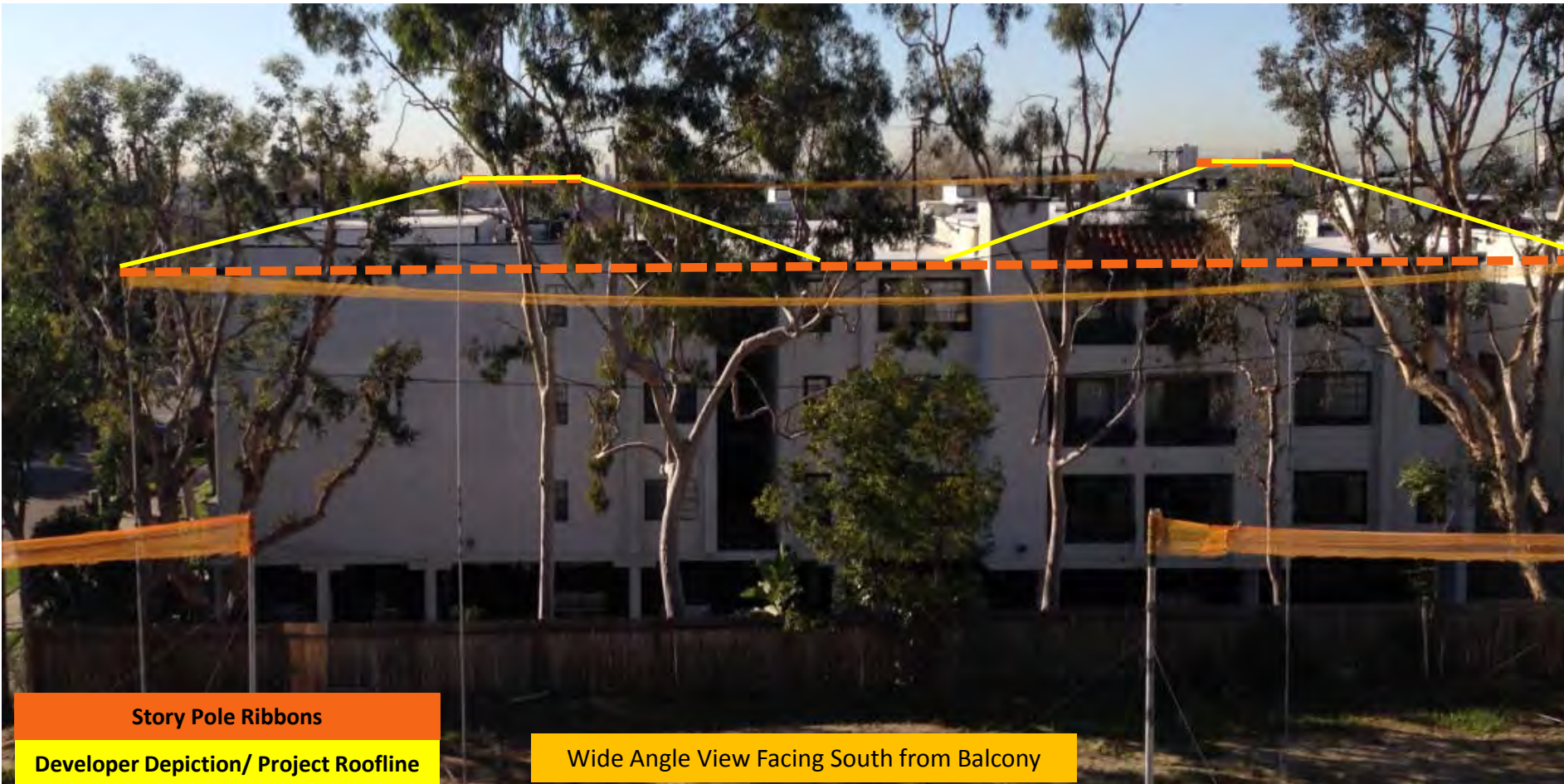
Representative Pole / Ribbon Configuration (southern property edge)



Revised Plan

Resident Name: Miruna Babatie (cont.)

Address/Unit: 1957 Temple, #202



Revised Plan

Resident Name: Miruna Babatie (cont.)

Address/Unit: 1957 Temple, #202



Story Pole Ribbons

Developer Depiction/ Project Roofline

Temple View - #101

Resident Name: Jan Reed

Address/Unit: 1957 Temple, Unit 101

Main View: South Facing Living Room/Balcony

Secondary View: South Facing Master Bedroom



The Courtyard – February 2016 View Analysis

Individual Narrative Report

Resident: Jan Reed

Address: 1957 Temple, Unit 101

History:

Initial View Analysis and Workshop	3 rd /4 th Qtr. 2015	<p>Reviewed site plans, floor plans and elevations of the project. Discussed upcoming “certified” story pole installation and view analysis. Also discussed changes made to plans as a result of resident feedback/concerns and preliminary story pole observations. Toured Jan’s unit at that time to see impact of the preliminary story poles. At December Workshop session Jan shared the following primary concerns:</p> <ul style="list-style-type: none"> • “stairwell tower” window faces her bedroom • Noise/screen wall from roof decks, outdoor living space • tower elements casting shadows on her deck • proximity and privacy of adjacent buildings
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Jan, and other residents, to reduce the building heights overall, and address privacy concerns:</p> <ul style="list-style-type: none"> • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height (high point of pitched roof) of 2-story units to 25’ • Utilized pitched roof with a single high point yielding greater view planes • Positioned 2-story units to eliminate ground plane use of the rear yard areas • Reduced the design of the 3-story units maximum height by 4’ (3’ in the building and 1’ in the grade) • Maintained “break-up” of 2nd floor for better air flow and light

Resident Name: Jan Reed (cont.)

Address/Unit: 1957 Temple, Unit 101

Setting:

Jan's unit is a single-level condo located on the ground floor of the Temple View complex. View planes face South from the Living Room, Southeast to Southwest on the Balcony, and South from the Master Bedroom.

Updated Analysis:

Photos were taken from outside the unit/balcony as these best represent the view planes (included on following pages). Jan's primary concerns have been obstructed views, and privacy issues associated with any new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

- 1. View / Height – Primary Goal was to lower the homes adjacent to Temple View (2-story residences) to a maximum height of 25':**
 - **Eliminated stairwell tower elements and roof decks**
 - **Lowered maximum height of the adjacent two story homes to 25' (high point of pitched roof)**
 - **Maintained separated homes above ground floor to create additional view/breeze corridors**
 - **Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)**
 - **Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).**

Resident Name: Jan Reed (cont.)

Address/Unit: 1957 Temple, Unit 101

Initial Plan



Revised Plan



Resident Name: Jan Reed (cont.)

Address/Unit: 1957 Temple, Unit 101

Revised Plan



Story Pole Ribbons

RH Zone- 25'

Developer Depiction/ Project Roofline

February 2016

The Courtyard – Revised View Analysis

HIGH RHODES
PROPERTY GROUP

Temple View - #102

Resident Name: Steven Flores

Address/Unit: 1957 Temple Avenue, Unit 102

Main View: South Facing Living Room/ Balcony

Secondary View: South Facing Master Bedroom



The Courtyard – February 2016 View Analysis

Individual Narrative Report

Respondent: Steven Flores

Address: 1957 Temple, Unit 102

History:

Initial View Analysis and Workshop	3 rd /4 th Qtr. 2015	<p>Reviewed site plans, floor plans and elevations of the project. Discussed upcoming “certified” story pole installation and view analysis. Also discussed changes made to plans as a result of resident feedback/concerns and preliminary story pole observations. Toured Steven’s unit at that time to see impact of the preliminary story poles. Steven’s primary concerns have been:</p> <ul style="list-style-type: none"> • Views impacted • Noise/screen wall from roof decks, outdoor living space • Proximity and privacy of adjacent buildings
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Steven, and other residents, to reduce the building heights overall, and address privacy concerns:</p> <ul style="list-style-type: none"> • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height (high point of pitched roof) of 2-story units to 25’ • Utilized pitched roof with a single high point yielding greater view planes • Positioned 2-story units to eliminate ground plane use of the rear yard areas • Maintained “break-up” of 2nd floor for better air flow and light • Reduced the design of the 3-story units maximum height by 4’ (3’ in the building and 1’ in the grade)

Resident Name: Steven Flores (cont.)

Address/Unit: 1957 Temple Avenue, Unit 102

Setting:

Steven's unit is a single-level condo located on the ground floor of the Temple View complex. View planes face South from the Living Room, Southeast to Southwest on the Balcony, and South and southwest from the Master Bedroom.

Updated Analysis:

Photos used were taken from inside the unit and supplied by owner. Steven's primary concerns have been obstructed views, and privacy issues associated with new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

- 1. View / Height – Primary Goal was to lower the homes adjacent to Temple View (2-story residences) to a maximum height of 25':**
 - Eliminated stairwell tower elements and roof decks
 - Lowered maximum height of the adjacent two story homes to 25' (high point of pitched roof)
 - Maintained separated homes above ground floor to create additional view/breeze corridors
 - Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)
 - Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).

Revised Plan

Resident Name: Steven Flores (cont.)
Address/Unit: 1957 Temple Avenue, Unit 102

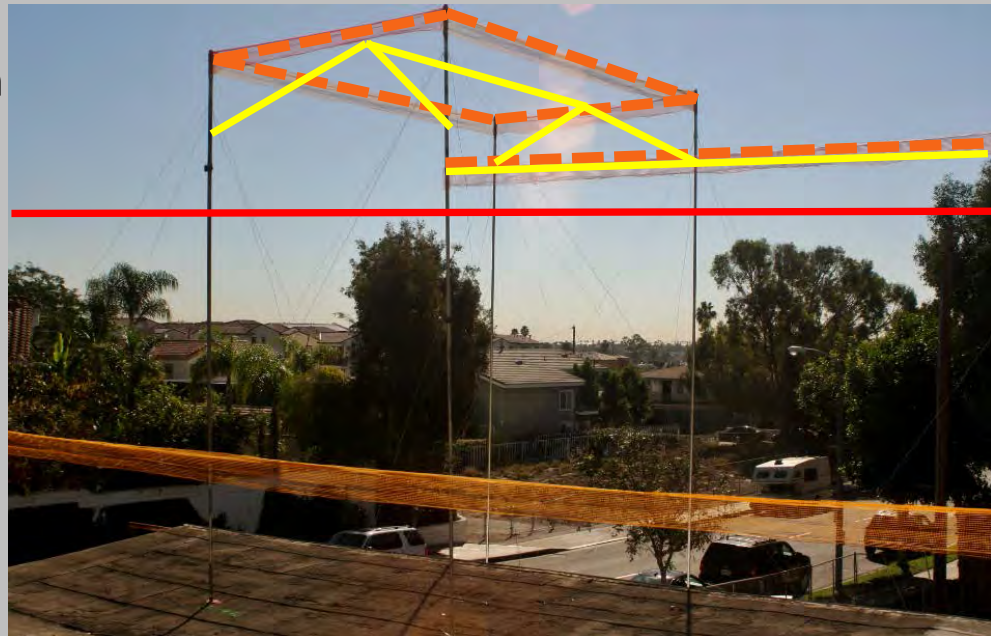


Story Pole Ribbons

RH Zone- 25'

Developer Depiction/ Project Roofline

Initial Plan



Revised Plan

Resident Name: Steven Flores (cont.)

Address/Unit: 1957 Temple Avenue, Unit 102



Initial Plan

Resident Name: Steven Flores (cont.)

Address/Unit: 1957 Temple Avenue, Unit 102



Southwest Facing from Master Bdrm.

Resident Name: Steven Flores (cont.)
Address/Unit: 1957 Temple Avenue, Unit 102

Revised Plan



Story Pole Ribbons

RH Zone- 25'

Developer Depiction/ Project Roofline

February 2016

The Courtyard – View Analysis

HIGH RHODES
PROPERTY GROUP

Initial Plan

Resident Name: Steven Flores (cont.)

Address/Unit: 1957 Temple Avenue, Unit 102



Story Pole Ribbons

RH Zone- 25'

Wide Angle from Balcony

Temple View - #103

Resident Name: Adam Stewart

Address/Unit: 1957 Temple, Unit 103

Main View: South Facing Living Room/Balcony

Secondary View: South Facing Master Bedroom

Secondary View: South Facing Loft



The Courtyard – February View Analysis

Individual Narrative Report

Resident: Adam Stewart

Address: 1957 Temple, Unit 103

History:

Initial View Analysis and Workshop	4 th Qtr. 2015	<p>Reviewed site plans, floor plans and elevations of the project. Discussed upcoming “certified” story pole installation and view analysis. Also discussed changes made to plans as a result of resident feedback/concerns and preliminary story pole observations. At December Workshop session Adam shared the following primary concerns:</p> <ul style="list-style-type: none"> • Concerned over ocean views from loft being compromised • Noise/screen wall from roof decks, outdoor living space • Proximity and privacy of adjacent buildings will impact their use of their deck
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Adam, and other residents, to reduce the building heights overall , and address privacy concerns:</p> <ul style="list-style-type: none"> • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height (high point of pitched roof) of 2-story units to 25’ • Utilized pitched roof with a single high point yielding greater view planes • Positioned 2-story units to eliminate ground plane use of the rear yard areas • Reduced the design of the 3-story units maximum height by 4’ (3’ in the building and 1’ in the grade) • Maintained “break-up” of 2nd floor for better air flow and light

Resident Name: Adam Stewart

Address/Unit: 1957 Temple, Unit 103

Setting:

Adam's unit is a two-level condo located on the ground floor, with loft, of the Temple View complex. View planes face South from the Living Room, Southeast to Southwest on the Balcony, and South from the Master Bedroom.

Updated Analysis:

Photos were taken by owner from both inside (loft) and outside the unit (balcony) as these best represent the view planes (included on following pages). Adam's primary concerns have been obstructed views, and privacy issues associated with any new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

- 1. View / Height – Primary Goal was to lower the homes adjacent to Temple View (2-story residences) to a maximum height of 25':**
 - Eliminated stairwell tower elements and roof decks**
 - Lowered maximum height of the adjacent two story homes to 25' (high point of pitched roof)**
 - Maintained separated homes above ground floor to create additional view/breeze corridors**
 - Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)**
 - Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).**

Revised Plan

Resident Name: Adam Stewart

Address/Unit: 1957 Temple, Unit 103



Initial Plan

Resident Name: Adam Stewart (toured by Steven Flores)

Address/Unit: 1957 Temple, Unit 103



Story Pole Ribbons

RH Zone- 25'

Developer Depiction/ Project Roofline

Revised Plan

Resident Name: Adam Stewart

Address/Unit: 1957 Temple, Unit 103



Story Pole Ribbons

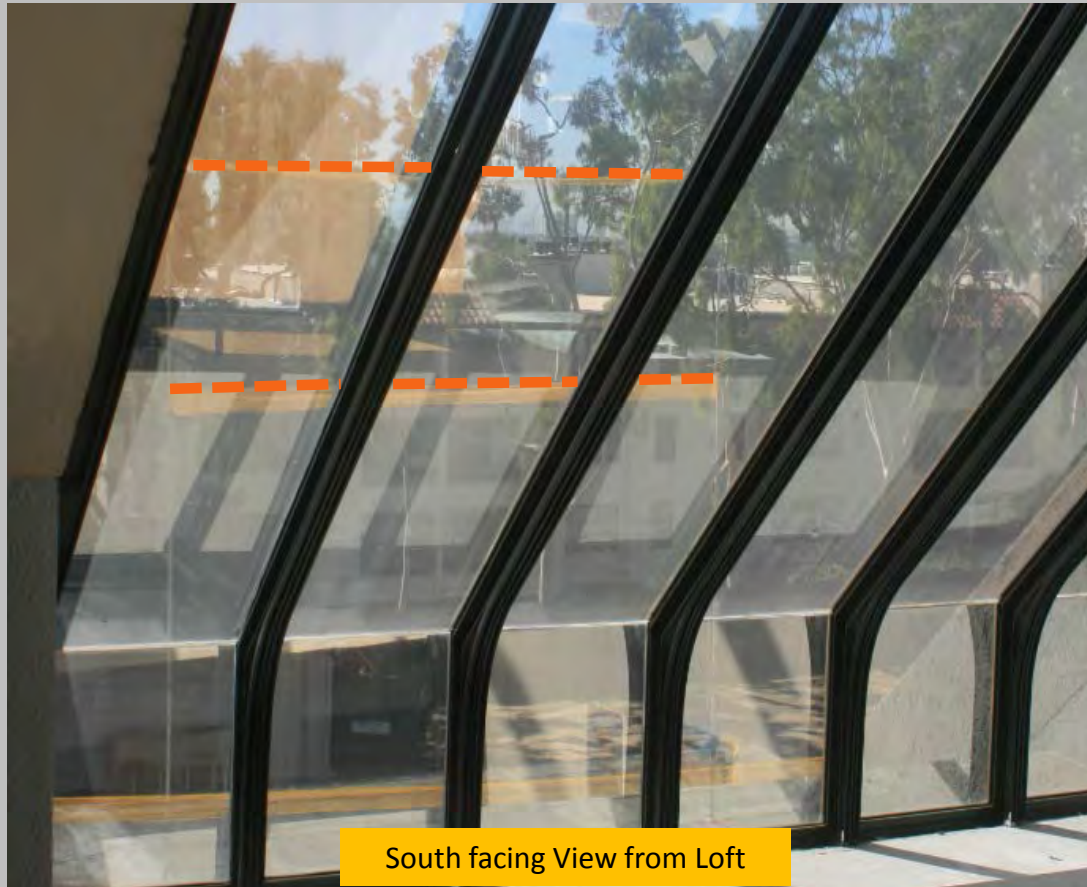
Developer Depiction/ Project Roofline

South Facing from Loft- Owner supplied Photo

Initial Plan

Resident Name: Adam Stewart

Address/Unit: 1957 Temple, Unit 103



Temple View - #104

Resident Name: Alin Chitanu

Address/Unit: 1957 Temple Avenue, Unit 104

Main View: South Facing Living Room and Balcony

Secondary View: South Facing Loft



The Courtyard – February 2016 View Analysis

Individual Narrative Report

Resident: Alin Chitanu

Address: 1957 Temple, Unit 104

History:

Initial View Analysis and Workshop	3 rd /4 th Qtr. 2015	<p>Reviewed site plans, floor plans and elevations of the project. Discussed upcoming “certified” story pole installation and view analysis. Also discussed changes made to plans as a result of resident feedback/concerns and preliminary story pole observations. At December Workshop session Alin shared the following primary concerns:</p> <ul style="list-style-type: none"> • Concerned over ocean views from loft being compromised • Noise/screen wall from roof decks, outdoor living space • Proximity and privacy of adjacent buildings will impact
Revised View Analysis	1 st Qtr. 2016	<p>The following changes were made to successfully address requests by Adam, and other residents, to reduce the building heights overall, and address privacy concerns:</p> <ul style="list-style-type: none"> • Eliminated the roof decks and associated tower elements for the 2-story homes (adjacent to Temple View) • Reduced maximum height (high point of pitched roof) of 2-story units to 25’ • Utilized pitched roof with a single high point yielding greater view planes • Positioned 2-story units to eliminate ground plane use of the rear yard areas • Reduced the design of the 3-story units maximum height by 4’ (3’ in the building and 1’ in the grade) • Maintained “break-up” of 2nd floor for better air flow and light

Setting:

Alin's unit is a two-level condo located on the ground floor, with loft, of the Temple View complex. View planes face South from the Living Room, and South and Southeast on the Balcony, and South from the Master Bedroom.

Updated Analysis:

Photos were taken from both inside (loft) and outside the unit (balcony) as these best represent the view planes (included on following pages). Alin's primary concerns have been obstructed views, and privacy issues associated with any new development adjacent. In addition to other site and design modifications addressing privacy, etc., **the following adjustments have been made to the plans in direct response to specific concerns regarding views:**

1. **View / Height – Primary Goal was to lower the homes adjacent to Temple View (2-story residences) to a maximum height of 25':**
 - Eliminated stairwell tower elements and roof decks
 - Lowered maximum height of the adjacent two story homes to 25' (high point of pitched roof)
 - Maintained separated homes above ground floor to create additional view/breeze corridors
 - Reduced overall elevation of 3-story homes by reducing floor to ceiling heights (3' reduction)
 - Reduced overall elevation of 3-story homes by lowering finished ground floor elevation (1' reduction).

Resident Name: Alin Chitanu (cont.)

Address/Unit: 1957 Temple Avenue, Unit 104

Revised Plan



Story Pole Ribbons

Developer Depiction/ Project Roofline

Resident Name: Alin Chitanu (cont.)

Address/Unit: 1957 Temple Avenue, Unit 104

Initial Plan



Revised Plan

Resident Name: Alin Chitanu (cont.)

Address/Unit: 1957 Temple Avenue, Unit 104



Story Pole Ribbons

RH Zone- 25'

Initial Plan

Resident Name: Alin Chitanu (cont.)

Address/Unit: 1957 Temple Avenue, Unit 104



Story Pole Ribbons

RH Zone- 25'

From: D Booker <slipwater@gmail.com>
Sent: Monday, March 07, 2016 10:13 AM
To: Mark Ferdi
Cc: Brad Hillgren; Selena Alanis
Subject: Re: Signal Hill View Analysis

Hi Mark

The more I stand on my balcony and look outside my window , the more concerned I am about having a 3 story structure vs a 2 story structure blocking my view.. Also unfortunately, the space between the two buildings will not be in alignment with my balcony..

On Mar 2, 2016 12:34 PM, "D Booker" <slipwater@gmail.com> wrote:

Hi Mark

Thank you.. I will review the material tonight

On Mar 2, 2016 10:29 AM, "Mark Ferdi" <mferdi@integrity.com> wrote:

Hi Dameon,

It was a pleasure getting together again and having more time to discuss the project. Attached is an updated View Analysis – it was suggested that I make the language in the History section table clear that yours was an Initial study and not a Revised one (that is the only change). Also, as we discussed, as soon as we have the shadow study complete I will reach out to share – should be by weeks end. Thanks for your interest and please call me anytime with questions or concerns.

-Mark

<<...>>

Mark Ferdi

High Rhodes Investment Group

Cell: [949.637.3675](tel:949.637.3675)

www.highrhodes.com

February 25, 2016

Planning Commission
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755

To whom it may concern:

I am writing this letter to put forth my concerns regarding the revised plans for the proposed development at 1933-39 Temple Ave ("the Courtyard" development). Attached are photos from my condo balcony that show the impact on my view with the adjusted story poles, which I would like to be submitted for the next round of reviews of High Rhode's proposed plans. As can be seen from the photos, my view is still being negatively impacted by the proposed height of the Courtyard development, despite having been lowered several feet since the original plans. In cooperation with High Rhodes I invited Mark Ferdi over to my condo this past Wednesday to take photos for the view study and to talk about my concerns. I mentioned to Mark that I am still concerned about the height of 3-story condos on the south side of the property at 1933-39 Temple Avenue and am also concerned about the fact that the master bedrooms for these condos will be facing directly into my condo. I had also asked to get more information on the setbacks and heights of the condos on the west side of the property, which have not been lowered since the submittal of the original plans and also impact my view to the west. Mark acknowledged that my view was still being impeded as was the view of my next door neighbor, Miruna Babatie, and he mentioned that High Rhodes was looking into lowering the height of the southern row of condos even further. I strongly hope that this is the case. Mark also mentioned that High Rhodes was looking into window treatments for the master bedroom windows but that they have not settled on these. I would like to hear more about the plans for the windows.

I have not yet seen all of the photos of the new story poles from High Rhodes but I was very disappointed with the one photo I did see which shows a view from my balcony to the west. Once again, as occurred in the first view study, High Rhode's photo skews the true picture from my balcony. Instead of showing the views at different heights, it shows a view that focuses on the foreground from a standing height. The reality is that sitting on my balcony or in my living room, which is how I normally enjoy my view, the view is much different than shows in the picture, particularly when focusing on the background instead of the foreground. From these viewpoints my view is clearly still being obstructed. The other key point to note is that there is slack in the ribbon connecting the story poles and so there is not a true indication of the actual proposed heights of the Courtyard condos. Based on High Rhode's explanation, you have to look at the tops of the poles to visualize where the tops of condos will be.

I would like to add that I appreciate the efforts High Rhodes has made thus far to reach out to the residents of Temple View Condos and to try and rework their designs to accommodate for

our concerns. I feel that we are making progress but we are not quite there yet. I hope that High Rhodes will continue their efforts to address the concerns I've described above, which I feel confident is entirely possible given the changes that have been made so far.

Thank you kindly for your time and consideration in this matter.

Sincerely,

Patrick Faecke



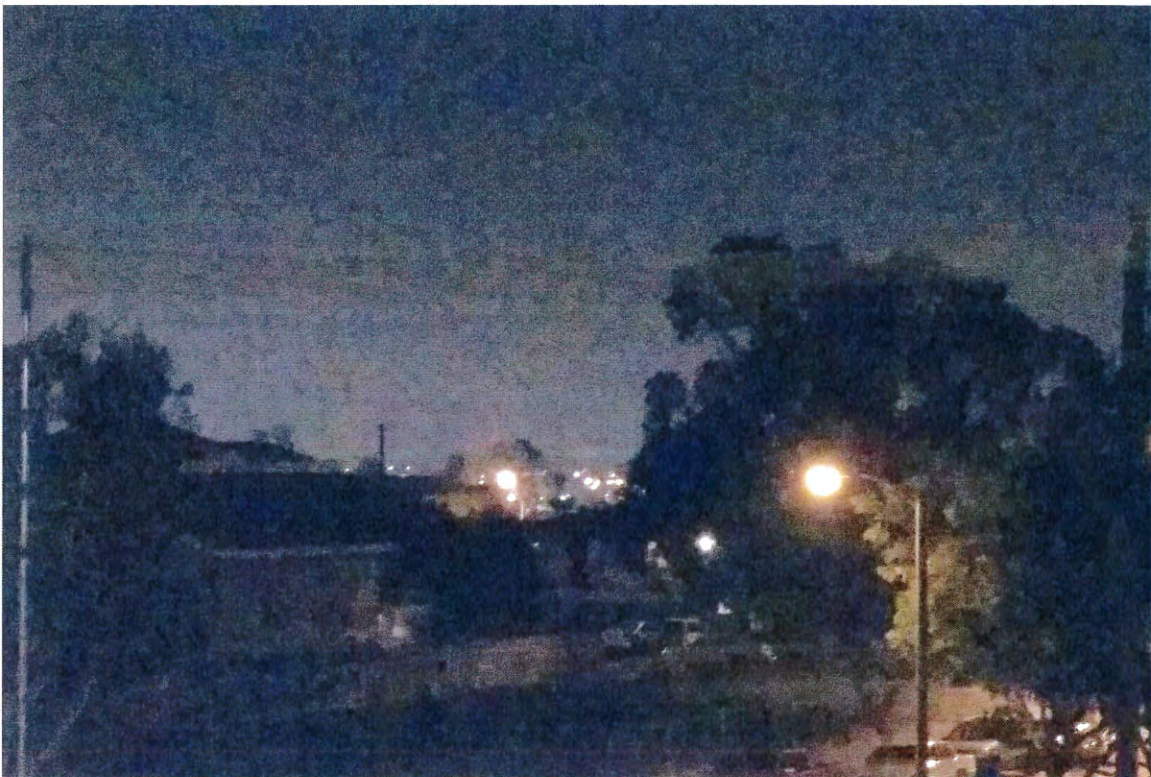


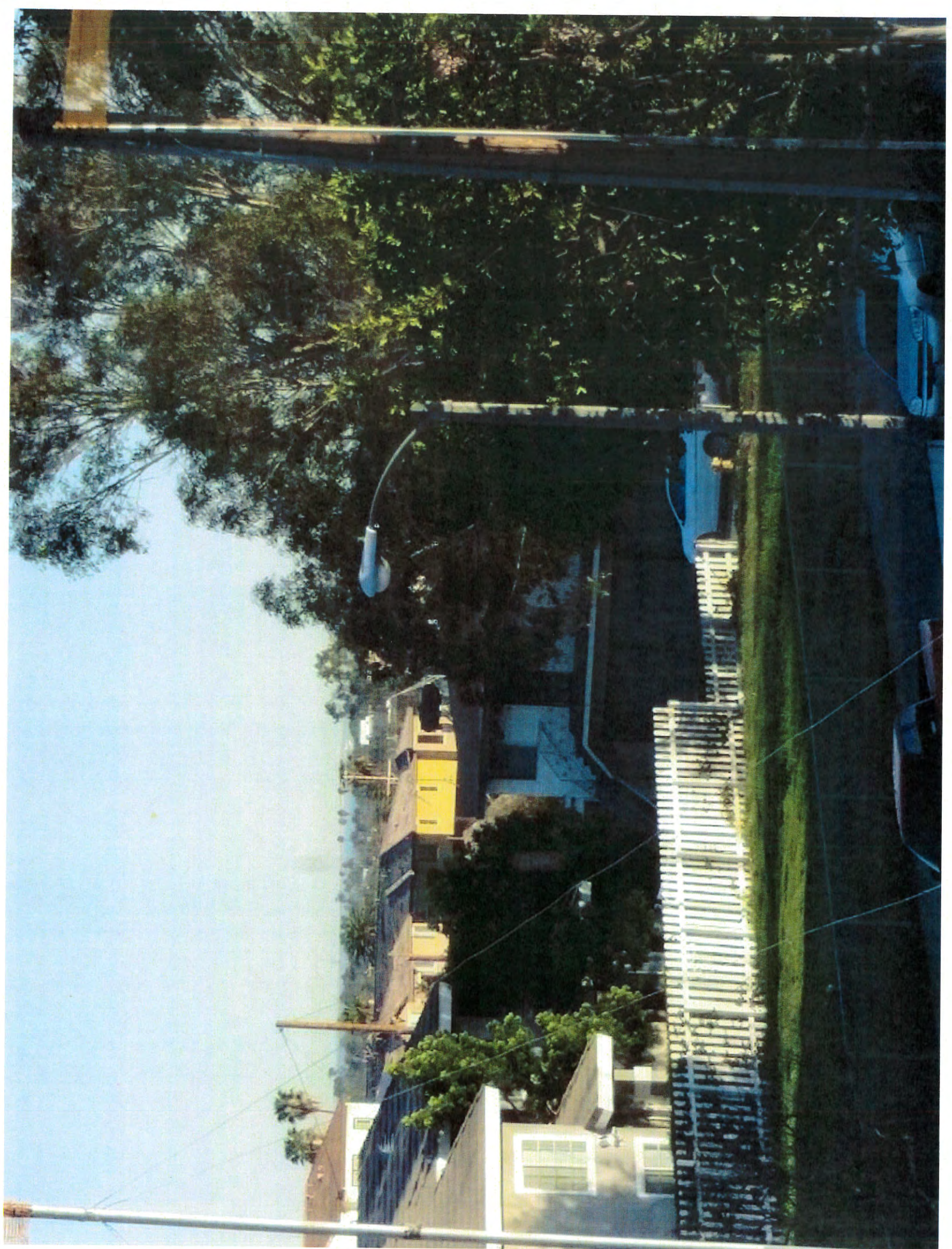


From: Steven Flores <stevenflores1971@yahoo.com>
Sent: Monday, February 29, 2016 8:43 PM
To: Selena Alanis
Subject: Re: 1957 Temple Ave #102 pictures with new poles
Attachments: image1.JPG; ATT00001.txt; image2.JPG; ATT00002.txt

Hi Selena, here are two more photos but taken in the evening. When we last met with Mark I asked him about making the roof tops flat, that way they would not interfere with the view that we're trying to protect from our unit 102. He told me that sounds like a good idea that it could possibly be done and that he would get back with us. Hopefully this will work for us all.

Thank you For your help with all our concerns Steven Flores









From: Jay Kobielski <jay_k90069@yahoo.com>
Sent: Saturday, February 20, 2016 3:14 PM
To: Selena Alanis
Subject: Property development @ 1933-1939 Temple Ave.

The revised height for development on said property exceeds 25' and obstructs our view at 1957 Temple Ave. #102. I would like to see City Of Signal Hill's Planning Commission enforce the 25' height restrictions. Thank you. Jay Kobielski

From: Adam Stewart <stewart11986@gmail.com>
Sent: Wednesday, February 24, 2016 10:48 AM
To: Selena Alanis; Mferdi@integrity.com
Subject: Fwd: Pics
Attachments: IMAG0532.jpg; IMAG0531.jpg; IMAG0530.jpg; IMAG0529.jpg; IMAG0528.jpg; IMAG0527.jpg; IMAG0526.jpg; IMAG0525.jpg; IMAG0524.jpg; IMAG0523.jpg

These are pictures from the deck and loft of unit 103 @ Temple View.

I believe that the changes seem to be a significant improvement however it would be helpful to amend the story pole elevations to reflect the slants of the roofs.

Thanks

Adam Stewart

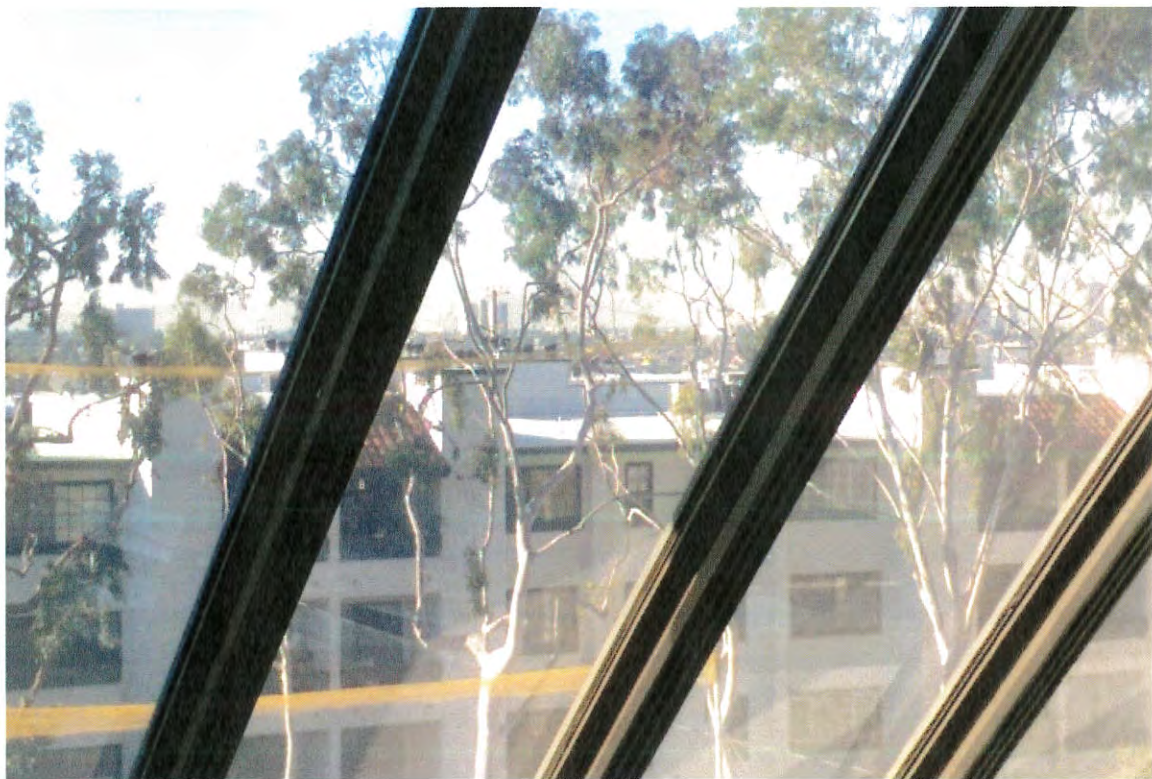
Temple View #103 (Katherine Bokamper (owner))











MARCH 2



Crescent Square
Finance Map

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 March 4, 2016.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on March 4, 2016.
 - c. Mailed to property owners and residents within a 500' radius on March 4, 2016.
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

March 15, 2016

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING – TENTATIVE PARCEL MAP 74159 TO CREATE
TWO PARCELS FOR FINANCE AND CONVEYANCE PURPOSES**

Summary:

The applicant and property owner, SummerHill Homes, is requesting to subdivide the 3.18-acre site at the northeast corner of Walnut Avenue and Crescent Heights Street into two parcels for finance and conveyance purposes. The map is not for construction purposes and all of the Conditions of Approval of previously approved Vesting Tentative Tract Map 72594 will remain in effect.

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 74159, A REQUEST TO SUBDIVIDE A 3.18-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF WALNUT AVENUE AND CRESCENT HEIGHTS STREET INTO TWO PARCELS FOR FINANCE AND CONVEYANCE PURPOSES

Background:

On June 10, 2014, the Planning Commission conducted a public workshop to review preliminary plans for a 28-lot subdivision, 25 lots for single-family dwellings and three lots to remain for oil production (to be developed in the future once the oil activity has been suspended and the oil wells have been properly abandoned).

On August 12, 2014, the Planning Commission approved Site Plan and Design Review 14-04 for the site plan and architectural designs and also recommended City Council approval of the second addendum to the Town Center West Environmental Impact Report (EIR), Vesting Tentative Tract Map (VTTM) 72594 and Zoning Ordinance Amendment 14-03 (Attachment A). The vote was 4/0 with one Commissioner absent.

On September 2, 2014, the City Council approved the second addendum to the Town Center West EIR, VTTM 72594 and Zoning Ordinance Amendment 14-03. The vote was 4/0 with one Council member absent.

On July 21, 2015, the Community Development Director extended approval of Site Plan and Design Review 14-04 for six months (until March 3, 2016).

On December 8, 2015, the City Council adopted an ordinance to add finance and conveyance maps to Title 18, Subdivisions of the Signal Hill Municipal Code (SHMC). The ordinance established a process to approve finance and conveyance maps to assist developers in obtaining financing or to convey property.

On February 16, 2016, the Planning Commission approved the final extension of Site Plan and Design Review 14-04 for six months (until September 3, 2016). The vote was 5/0.

Analysis:

SummerHill Homes has prepared a letter summarizing the purpose and intent of the request for a finance and conveyance map (Attachment B). Per SHMC Section 18.13.010, the applicant has met the criteria for filing and processing a finance map as follows:

1. The project must have an approved tentative parcel map or tentative tract map.
 - The project site has an approved VTTM and Conditions of Approval for public improvements and exactions (Attachment C).
2. The final map for development purposes must be processed and recorded in order for any development on the site to occur.
 - The applicant is completing the final map for City Council acceptance and demonstrating compliance with the Conditions

of Approval including Declaration of Covenants, and Conditions and Restrictions as approved by the City Attorney.

3. The approved site plan and design review has not expired and all conditions of approval, exactions, and mitigation measures associated with the underlying approval(s) shall be implemented for any development on the property to occur.
 - o Approval for Site Plan and Design Review 14-04 is valid until September 3, 2016. Per SHMC Section 20.52.060, construction of the improvements set forth in the approved Site Plan and Design Review shall commence prior to the expiration of the Site Plan and Design Review.

Finance Map

The subject finance and conveyance map (Tentative Parcel Map 74519) will subdivide the 3.18-acre site at the northeast corner of Walnut Avenue and Crescent Heights Street into two parcels for finance and conveyance purposes: Parcel 1 is 2.968 acres and Parcel 2 is .208 acre in size. Parcel 1 encompasses the area that will be developed in accordance with Site Plan and Design Review 14-04 and Parcel 2 encompasses the lots that are used for oil operations and property will be conveyed to Signal Hill Petroleum, Inc. (Attachment D).

As required, staff and the City Engineer have plan checked the finance map to confirm compliance with SHMC Section 18.13.050:

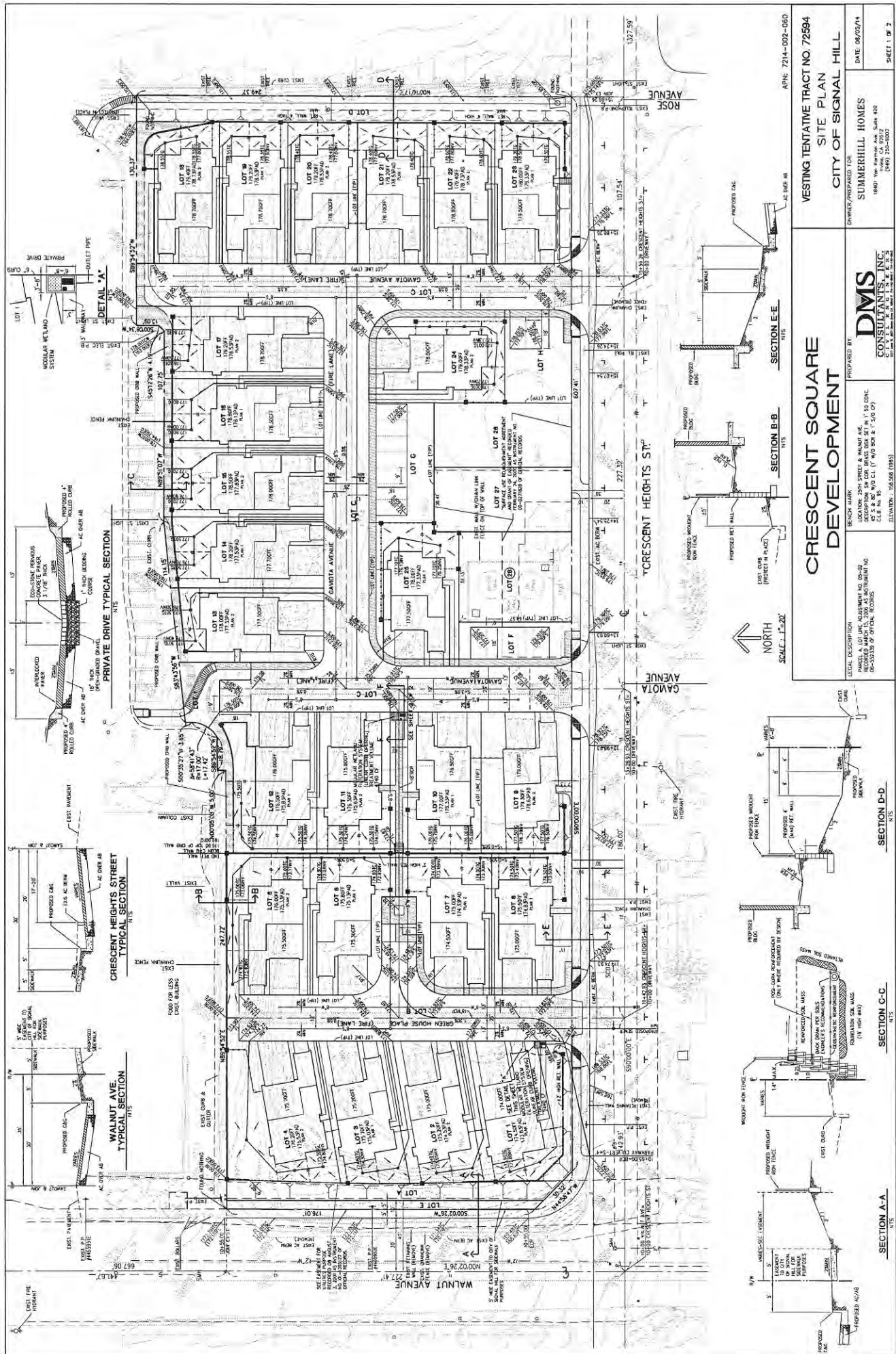
- a. The parcels of land covered by the finance map meet the minimum size requirements as imposed by Title 20 of the SHMC;
- b. The parcels of land have access from a public road;
- c. The parcel lines do not conflict with any public easements;
- d. There are no physical constraints or other issues which may affect the feasibility of future development on the site (e.g., vehicular access, utility service extensions);
- e. The finance map provides sufficient information on future uses and feasibility of future uses to ensure consistency with the general plan and zoning designations for the site;
- f. The site is suitable for the future permitted or proposed uses;
- g. The finance map provides sufficient information on the subdivision design and future improvements to evaluate its potential impact on the environment in compliance with the California Environmental Quality Act (CEQA); and
- h. There is sufficient information on the subdivision design and future improvements to enable the City to determine whether the finance map complies with applicable water quality standards, particularly with respect to future discharge of waste into the sewer system.

The finance map is exempt from requirements of the CEQA pursuant to Section 15315, Minor Land Divisions, of CEQA Guidelines in that it is not a project which has the potential to cause a significant effect on the environment.

Approved by:

Scott Charney

Attachments



SummerHill Homes

18401 Von Karman Avenue, Suite 420
Irvine, CA 92612
Tel: 949 250 9002
SummerHillHomes.com

January 7, 2016

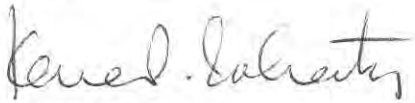
Scott Charney
City of Signal Hill
2175 Cherry Avenue, Signal Hill CA 90755-3799

Re: Finance & Conveyance Map for Crescent Square Residential Development

Dear Mr. Charney:

Please consider this letter to be a request to advance the Finance & Conveyance Map to Planning Commission on February 16, 2016. The Final Map, CC&R's and miscellaneous predevelopment tasks are in progress. The revised CC&R's have been forwarded to the City for ongoing review. For transactional and financing purposes, it is important at this time to convey the oil lots back to the previous owner for the intended continuing oil operations through the Finance & Conveyance Map.

Respectfully,



Keven D. Doherty

Vice President Development
SummerHill Homes

Cc: Jason Biggs
Selena Alanis

Tract Map No. 72594
Recommended Conditions of Approval

Project: **Crescent Square – 25 detached single-family dwellings, 3 lots to remain for oil production, and lettered lots A through I**

Location: **2530 Green Place, 1763-1796 Gaviota, and 2503-2540 Gaviota**

Applicant: **SummerHill Homes for Signal Hill Petroleum**

1. Approval of Vesting Tentative Tract Map No. 72594 and recordation of Final Map is subject to subsequent City Council approval of Zoning Ordinance Amendment 14-03 and compliance with the conditions of approval contained in Site Plan and Design Review 14-04.
2. The applicant shall defend, indemnify and hold harmless the City of Signal Hill, its agents, officers and employees from any claim, action or proceeding against the City of Signal Hill or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Signal Hill, its legislative body, advisory agencies, or administrative officers concerning Vesting Tract Map No. 72594. The City of Signal Hill will promptly notify the applicant of any such claim, action or proceeding against the City of Signal Hill and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Signal Hill fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Signal Hill. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
3. Within 24 months from the approval date of the map, the applicant shall file with the appropriate agencies a Final Vesting Tract Map prepared in accordance with the requirements of Title 18, "Subdivisions," of the Signal Hill Municipal Code, the State Subdivision Map Act, and the conditions contained herein. Failure to timely file such map, meeting all conditions herein, shall terminate the Vesting Tentative Tract Map unless extended, as provided in the Subdivision Map Act and Title 18 of the Signal Hill Municipal Code.
4. Applicant shall comply with the applicable provisions of the Mitigation Monitoring Program included with the Environmental Impact Report for the Town Center West project and Addendum dated August 1, 2014.

5. The property owner shall record Declaration of Covenants, Conditions and Restrictions, in a form subject to the review and approval of the City Attorney, under which the property owner and each future owner releases and indemnifies the City for issuance of Project permits, and which puts all future owners and occupants of Vesting Tract Map No. 72594 on notice of the following:
 - a. the existence of abandoned or re-abandoned oil wells within the boundaries of Vesting Tract Map No. 72594;
 - b. that the abandoned wells within the development area have been leak tested and found not to leak;
 - c. a description of any methane mitigation measures employed;
 - d. that wells may leak in the future causing potential harm;
 - e. that the State may order the re-abandonment of any well should it leak in the future;
 - f. that re-abandonment work may generate nuisances including, but not limited to noise, use of private streets or landscaped areas, and/or oil splattering;
 - g. that the State does not recommend building over wells and that the developer has chosen the project design and building placement;
 - h. a list of the specific lots on which an abandoned or re-abandoned oil well(s) exists or is within "close proximity" (within 10-feet of the property line)
 - i. that for such listed lots that provide reasonable access to the abandoned well(s), the State may order the re-abandonment of the well(s), which may require access, use of their property and/or alterations to structures. An exhibit demonstrating reasonable access to the well(s) for vehicle and/or rig access shall be recorded to the property.
 - ii. that for such listed lots that do not provide reasonable access to the abandoned well(s), the State does not recommend building over abandoned well(s) or within close proximity of an abandoned oil well(s) and may order the re-abandonment of a well(s) should it leak in the future which may require access, use of their property and partial or full demolition of the structures on the lot.
6. The applicant shall be required to establish a homeowners' association for all the properties within the boundaries of Vesting Tract Map No. 72594. All organizational documents for the project shall be submitted to and approved by the Director of Community Development and the City Attorney prior to Final Map approval and shall be recorded with the Final Map. A copy of the recorded documents shall be submitted to the Community Development Department and kept on file. The Conditions, Covenants and Restrictions (CC & R's) shall contain the following provisions:
 - A. The City shall be included as a party to the CC & R's. In addition to the conditions listed below, the CC & R's shall give the City the right to enforce the provisions thereof, including entering the property and performing the work itself after due notice and the opportunity to cure,

and the right to lien the property for all costs incurred if not promptly reimbursed.

- B. Owner(s) shall be aware that surrounding properties may be developed or redeveloped in accordance with City ordinances in a manner, which may partially or totally obstruct views from the owner(s) unit. Owner(s) should check the development regulations of the City if they are concerned about possible obstruction of trees/views. The City makes no claim, warranty or guarantee that trees/views from any unit will be preserved as the development of surrounding properties occurs.
- C. Owner(s) shall be aware that the oil operator will operate, rework and re-drill the oil well and tanks at the site and that these operations may generate nuisances including but not limited to noise, disturbed landscaping, and/or potential of oil splattering problems associated with well servicing activities.
- D. Owner(s) shall be aware that upon abandonment of the active oil wells and tanks on Lots 26, 27, and 28, the lot(s) may be developed with single-family dwellings.
- E. Dwellings shall be served by underground cable service provided by a company licensed to provide such service within the City.
- F. Landscaping, including vegetation, irrigation systems and earth mounding shall be installed in accordance with landscape plans approved in conjunction with Site Plan and Design Review 14-04. The property, including the improvements and landscaping, shall be permanently maintained in good, first-class condition, without deterioration and free of waste and debris.
- G. The Association shall be responsible for the maintenance of certain retaining walls, fences, common area landscaping and parkway landscaping and include an exhibit showing the areas to be maintained.
- H. Any construction, repair, modification or alteration of any buildings, equipment, structures, or improvements on the property shall be subject to the approval of the Director of Community Development, if a permit is required. Owner(s) shall secure Association approval prior to submitting plans for City review and approval.
- I. All on-site utility services serving the site shall be installed and maintained underground.
- J. Declarant, the Association, and all owner(s) shall be required to file with the City of Signal Hill Community Development Department the names,

addresses and telephone numbers of the Association's property management company and responsible property manager and each member of the Association board, as of January 1st of each year.

- K. No amendments to the CC & R's that affect the City shall be made or recorded without the prior written approval of the Director of Community Development.
 - L. The CC & R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the lot except within garages.
 - M. The Association shall provide for the maintenance of all private driveways and sidewalks and shall grant driveway and sidewalk access to City representatives on official City business, emergency services providers, police patrols, refuse and recycling collection agencies, and public utility maintenance and repair crews. The Association shall authorize the City's Police Department to enforce the provisions of the Municipal Code and California Vehicle Code on the private driveways within the project in accordance with Vehicle Code Section 21107.7. The Association shall post signage applicable to authorized City enforcement at the entrance to the private streets.
 - N. The Association shall ensure and homeowner's shall be aware that covered balconies on the second or third story shall never be enclosed or screened to be used as living space.
 - O. The gate between Lots 12 and 13 shall include a key code or lock/key. The gate shall be secured at all times. Access codes/keys to the gate shall be provided to all homeowner's within Tract Map No. 72594 and the City of Signal Hill Police Department. Maintenance of the gate and access shall be the responsibility of the Association.
 - P. The Association shall approve and homeowner's shall install rear yard landscaping within one (1) year from the close of escrow of the dwelling.
 - Q. Owner(s) shall sign a disclosure statement prepared by the Developer and reviewed by the Director of Community Development and the City Attorney acknowledging that owner(s) have read the aforementioned items. The disclosure statement shall be represented in typeface of larger than ten (10) points in size.
7. Lots "A-I" within the boundaries of the Vesting Tentative Tract Map No. 72594 are designated as private streets and walkways. Said private streets and walkways shall be maintained by the Homeowners' Association. The applicant shall grant

easements over the private streets and walkways for the purposes of providing access for City representatives on official City business, emergency services, police patrol, refuse and recycling collection, public utility maintenance and repairs and pedestrian access. Public access to all walkways shall be provided at all times. However, the gate between Lots 12 and 13 may be locked subject to the provisions in section O above.

8. The applicant shall submit a current title report prior to Final Map approval.
9. The applicant shall provide evidence, satisfactory to the Director of Community Development, that rights-of-entry are executed for any affected easement or fee owner prior to Final Map Recordation and/or issuance of building permits for each phase of the project.
10. The common area parking lots shown on Lots H, G and F of the Vesting Tentative Map shall remain as parking for association members at all times, assuring permanent right of use.
11. The land use easements provided between lots for useable entry access shall include the term "no build easement" to satisfy setback requirements.
12. The applicant shall pay school impact fees to the Long Beach Unified School District in accordance with applicable State law.
13. The project is subject to development impact fees as calculated in the attached worksheet (Exhibit A). Prior to the issuance of a Certificate of Occupancy, the applicant shall pay the following:
 - a) A Parks and Recreation Impact Fee in the amount of \$18,821.00 per dwelling unit -- pursuant to Signal Hill Municipal Code Chapter 21.40, "Parks and Recreation Impact Fees," (the amount is adjusted annually).
 - b) A Water Impact Fee in the amount of \$18,278.00 per dwelling unit -- pursuant to Signal Hill Municipal Code Chapter 21.44, "Water System Impact Fee," (the amount is adjusted annually).
 - c) A Traffic Impact Fee in the amount of \$461.00 per dwelling unit-- pursuant to Signal Hill Municipal Code Chapter 21.48, "Traffic Impact Fees," (the amount is adjusted annually).

The future single-family dwellings on Lots 26, 27 and 28 shall pay any applicable impact fees in effect at the time of requested certificate of occupancy.

14. The applicant shall satisfy all City of Signal Hill Public Works Department requirements, identified in Exhibit B.

15. The applicant shall satisfy all City of Signal Hill Vesting Tentative Tract Map requirements pursuant to Chapter 18.12, Preliminary and Tentative Maps, of the Signal Hill Municipal Code. Vesting Tentative Tract Map No. 72594 has been distributed to all interested local and state agencies. The applicant shall satisfactorily address comments received by any interested agency.
16. Prior to issuance of a grading permit or recordation of the final map whichever comes first, the applicant shall:
 - a) submit three copies of plans including grading, drainage, landscape and street improvements plans to Southern California Edison's Title and Real Estate Services Department for review and approval;
 - b) provide evidence to the Director of Public Works of written consent agreement with Southern California Edison, which consent shall not be unreasonably withheld; and
 - c) provide evidence to the Director of Public Works of approval for improvements within the Southern California Edison easement along Walnut Avenue.
17. Subject to the review and approval of the Community Development Department there shall be no trees in the Southern California Edison easement along Walnut Avenue, with the exception of City street trees which shall be no higher than 20' at matured height measured from finished grade to top of the branches.

End of Conditions.

I HAVE READ, UNDERSTAND AND AGREE TO ABIDE BY THE AFOREMENTIONED CONDITIONS OF APPROVAL AS HEREIN STATED.

Applicant

Date

07/10/14

FEE ESTIMATE

Project	Crescent Square
Address	
Owner	Summerhill Homes
Phone	949-250-9002 Contact: Keven Doherty
Designer	Urban Arena
Phone	(714) 754-4500

Zone	Crescent Square Residential SP
Lot Size	

Building Area	Living	Garage	Deck
Plan 1A - 2,540 sf	2357	600	183
		Other	

Stories	3	Units on Lot
----------------	----------	---------------------

Description: Kitchen, DR, great room, powder rm, 3 BR, 2 BA, bonus room, balcony, deck, 3-car garage, (option 3rd BA)

Valuation	\$ 353,344.25
------------------	----------------------

Building Plan Check	\$ 1,174.87
T-24 Energy Review	\$ 55.00
Total	\$ 1,229.87

Building Permit Fees		
\$	1,382.20	Structural
\$	126.00	Electrical
\$	157.00	Plumbing
\$	73.00	Mechanical
\$	45.45	Field Energy
\$	45.93	S.M.I.P. cat 1
TBD		Grading
\$	220.00	Elevator Insp. ⁽¹⁾
\$	10.00	Issue
\$	2,059.58	Total Permits
\$	15.00	BSC Fee
\$	2,074.58	Total on Permit

Development Impact Fees		
\$	18,821.00	Parks
\$	18,278.00	Water ⁽²⁾
\$	461.00	Traffic
\$	37,560.00	Total

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

Fees not included on this sheet: Public Works Planning NPDES
 L.A. County Sanitation LBUSD
 L.A. County Fire Department R-3 Form

⁽¹⁾ See Building Condition #34.

⁽²⁾ Based on a 1" water meter. Water needs must be calculated by a plumbing engineer.

Exhibit A

FEE ESTIMATE

07/10/14

Project	Crescent Square
Address	
Owner	Summerhill Homes
Phone	949-250-9002 Contact: Keven Doherty
Designer	Urban Arena
Phone	(714) 754-4500

Zone	Crescent Square Residential SP
Lot Size	

Building Area	Living	Garage	Deck
Plan 1B - 2,781 s'	2598	600	183
	Other		

Stories	3	Units on Lot
----------------	----------	---------------------

Description: Kitchen, DR, great room, powder rm, 4 BR, 2 BA, bonus room, balcony, deck, 3-car garage, (option 3rd BA)

Valuation	\$ 381,681.03
------------------	----------------------

Building Plan Check	\$ 1,259.18
T-24 Energy Review	\$ 55.00
Total	\$ 1,314.18

Building Permit Fees		
	\$ 1,481.38	Structural
	\$ 134.43	Electrical
	\$ 157.00	Plumbing
	\$ 73.00	Mechanical
	\$ 43.71	Field Energy
	\$ 49.62	S.M.I.P. cat 1
	TBD	Grading
	\$ 220.00	Elevator Insp.⁽¹⁾
	\$ 10.00	Issue
	\$ 2,169.15	Total Permits
	\$ 16.00	BSC Fee
	\$ 2,185.15	Total on Permit

Development Impact Fees		
	\$ 18,821.00	Parks
	\$ 18,278.00	Water ⁽²⁾
	\$ 461.00	Traffic
	\$ 37,560.00	Total

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

Fees not included on this sheet: Public Works Planning NPDES
 L.A. County Sanitation LBUSD
 L.A. County Fire Department R-3 Form

⁽¹⁾ See Building Condition #34.

⁽²⁾ Based on a 1" water meter. Water needs must be calculated by a plumbing engineer.

Exhibit A

07/10/14

FEE ESTIMATE

Project	Crescent Square
Address	
Owner	Summerhill Homes
Phone	949-250-9002 Contact: Keven Doherty
Designer	Urban Arena
Phone	(714) 754-4500

Zone	Crescent Square Residential SP
Lot Size	

Building Area	Living	Garage	Deck
Plan 2A - 3,119 sf	2902	600	345
		Other	

Stories	3	Units on Lot
----------------	----------	---------------------

Description: Kitchen, DR, great room, 2 powder rms, 3 BR, 2 BA, bonus room, balcony, 3-car garage (optional balcony)

Valuation	\$ 422,436.01
------------------	----------------------

Building Plan Check	\$ 1,380.42
T-24 Energy Review	\$ 55.00
Total	\$ 1,435.42

Building Permit Fees		
\$	1,624.03	Structural
\$	145.07	Electrical
\$	151.50	Plumbing
\$	73.00	Mechanical
\$	44.49	Field Energy
\$	54.92	S.M.I.P. cat 1
TBD		Grading
\$	220.00	Elevator Insp. ⁽¹⁾
\$	10.00	Issue
\$	2,323.00	Total Permits
\$	17.00	BSC Fee
\$	2,340.00	Total on Permit

Development Impact Fees		
\$	18,821.00	Parks
\$	18,278.00	Water ⁽²⁾
\$	461.00	Traffic
\$	37,560.00	Total

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

Fees not included on this sheet: Public Works Planning NPDES
 L.A. County Sanitation LBUSD
 L.A. County Fire Department R-3 Form

⁽¹⁾ See Building Condition #34.

⁽²⁾ Based on a 1" water meter. Water needs must be calculated by a plumbing engineer.

Exhibit A

07/10/14

FEE ESTIMATE

Project Address	Crescent Square		
Owner	Summerhill Homes		
Phone	949-250-9002	Contact: Keven Doherty	
Designer	Urban Arena		
Phone	(714) 754-4500		

Zone	Crescent Square Residential SP
Lot Size	

Building Area	Living	Garage	Deck
Plan 2B - 3,119 sf	2902	600	345
	Other		

Stories	3	Units on Lot
----------------	----------	---------------------

Description: Kitchen, DR, great room, 2 powder rms, 4 BR, 2 BA, bonus room, balcony, 3-car garage (optional balcony)

Valuation	\$ 422,436.01
------------------	----------------------

Building Plan Check	\$ 1,380.42
T-24 Energy Review	\$ 55.00
Total	\$ 1,435.42

Building Permit Fees		
\$ 1,624.03	Structural	
\$ 145.07	Electrical	
\$ 151.50	Plumbing	
\$ 73.00	Mechanical	
\$ 47.49	Field Energy	
\$ 54.92	S.M.I.P. cat 1	
TBD	Grading	
\$ 220.00	Elevator Insp.⁽¹⁾	
\$ 10.00	Issue	
\$ 2,326.00	Total Permits	
\$ 17.00	BSC Fee	
\$ 2,343.00	Total on Permit	

Development Impact Fees		
\$ 18,821.00	Parks	
\$ 18,278.00	Water ⁽²⁾	
\$ 461.00	Traffic	
\$ 37,560.00	Total	

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

Fees not included on this sheet: Public Works Planning NPDES
 L.A. County Sanitation LBUSD
 L.A. County Fire Department R-3 Form

⁽¹⁾ See Building Condition #34.

⁽²⁾ Based on a 1" water meter. Water needs must be calculated by a plumbing engineer.

Exhibit A

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

Public Works requirements for issuance of a Building Permit (over \$64,817 valuation) and for a Land Subdivision. In addition, a Subdivision must fulfill all requirements of the California Subdivision Map Act, and the City of Signal Hill Subdivision Ordinance.

Project: **Crescent Square - TM 72594**

Address: **Crescent Heights Street**

Developer: **Summerhill Homes**

Date: **August 7, 2014**

Prepared by: *Anthony Carawco*

Approved by: *Steve [Signature]*

REQUIREMENTS OF DEVELOPER/APPLICANT

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

1. RIGHT-OF-WAY DEDICATION

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

- (a) Easement 5 ft. in width for sidewalk purposes over Lot "E".
- (b) Public Utility Easements over full width of lots "B" and "C".
- (c) Public Utility Easements over Lots "6, 7, 10, & 11" 20 ft in width for water and sewer. No permanent structure or walls, shall be constructed within this easement area.
- (d) Easement to for pedestrian access over Lot "I".
- (e) Easement for pedestrian access over Lot "D".
- (f) Easement to HOA for sidewalk.
- (g) Easement to HOA for Storm Drain ownership and maintenance.

EXHIBIT B

Owner shall submit:

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

2. GRADING PLAN

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

3. IMPROVEMENT PLANS

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

- (a) Street Improvements on Crescent Heights Street.
- (b) Street Improvements on Walnut Avenue.
- (c) Water Main.
- (d) Sewer Main.
- (e) Signing and Striping.

4. STREET IMPROVEMENTS

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

CRESCENT HEIGHTS STREET

- (a) Curb & Gutter at 20 ft. from centerline.
- (b) 4" P.C.C. sidewalk 5 ft. in width with 5 ft. parkway.
- (c) A.C. paving to centerline minimum.
- (d) Street intersections including cross gutters.
- (e) Curb return and disabled access ramp at 35 ft. radius at Walnut Avenue.

- (f) Curb return and disabled access ramp at 25 ft. radius at all three (3) Private Streets.
- (g) Relocate street signs.
- (h) Turf block adjacent to gate in Lot 26 to access the oil operator oil wells. This is to be maintained by the HOA or the Oil Operator.
- (i) 15 Street trees planted in deep root control boxes with irrigation.
Type of Tree: Ginkgo Biloba – Maidenhair Tree
- (j) 2 Street lights of 5,800 lumen on marbelite pole per the street light master plan. (To be coordinated thru So. Cal. Edison)
- (k) 4 Ornamental globe lights per Crescent Heights Historic District Specific Plan, approved by City Engineer. (To be coordinated thru So. Cal. Edison)
- (l) Underground new overhead utility lines (electrical, telephone, cable T.V., power poles).
- (m) 8" Water main.
- (n) 8" Sewer main.

WALNUT AVENUE

- (a) Curb & Gutter at 30 ft. from centerline.
- (b) 4" P.C.C. sidewalk 5 ft. in width.
- (c) A.C. paving to centerline minimum.
- (d) Relocate street signs.
- (e) 6 Street trees planted in deep root control boxes with irrigation.
Type of Tree: Callistemon Citrinus – Lemon Bottlebrush

INTERIOR STREETS

- (a) Street width shall be 26 ft in width (width to be measured from flow line to flow line, not top of curb).
- (b) 4" rolled curb.
- (c) 4" P.C.C. sidewalk 4 ft. in width with a minimum of 4 ft clearance around obstructions.

- (d) A.C. paving with Eco-Stone Pervious Pavers along centerline of roadway.
- (e) 8" Water main with fire hydrants (concrete bollards shall be placed adjacent to fire hydrants).
- (f) 11 Ornamental globe lights per Crescent Heights Historic District Specific Plan, approved by City Engineer. (To be coordinated thru So. Cal. Edison)
- (g) 8" Sewer main per LACSD requirements.
- (h) Parking shall be prohibited on all interior streets except in designated parking areas.
- (i) Relocate/Raise to grade all utility vaults or pull boxes.

5. OVERHEAD UTILITIES

- (a) No under-grounding of power poles is required.
- (b) Under-ground new overhead facilities (electrical, telephone, cable T.V., power poles).

6. CONDITIONS, COVENANTS AND RESTRICTIONS (CC & R'S)

The applicant shall be required to establish a homeowners' association for all the properties within the boundaries of Tentative Tract Map No. 72594. All organizational documents for the project shall be submitted to and approved by the Director of Community Development and the City Attorney prior to Final Map approval and shall be recorded with the Final Map. A copy of the recorded documents shall be submitted to the Community Development Department and kept on file. The Conditions, Covenants and Restrictions (CC & R's) shall contain the following provisions:

- (a) Public Utilities shall not be placed under any enhanced/decorative paving in the interior streets. If they are, and the City needs to excavate to make any repairs to city portions of utilities; the City's responsibility will be to put back conventional asphalt or typical concrete. It will be the Home Owner Association's responsibility to construct the enhanced/decorative paving section.
- (b) The Homeowner's Association must maintain all Source, Structural, and Treatment Control Best Management Practices (e.g. sweep private streets and parking lots, re-apply storm drain system stenciling and signage, clean- out inlet drains, replace inlet filters when broken or degraded) per the approved Standard Urban Stormwater Mitigation Plan (SUSMP). The Homeowner's Association will allow for access to the property for routine

inspections by the City to ensure compliance with the approved Standard Urban Stormwater Mitigation Plan (SUSMP) and the National Pollutant Discharge Elimination System (NPDES) permit.

- (c) The Approved Standard Urban Stormwater Mitigation Plan (SUSMP) shall be attached as a part of the Conditions, Covenants and Restrictions (CC & R's).

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

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

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

8. WATER SERVICES

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

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

9. ESTIMATED IMPACT FEES

Applicant shall make a cash payment to the City of Signal Hill for the following Impact Fees prior to Certificate of Occupancy, request for utilities, or final inspection:

- (a) Residential Water Impact Fee: **\$456,950**
- (b) Residential Traffic Impact Fee: **\$11,525**

10. AGREEMENT TO INSTALL PUBLIC WORKS IMPROVEMENTS

Applicant shall execute an "Agreement to Install Public Works improvements" for construction of street improvements and post a Surety Bond or cash deposit in the amount to be determined with approval of Improvement Plans.

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

11. PLAN CHECK DEPOSIT

Applicant shall submit a plan check deposit upon first submittal for Construction Plans prepared by developer's Registered Engineer in the amount of **\$5,000**.

12. EXCAVATION PERMIT & INSPECTION FEE

Prior to the commencement of any work in the Public right-of-way, applicant shall obtain an Excavation Permit and pay an Inspection fee in the amount to be determined with approval of Improvement Plans.

13. STORM WATER POLLUTION PREVENTION

This project will result in a soil disturbance of 1 acre or greater. Prior to the issuance of a grading permit, the applicant shall complete and submit an Owners Certification form (OC-1) and a Local Storm Water Pollution Prevention Plan (LSWPPP) form which are both available in the Building and Safety Department. The applicant shall also prepare a Storm Water Pollution Prevention Plan (SWPPP) and provide evidence that a NPDES Notice of Intent (NOI) has been filed with the State Water Quality Control Board. Such evidence shall consist of a copy of the acknowledgement of receipt letter from the State Water Resources Control Board showing the Waste Discharge Identification (WDID) number.

14. STORM WATER POLLUTION PREVENTION/LOW IMPACT DEVELOPMENT

- (a) Applicant shall submit to the City for review and approval a Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual. Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration except in hillside areas where alternative LIDs must be proposed maximizing vegetation and use of biofiltration with underdrains to limit infiltration.
- (b) Applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
- (c) Applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
- (d) Applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.
- (e) There are multiple areas which appear to be untreated. The entire site (100%) must be treated with LID BMPs prior to discharge. This includes runoff from the streets.
- (f) It is unclear where the area drains are discharging. Many appear to be out letting to the sidewalk; however, there are no parkway drains indicated. It is unclear where the pipes between Lots 5-12 are connected to. Note that they must be connected to the proposed BMP.

- (g) Submit calculations to verify proper sizing of each BMP. Biotreatment BMPs must be sized to treat 1.5 times the Stormwater Quality Design Volume (SWQDV) on-site defined as the runoff from the 0.75-inch, 24-hour rain event or the 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map (http://ladpw.org/wrd/publication/engineering/Final_Report-Probability_Analysis_of_85th_Percentile_24-hr_Rainfall1.pdf), whichever is greater.
- (h) All non-proprietary BMPs must be designed per an approved published design standard (City Manuals, County Manuals, Caltrans, CASQA, etc.). The calculations must be followed step by step with no alterations. If a non-proprietary system is used (i.e. Modular Wetlands System), it must be shown that the proposed system is sized to treat the SWQDV).
- (i) The plan must be signed, stamped, and dated with wet ink application and must indicate the cross sectional details of all BMPs, storm drain connections, and drainage. The cross sectional details of the BMPs must show the type and depth of all layers (i.e. amended soil later, gravel layer, etc.) and must follow the criteria from the design standard used.

NUMBERED PARCELS : 2
AREA: 3.175 Acres

Sheet 1 of 4

TENTATIVE PARCEL MAP NO. 74159

IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
A PORTION OF PARCEL 1 AND PARCELS 6, 7, AND 8 OF PARCEL MAP 25685, IN CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 300 PAGES 66 TO 70 INCLUSIVE OF PARCEL MAPS, ALSO KNOWN AS PARCEL A OF CERTIFICATE OF COMPLIANCE OF LOT LINE ADJUSTMENT RECORDED ON MARCH 15, 2006 AS INSTRUMENT NO. 06-0552339 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR FINANCE AND CONVEYANCE PURPOSES

CHARLES A. TUGGLE, LS 4025
DATE OF SURVEY AUGUST 2014

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.
SUMMERHILL SIGNAL HILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TOWN CENTER WEST SENIOR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BENEFICIARY UNDER A DEED OF TRUST RECORDED OCTOBER 5, 2015 AS INSTRUMENT NO. 2015-1228938, O.R.

FOR FINANCE AND CONVEYANCE PURPOSES ONLY, AND THIS FINANCE MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY.

THIS FINANCE MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL SET FORTH WITH APPROVAL OF SITE PLAN AND DESIGN 14-04 REVIEW AND VESTING TENTATIVE TRACT 72594, WHICH MUST BE SATISFIED WITH CONTINUED DEVELOPMENT OF THE PROPERTY.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(PRINT NAME) MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

ON _____ BEFORE ME, _____, A NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ MY PRINCIPAL PLACE OF BUSINESS IS
NOTARY PUBLIC IN AND FOR SAID STATE IN _____ COUNTY.

(PRINT NAME) MY COMMISSION EXPIRES: _____

LOS ANGELES COUNTY CERTIFICATES

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISOR OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 72594 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUMMERHILL SIGNAL HILL, LLC ON NOVEMBER 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

CHARLES A. TUGGLE
LS 4025 EXP. 06/30/16



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND OF ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE CITY OF SIGNAL HILL, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

DOMINIC C. MILANO
CITY ENGINEER
RCE NO. 27127 EXP. 03/31/17



CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SIGNAL HILL ON _____, APPROVED THIS MAP.

DATE: _____

CITY CLERK
CITY OF SIGNAL HILL

SPECIAL ASSESSMENTS STATEMENT

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF SIGNAL HILL, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE: _____

CITY TREASURER
CITY OF SIGNAL HILL

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 25TH STREET SHOWN AS NORTH 90°00'00" EAST ON PARCEL MAP NO. 25685 FILED IN BOOK 300, PAGES 66 TO 70 OF PARCEL MAPS.

MONUMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED

MONUMENTS TO BE SET AS FOLLOWS:

- 1" IP TAGGED LS 4025 OR LEAD & TAG LS 4025 OR SPK & WASHER STAMPED LS 4025 TO BE SET AT ALL OF LOT CORNERS, UNLESS OTHERWISE NOTED.
- 2" IP TAGGED LS 4025 OR LEAD & TAG LS 4025 TO BE SET AT ALL TRACT ANGLE POINTS, UNLESS OTHERWISE NOTED.

REFERENCES

- () R1 INDICATES RECORD PER PM 25685, PMB 300/66-70
- [] R2 LOT LINE ADJUSTMENT NO 05-02, RECORDED AS INSTRUMENT # 06-552339 OR (BEARINGS ROTATED 00°00'02" CLOCKWISE)

NOTE:

1. LAND SHOWN ON THIS MAP IS SUBJECT TO FUTURE DEDICATIONS AND/OR EASEMENTS
2. SEE SHEET 2 OF 4 FOR SIGNATURE OMISSIONS
3. SEE SHEET 4 OF 4 FOR EASEMENT PLOT

TENTATIVE PARCEL MAP NO. 74159

IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CHARLES A. TUGGLE, LS 4025
DATE OF SURVEY AUGUST 2014

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HERINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (A)(3)(A)(I)-(VII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

- ① TOWN CENTER WEST SENIOR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND SIGNAL HILL PETROLEUM, INC., A CALIFORNIA CORPORATION, HOLDER OF WELL SERVICE EASEMENT RECORDED JULY 19, 2012 AS INSTRUMENT NO. 2012-1070844 OF OFFICIAL RECORDS.
- ② CREE OIL COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HOLDER OF WELL SERVICE AND MAINTENANCE EASEMENT, EXCLUSIVE USE AREA AND LIMITED USE EGRESS AND EGRESS RECORDED OCTOBER 5, 2015 AS INSTRUMENT NO. 2015-1228936 OF OFFICIAL RECORDS.
- ③ SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES RECORDED AUGUST 3, 2001 AS INSTRUMENT NO. 2001-1395127 OF OFFICIAL RECORDS.

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HERINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (A)(3)(C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

1. CATHERINE ANNE EVANOFF, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13, 1990 AS INSTRUMENT NO. 90-1574026 OF OFFICIAL RECORDS.
2. DON P. DAVIS, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13 1990 AS INSTRUMENT NO. 90-1574027 OF OFFICIAL RECORDS.
3. HORACE W. GREEN, ET UX, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JULY 1, 1921 IN BOOK 477, PAGE 76 OF OFFICIAL RECORDS.
4. JOHN COWAN, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED IN BOOK 34575, PAGE 374 OF OFFICIAL RECORDS.
5. IDA M. PARKER, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 11, 1952 TORRENS CERTIFICATE NO. 654U-646U.
6. LEWIS ELMER PARKER AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JULY 11, 1957 IN BOOK 55021, PAGE 96 OF OFFICIAL RECORDS.
7. THE ESTATE OF CORAL E. DESMOND AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED MARCH 21, 1966 AS INSTRUMENT NO. 2954 OF OFFICIAL RECORDS.
8. WORLD PRODUCERS, INC. AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JUNE 23, 1992 AS INSTRUMENT NO. 92-1141622 OF OFFICIAL RECORDS.
9. FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 9, 1922 IN BOOK 758, PAGE 247 OF OFFICIAL RECORDS.
10. J. PETER RIEDEL, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 18, 2000 AS INSTRUMENT NOS. 00-0271826 AND 00-0271827, BOTH OF OFFICIAL RECORDS.
11. HOWARD L. TAYLOR, ET UX, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 3, 1962 AS INSTRUMENT NO. 4022 OF OFFICIAL RECORDS.
12. JEAN MARIE MAYER, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JULY 20, 1984 AS INSTRUMENT NO. 84-867458 OF OFFICIAL RECORDS.
13. RICHARD WAYNE GOOD AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JUNE 5, 1985 AS INSTRUMENT NOS. 85-627802, 85-627803, 85-627804, 85-627805, 85-627806, 85-627807, 85-627808, 85-627809, 85-627810, 85-627811, 85-627812 AND 85-627813, ALL OF OFFICIAL RECORDS.
14. BUTTRAM TEXHOMA COMPANY AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 2, 1964 AS INSTRUMENT NO. 3232 OF OFFICIAL RECORDS.
15. DORSEY BUTTRAM AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JUNE 5, 1985 AS INSTRUMENT NO. 85-627800 OF OFFICIAL RECORDS.
16. KENNETH MILLS AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JUNE 28, 1963 AS INSTRUMENT NO. 1105 OF OFFICIAL RECORDS.
17. DON D. CRAWFORD, ET AL, AS TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JULY 17, 1984 AS INSTRUMENT NO. 84-848803 OF OFFICIAL RECORDS.

CHARLES A. TUGGLE, LS 4025
DATE OF SURVEY AUGUST 2014
BOUNDARY MAP

INDICATES THE BOUNDARY OF THE LAND
BEING SUBDIVIDED BY THIS MAP

EASTERLY LINE OF FARM LOT 79.

FD LA CO. ROAD DEPARTMENT
WELL MONUMENT PER PM 25685
PMB 300/66-70

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	58°41'43"	17.00'	17.41'VAR2

SCALE: 1"=50'

NOTE
SEE SHEET 4 FOR EXISTING EASEMENT PLOT

Page 3 of 4

TENTATIVE PARCEL MAP NO. 74159

IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
CHARLES A. TUGGLE, LS 4025
DATE OF SURVEY AUGUST 2014



LEGEND

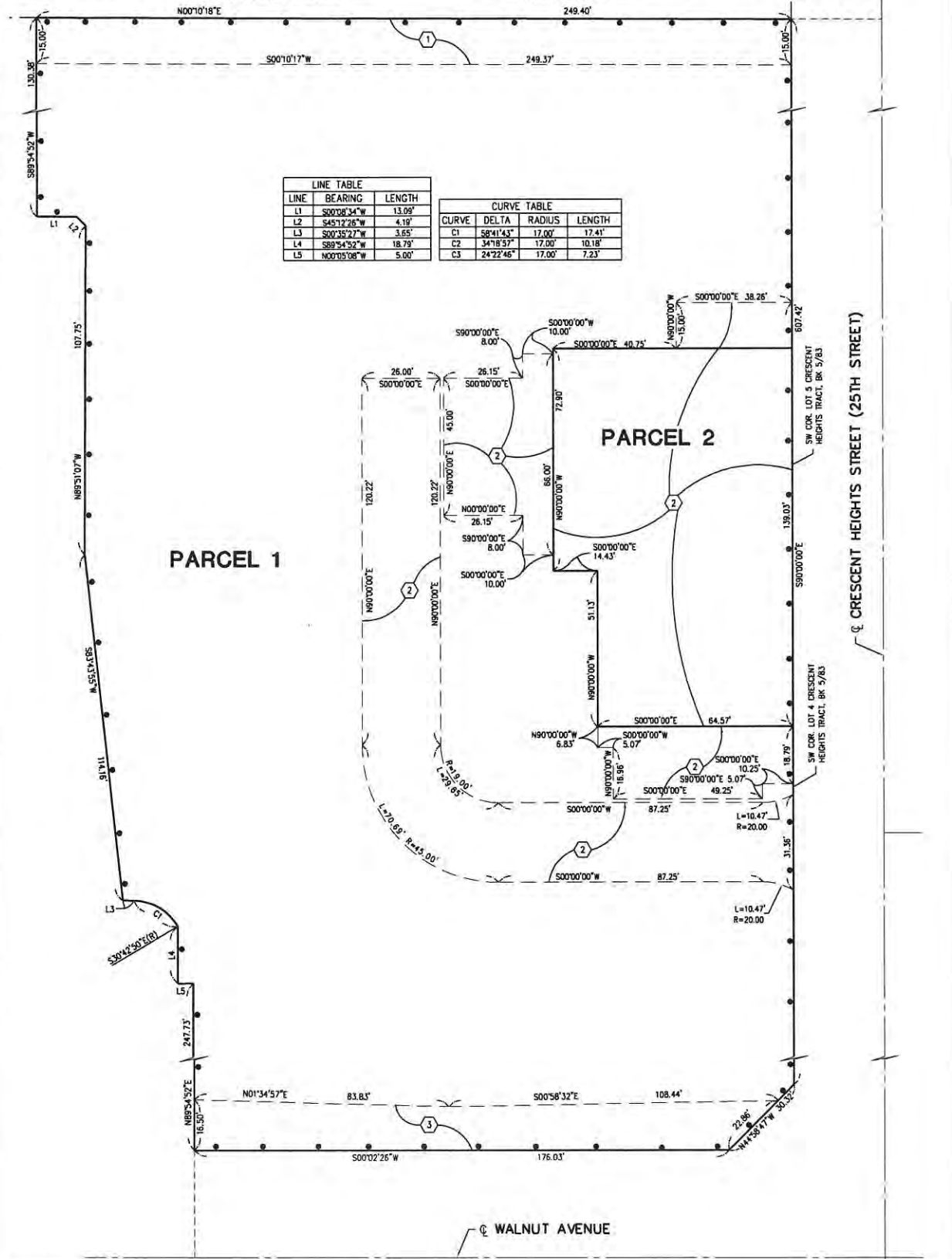
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

EASEMENT NOTES

- ① EXISTING FACILITIES AND WELL SERVICE EASEMENT PER INST. NO. 2012-1070844 O.R.
- ② EXISTING JOINT USE WELL SERVICE AND MAINTENANCE EASEMENT, EXCLUSIVE USE AREA AND LIMITED USE INGRESS AND EGRESS EASEMENT PER INST. NO. 2015-1228936 O.R.
- ③ EXIST. EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PER INST. NO. 2001-1395127, O.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'34"W	13.09'
L2	S45°12'26"W	4.19'
L3	S00°35'27"W	3.65'
L4	S89°54'52"W	18.79'
L5	N00°05'08"W	5.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	56°41'43"	17.00'	17.41'
C2	34°18'57"	17.00'	10.18'
C3	24°22'46"	17.00'	7.23'



RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SIGNAL HILL, CALIFORNIA, APPROVING
TENTATIVE PARCEL MAP 74159, A REQUEST TO
SUBDIVIDE A 3.18-ACRE SITE LOCATED AT THE
NORTHEAST CORNER OF WALNUT AVENUE AND
CRESCENT HEIGHTS STREET INTO TWO PARCELS FOR
FINANCE AND CONVEYANCE PURPOSES**

WHEREAS, the applicant and property owner, SummerHill Homes, filed an application for Tentative Parcel Map 74159, a request to subdivide a 3.18-acre site at the northeast corner of Walnut Avenue and Crescent Heights Street into two parcels for finance and conveyance purposes; and

WHEREAS, the site is legally described as Parcel A, Lot Line Adjustment No. 05-02 in the City of Signal Hill, in the County of Los Angeles, the State of California, as per map recorded March 15, 2006, as instrument No. 06-552339 in the Office of the County Recorder of said county; and

WHEREAS, in 1999, the City approved the Town Center West mixed-use project consisting of two components: a retail shopping center and 152 rental units for low-income seniors. The retail center was completed, but the senior housing was not constructed; and

WHEREAS, in 2004, Signal Hill Petroleum, Inc., submitted an application for a request to construct 27 detached single-family dwelling units on the undeveloped 3.18-acre site; and

WHEREAS, on June 10, 2004, at a duly noticed joint public workshop, the City Council and Planning Commission reviewed conceptual plans to develop market rate single-family dwellings instead of senior housing at the site and expressed support for the single-family home concept; and all interested parties were given an opportunity to be heard regarding the project; and

WHEREAS, in 2005, the Planning Commission and City Council approved project entitlements for construction of 26 single-family dwellings on the subject site including a tract map; and

WHEREAS, the previously approved project was not constructed given the uncertain economic climate and the subject site remained vacant; and

WHEREAS, on June 10, 2014, the Planning Commission held a duly noticed public workshop to review the proposed project and all interested parties were given an opportunity to be heard regarding the proposal; and

WHEREAS, on August 12, 2014, the Planning Commission approved Site Plan & Design Review 14-04 and recommended City Council approval of Zoning Ordinance Amendment 14-03 updating SP-17, Crescent Square Residential Specific Plan, Vesting Tentative Tract Map 72594, and adoption of an Addendum to the Town Center West Environmental Impact Report (EIR) relative in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on September 2, 2014, the City Council approved the second addendum to the Town Center West EIR, Vesting Tentative Tract Map 72594 and Zoning Ordinance Amendment 14-03; and

WHEREAS, Vesting Tentative Tract 72594 for a 28-lot subdivision, 25 lots for single-family dwellings and three lots to remain for oil production was approved for the subject site with conditions of approval subject to Signal Hill Municipal Code Section 18.14.050; and

WHEREAS, the proposed finance and conveyance map, Tentative Parcel Map 74159, has been transmitted to the appropriate agencies for their review and comment in a timely manner as required by California Government Code Section 66453, entitled Subdivision Review by Adjoining Local Agencies; and

WHEREAS, said comments have been duly considered and are reflected herein; and

WHEREAS, pursuant to Signal Hill Municipal Code Chapter 18.12, “Subdivisions”, the subject project is properly a matter for Planning Commission review and determination; and

WHEREAS, on March 4, 2016, a notice of a Planning Commission public hearing regarding Tentative Parcel Map 74159 was mailed to all property owners within a 500 feet radius of the subject property, was published in the Signal Tribune newspaper and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, the project is Categorically Exempt pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act; and

WHEREAS, on March 16, 2016, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the request; and

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

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

1. The proposed finance map will facilitate development of a project that is consistent with applicable general and specific plans and the zoning ordinance:

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

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

Finding regarding Policy 1.2 – The Crescent Square Residential Specific Plan provides market rate for detached single-family dwelling units. Development of the project will assist the City in meeting its Regional Housing Needs Assessment goal for the years 2013-2021.

Land Use Policy 1.3 – Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

Finding regarding Policy 1.3 – The proposed project will replace a vacant lot with 25 new single-family dwellings. The development is within walking distance to a bus line on Willow Street and Cherry Avenue, is in close proximity to the Signal Hill Civic Center and is near the Cherry/Willow commercial corridor for shopping opportunities at the Town Center.

Land Use Policy 1.12 – Increase the amount and improve the network of public and private open space areas for active and passive recreation.

Finding regarding Policy 1.12 – The project includes a walkway connection with two gateway trellises establishing the pathway to the Town Center and Historic District. The pathway will provide a walkway for pedestrians traveling from the Town Center to residential districts.

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 characteristic 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 Land Use Policy 2.6 – The site design has been selected by the developer. The abandoned oil wells on-site have been leak tested and found not to be leaking. The site design allows for adequate access to the active oil well operations.

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

Land Use Policy 3.3 – Promote mixed-use development and ensure compatible integration of adjacent uses to minimize conflicts.

Finding regarding Land Use Policy 3.3 – The project promotes retail,

commercial and residential uses in the same vicinity to create a community where residents can live, work and play.

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

Finding regarding Policy 3.7 – The proposed project will enhance the quality of the City's residential neighborhoods by replacing a large vacant parcel with a high quality development and add to the vitality of the Civic Center neighborhood. The dwellings feature an architectural design which complements the adjacent Historic District neighborhood and include high quality building materials. Green building features include state of the art solar panels, electric vehicle charging infrastructure, energy star appliances and low VOC-paints. The site design includes green streets and use of modular wetlands to treat stormwater.

Land Use Policy 3.12 – Encourage and promote high quality design and physical appearance in all development projects.

Finding regarding Policy 3.12 – The project uses a variety of building material including, stucco, siding, brick, wood, trim and shutters to add to complement the architectural styles of Colonial, Craftsman, Monterey and Spanish. The floor plans feature decks, balconies, elevators, and adequate parking.

Land Use Policy 3.13 – Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

Finding regarding Policy 3.13 – The development will help reinforce Signal Hill's image as a growing community. The residents will add to the economic base of the City by shopping at the City's Town Center and Gateway Center and encouraging new businesses to come to the City.

Land Use Policy 3.18 – Minimize the impacts of storm water runoff to the maximum extent practicable on the biology, water quality and integrity of natural drainage systems and water bodies.

Finding regarding Land Use Policy 3.18 – The project will comply with the City's Low Impact Development (LID) standards which requires that the entire site (100%) must be treated with LID Best Management Practices prior to discharge. This includes runoff from the streets. Modular wetlands are proposed to treat the stormwater runoff.

Land Use Policy 3.19 – Maximize to the extent possible the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

Finding regarding Land Use Policy 3.19 – The project includes landscaped yards and common areas. The streets have been designed to be green streets. Water flow will be directed to the center of the private streets which have six feet of eco-stone pavers to allow for percolation of storm water on-site.

CIRCULATION ELEMENT GOAL 1 – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Circulation Policy 1.f. – Ensure that new development provides adequate parking for anticipated uses; however, reductions in parking requirements should be considered where alternative modes for transportation or shared parking exist.

Finding regarding Circulation Policy 1.f. – The development meets the required parking standards for the Specific Plan and provides 3 car garages for each dwelling and 16 additional guest spaces are provided throughout the development.

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, sustainable living by promoting the expansion of the city trails and walkways system.

Finding regarding Policy 3.a. – The development provides a pathway connection which promotes healthy living and walking as an alternative mode of transportation.

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

Housing Element Policy 1 – Implement the Land Use Element and Zoning Code to achieve adequate sites for the moderate and above-moderate income group.

Finding regarding Policy 1 – Vesting Tentative Tract Map 72594 will allow development of 25 new single-family homes sold at market rate within the Crescent Square Residential Specific Plan will help the City meet their Regional Housing Needs and will be reported with the City’s annual progress report sent to the state Department of Housing and Community Development when the building permits are issued.

2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans and zoning ordinance.

3. The site is physically suitable for the type of development.

4. The site is physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
8. The requirements of the California Environmental Quality Act have been satisfied. The project is Categorically Exempt pursuant to Section 15315, Minor Land Divisions.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby approve Tentative Parcel Map 74159, subdividing a 3.18-acre site into two parcels for finance and conveyance purposes subject to the Conditions of Approval contained in Attachment A (attached hereto).

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this _____ day of _____, 2016.

CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY

Vesting Tentative Parcel Map 74159
Recommended Conditions of Approval

Project: Crescent Square – Finance Map

Location: 2530 Green Place, 1763-1796 Gaviota, and 2503-2540 Gaviota

Applicant/Property Owner: SummerHill Homes

1. The applicant shall defend, indemnify and hold harmless the City of Signal Hill, its agents, officers and employees from any claim, action or proceeding against the City of Signal Hill or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Signal Hill, its legislative body, advisory agencies, or administrative officers concerning Tentative Parcel Map 74159. The City of Signal Hill will promptly notify the applicant of any such claim, action or proceeding against the City of Signal Hill and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Signal Hill fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Signal Hill. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
2. Within 24 months from the approval date of the map and/or prior to the expiration of Vesting Tentative Tract Map 72954, the applicant shall file with the appropriate agencies a final parcel map prepared in accordance with the requirements of Title 18, "Subdivisions," of the Signal Hill Municipal Code, the State Subdivision Map Act, and the conditions contained herein. Failure to timely file such map, to meet all conditions herein, shall terminate the Tentative Parcel Map unless extended and, as provided in the Subdivision Map Act and Title 18 of the Signal Hill Municipal Code.
3. Any submittal requirements which were waived in connection with the finance map in accordance with subsection Section 18.13.040(1) of the Signal Hill Municipal Code shall be submitted concurrently with the first discretionary application for development of the property covered by the finance map (i.e., with an application for a future final map, a conditional use permit, site plan and design review or specific plan), or shall be submitted as prescribed by conditions of approval already in place with underlying entitlement approvals that govern continued or subsequent development of the property as described on the face of the finance map per Section 18.13.040(4) of the Signal Hill Municipal Code.

4. This finance map (Tentative Parcel Map 74159) is approved for finance and land conveyance purposes only. No applications for building or grading permits shall be accepted for the parcel or parcels created by this finance map until a future final map, a conditional use permit, site plan design and review or specific plan for development has been approved by the City, or as prescribed by conditions of approval already in place with underlying entitlement approval (Tentative Tract Map 72549 and Site Plan and Design Review 14-04) that govern continued or subsequent development of the property as described on the face of the finance map per Section 18.13.040(4) of the Signal Hill Municipal Code.
5. All conditions of approval associated with Site Plan and Design Review 14-04 and Vesting Tentative Tract Map 72594 remain in full effect.

End of Conditions.

MARCH 3



GPA 16-01
ZOA 16-01
City Dog 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 per Government Code §65091(a)(4) on March 4, 2016.
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on March 4, 2016.
 - c. Mailed to property owners within a 300' radius on March 4, 2016.
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

March 15, 2016

AGENDA ITEM

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

**FROM: SELENA ALANIS
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING – GENERAL PLAN AMENDMENT 16-01 AMENDING
THE GENERALIZED LAND USE MAP AND ZONING ORDINANCE
AMENDMENT 16-01 AMENDING THE OFFICIAL ZONING MAP AND
OPEN SPACE AND PUBLIC INSTITUTIONAL USE CLASSIFICATIONS**

Summary:

Staff will present the City's proposed amendments to the Generalized Land Use Map, Official Zoning Map and Signal Hill Municipal Code (SHMC) Chapters 20.18 and 20.14, entitled "Open Space District" and "Public Institutional District". Proposed changes include:

- Amending the Generalized Land Use Map to reclassify an approximate 1.5-acre area from "3.2, Commercial General" to "OS, Open Space" and "PI, Public Institutional";
- Amending the Official Zoning Map to reclassify an approximate 1.5-acre area from "SP-4, Auto Center Specific Plan" to "OS, Open Space" and "PI, Public Institutional"; and
- Amending the Open Space and Public Institutional zoning district use classifications to add "Public Dog Park" as a permitted use and "Outdoor Advertising Structure" as a conditionally permitted use; and
- Amending the development standards within the Public Institutional zoning district to allow structures up to 6-stories/90' tall.

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 03/04/16(1), RELATIVE TO GENERAL PLAN AMENDMENT 16-01 AND ZONING ORDINANCE AMENDMENT 16-01 ASSOCIATED WITH THE FUTURE CONSTRUCTION OF A CITY DOG PARK

- 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 GENERAL PLAN AMENDMENT 16-01 AMENDING THE GENERALIZED LAND USE MAP BY RECLASSIFYING AN APPROXIMATE 1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM "3.2, COMMERCIAL GENERAL" TO "OS, OPEN SPACE" AND "PI, PUBLIC INSTITUTIONAL"

- 3) 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 16-01 AMENDING THE OFFICIAL ZONING MAP TO CHANGE A 1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM "SP-4, AUTO CENTER SPECIFIC PLAN" TO "OS, OPEN SPACE" AND "PI, PUBLIC INSTITUTIONAL" AND ADDING PUBLIC DOG PARK AS A PERMITTED USE WITHIN THE OPEN SPACE ZONING DISTRICT AND OUTDOOR ADVERTISING STRUCTURE AS A CONDITIONALLY PERMITTED USE WITHIN THE PUBLIC INSTITUTIONAL ZONING DISTRICT

Background:

On January 21, 2014, the property at 3100 California Avenue was approved by the Successor Agency to be transferred to the City of Signal Hill for governmental purpose pursuant to Health and Safety Code Section 34181(a).

On February 17, 2016, the Parks and Recreation Commission reviewed and accepted the conceptual design for the proposed Dog Park to be located at 3100 California Avenue.

Analysis:

The City of Signal Hill is proposing a new public dog park at 3100 California Avenue (Attachment A). The park area is approximately 7,143 square feet and provides two dog runs: one for small dogs and one for larger dogs. Amenities include:

- Benches
- Shade sails
- Water fountain
- Play elements for dogs
- Outdoor sitting area for patrons
- Perimeter fencing

There will be 13 on-site parking spaces within an approximate 8,555-square-foot paved, LED lighted parking lot and five street parking spaces on the east side of California Avenue. A vehicle gate will be located at the driveway along California Avenue which will limit public access to daylight hours. Street improvements include a new curb, parkway and sidewalk. The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite and mulch with overhead micro-spray irrigation. The park will not include a recreation room/building or restroom facilities.

At the east side of the parking lot there will be a gate for Public Works Department to access an existing metal building. The building will be used to store emergency supplies and materials. The west side of the site has an existing double face illuminated pylon sign referred to as the Signal Hill Auto Center freeway sign. The sign is visible from the Interstate-405 freeway and owned by the Signal Hill Automobile Dealership Association. An application has been submitted to refurbish the sign and will be reviewed separately by the Planning Commission and have a subsequent environmental review.

A General Plan Amendment and Zoning Ordinance Amendment are being processed to make the City's documents consistent with the proposed future uses.

General Plan Amendment & Generalized Land Use Map

The Generalized Land Use Map displays the general pattern and boundaries of land use designations listed within the General Plan. The subject area is currently designated as "3.2, Commercial General" on the Generalized Land Use Map. General Plan Amendment 16-01 modifies the designation for the 1.5-acre parcel as follows:

- Reclassifying an approximate .4-acre area from "3.2, General Commercial" to "OS, Open Space"; and
- Reclassifying an approximately 1.1-acre area from "3.2, General Commercial" to "PI, Public Institutional".

Within the General Plan, the Open Space land use category includes public parks, trails and privately owned trails/enhanced walkways where the general public has access to the use of the trail/walkway. The Public Institutional land use category is for public school sites, institutions, utility facilities and public buildings formerly included in the Open Space land use category.

Zoning Ordinance Amendment & Zoning Map

The subject area is currently designated as “SP-4, Auto Center Specific Plan” on the Official Zoning Map. Zoning Ordinance Amendment 16-01 includes:

- Changing the designation of the 1.5-acre parcel from “SP-4, Signal Hill Auto Center” on the Official Zoning Map as follows:
 - 1.1-acres rezoned to “PI, Public Institutions” and
 - .4-acres rezoned to “OS, Open Space.”
- Adding “Public Dog Park” as a permitted use in the Open Space zoning district; and
- Adding “Outdoor Advertising Structure” as conditionally permitted use; and
- Amending the height standard in the in the Public Institutional zoning district from 2.5-stories/25’ tall to 6-stories/90’ tall (consistent with standards in most commercial and industrial zoning districts).

The Official Zoning Map shows parcel specific boundaries of the zoning districts listed within the SHMC. The Zoning Ordinances describes the intent of the Open Space zoning district as follows:

- To provide for orderly establishment of parks, schools, public or institutional facilities, and other open space and recreational uses. It is also intended to allow the expansion of operations or improvements of facilities on lands owned, leased or otherwise controlled by governmental agencies.

The intent of the Public Institutional zoning district is as follows:

- To provide for orderly establishment of public institutions such as governmental buildings, police stations, fire stations and schools. It is also intended to allow the expansion of operations or improvements of facilities on lands owned, leased or otherwise controlled by governmental agencies.

The Zoning Ordinance Amendment will amend Sections 20.18.020 and 20.14.020, “Use Classifications” of the SHMC to read as follows:

20.18.020 Use classifications.

The uses stated below shall be classified and authorized in the open space district as shown on the table. Unlisted uses shall be prohibited.

Open Space

Uses	Districts
Miscellaneous	
Restroom	A
Satellite dish (A)	A
War memorial	P
Water reservoir	P
Recreational Uses	
Athletic field	P
Ball field	P
Bicycle trail	P
Carnival/fair	T
Conservation area	P
Exercise trail	P
Fishing and/or casting pond	C
Food and beverage concession	A
Golf course	C
Golf driving range	C
Miniature golf course	C
Pedestrian trail	P
Playground	P
Public park <u>and dog park</u>	P
Publicly managed community gardens	P
Swimming pool	P
Tennis court, lighted	C
Tennis court, unlighted	P
View corridor	P
Wildlife preserve	P

P - Permitted use

C - Conditional use permit required

A - Accessory use

X - Prohibited

20.14.020, Use Classifications

The uses stated below shall be classified and authorized in the public institutional district as shown on the table. Unlisted uses shall be prohibited.

Public Institutional

Uses	Districts
Cafeteria	A
Fire station	P
Governmental office	P
Lunchroom	A
Museums	P

<i>Oil well</i>	<i>C</i>
<i>Outdoor Advertising Structure</i>	<i>C</i>
<i>Paramedic station</i>	<i>P</i>
<i>Public library</i>	<i>P</i>
<i>Public school</i>	<i>P</i>
<i>Public utility substation</i>	<i>C</i>
<i>Radio and television antenna</i>	<i>A</i>
<i>Restroom</i>	<i>A</i>
<i>Satellite dish (A)</i>	<i>A</i>
<i>Senior citizen housing (B)</i>	<i>C</i>
<i>War memorial</i>	<i>P</i>
<i>Water reservoir</i>	<i>P</i>

P - Permitted use

C - Conditional use permit required

A - Accessory use

X - Prohibited

Mitigated Negative Declaration

An Initial Study was prepared for the Dog Park and associated General Plan and Zoning Ordinance Amendments and found potentially significant environmental impacts unless mitigated. Mitigation measures have been included to address storm water impacts. The City Council will be the approving authority of the Mitigated Negative Declaration.

Approved by:

Scott Charney

Attachment

An aerial photograph of a park area. In the upper left, a large, modern building with a grey facade and a large sign is visible. To the right of the building is a parking lot with several cars parked. Further right, there is a dog park area with green grass, trees, and a red structure. The text "Signal Hill Dog Park" is overlaid in large orange letters across the center of the image.

Signal Hill Dog Park



Auto dealership sign



View along California Street (Retail - Left & Proposed site - Right)



Culvert on Catrans property



Site interior



Existing oil rig off-site



SITE DESCRIPTION

-Situated at 3100 California Ave. between the 405 freeway, California Ave, & E. Spring Street

-Approximate project site of 0.46 Acres

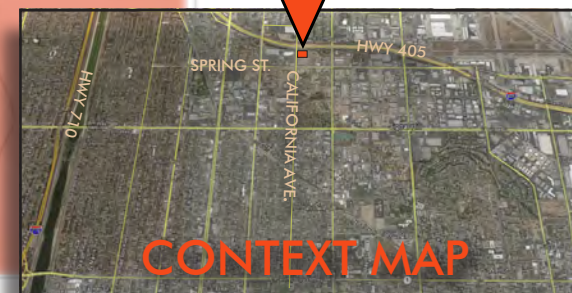
-Former RDA property designated for public use on Jan. 21st 2014

-Adjacent to oil field & commercial property.

-Adjacent to Signal Hill Gateway Center contains: Home Depot, Petco, In-n-Out, Jack in the Box, Applebee's, Chipotle, Starbucks & others.

-Initial project budget of \$316,450

SITE



SIGNAL HILL DOG PARK

SIGNAL HILL, CA

DATE: 02.17.16 UA JOB # 13-198

L02

CONTEXT MAPS



PROJECT GOALS

- Create new usable public space for the residents of Signal Hill to enjoy
- Create an outlet for dog owners to get outdoors & socialize
- Create a space within the dog park to hold community engagement events
- Ensure public safety during all hours of park use
- Utilize materials & planting that are easy to maintain
- Select low water planting that complies with State water regulations
- Allow for shared use between all involved parties & property owners



SITE ANALYSIS

- 1 Existing drive apron
- 2 Auto sign
- 3 Existing Caltrans fence & vegetated slope
- 4 Off-site oil rig to remain
- 5 Oil field property
- 6 Adjacent retail center
- 7 Existing pedestrian sidewalk



SCALE: 1" = 10'-0"

0 5 10 20 30 NORTH

SIGNAL HILL DOG PARK

SIGNAL HILL, CA

DATE: 02.17.16 UA JOB # 13-198

L05

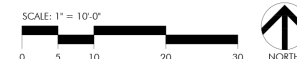
DOG PARK CONCEPT PLAN



LEGEND

- 1 Concrete drive apron
- 2 Caltrans vegetative easement
- 3 Gated vehicular entrance
- 4 Auto dealership sign
- 5 Pet waste station
- 6 Synthetic 'dog' turf
- 7 Decomposed granite
- 8 Fenced electrical transformer
- 9 Mulch area
- 10 Bench seating with shade sail
- 11 Dog bone art bench
- 12 Gated pedestrian entrance (Open during the day)
- 13 Bench seating
- 14 Asphalt parking lot
- 15 Pedestrian sidewalk & public right of way
- 16 LED security lights
- 17 Connection to future decomposed granite sidewalk to Spring Street
- 18 Handicap parking & access ramp
- 19 Water fountain w/ dog bowl

- 24 Bollard
- 25 Connection to existing sidewalk
- 26 Dog step platforms
- 27 Donor paver
- 20 Flat top boulder
- 21 Dog park entrance sign
- 22 Concrete mow curb
- 23 Dual sided bulletin board



SIGNAL HILL DOG PARK

SIGNAL HILL, CA

DATE: 02.17.16 UA JOB # 13-198

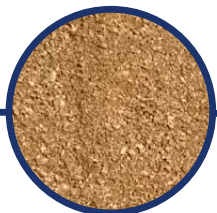
L06

DOG PARK ID PLAN

CONCEPTUAL MATERIALS



Belgard Moduline
concrete pavers



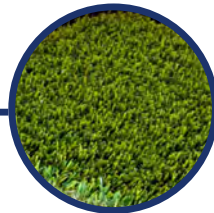
Decomposed
granite



Concrete mow
curb



Mulch



Synthetic 'dog' lawn

CONCEPTUAL FEATURES



Dual sided
bulletin board



Chain link fence
with green inserts



Dog art bench



Dog tables



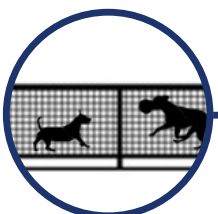
Donor pavers



Entry sign



Flat top boulder



Wire mesh style with
dog patterns



LED security lights



Pet waste station



Tall wrought iron
fence



Trash receptacle



Bench

CONCEPTUAL PLANT PALETTE



Carrotwood
*Cupaniopsis
anacardioides*



London Planetree
Platanus × acerifolia



African Sumac
Rhus lancea



Blue Oakgrass
*Helictotrichon
sempervirens*



Foothill Sedge
Carex tumulicola



Pacific Wax Myrtle
Myrica californica



Fountain Grass
*Pennisetum setaceum
'Eaton Canyon'*

SIGNAL HILL DOG PARK

SIGNAL HILL, CA

DATE: 02.17.16 UA JOB # 13-198

L07

CONCEPTUAL PALETTE

CALIFORNIA AVE.

SHD (PAINT)

PUBLIC RIGHT OF WAY

VEHICULAR GATE

GATE

RESTRICTED
ACCESS FOR
SIGN
MAINTENANCE

SMALL DOG AREA
1,965 SF






GATHERING
AREA
316 SF

LARGE DOG AREA
4,380 SF

PARKING LOT
8,555 SF
Onsite Parking: 12 spots
Handicap Parking: 1 spots

VEHICULAR GATE

LEGEND

-  8' Chain link fence with green inserts
-  48" Wire mesh style fence with dog patterns
-  8' Wrought iron fence
-  6' Existing Caltrans fence to remain
-  6' Chain link fence with fire hydrant painting



SIGNAL HILL DOG PARK

SIGNAL HILL, CA

DATE: 02.17.16 UA JOB # 13-198

L08

FENCING & AREA PLAN



Aerial view from California Avenue



Aerial view from parking lot



California Avenue



View from parking lot



Covered gathering space



Inside small dog area



Inside large dog area

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF
MITIGATED NEGATIVE DECLARATION 03/04/16(1),
RELATIVE TO GENERAL PLAN AMENDMENT 16-01 AND
ZONING ORDINANCE AMENDMENT 16-01 ASSOCIATED
WITH THE FUTURE CONSTRUCTION OF A CITY DOG
PARK**

WHEREAS, the City of Signal Hill, California, has prepared a Mitigated Negative Declaration for construction of a City Dog Park at 3100 California 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 Dog Park may have a significant effect on the environment; and

WHEREAS, Mitigated Negative Declaration 03/04/16(1) 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 storm water impacts; and

WHEREAS, on March 4, 2016, a Notice of Intent to adopt the Initial Study and proposed Mitigated Negative Declaration 03/04/16(1) was published in the Signal Tribune newspaper and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, the documents related to Mitigated Negative Declaration 03/04/16(1) were made available for public review and comments; and

WHEREAS, on March 4, 2016, a notice of Planning Commission public hearing regarding the associated General Plan Amendment 16-01 and Zoning Ordinance Amendment 16-01 for a City Dog Park was published in the Signal Tribune newspaper, mailed to property owners within 300 feet and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on March 15, 2016, 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 Dog Park identified no potentially significant effects on the environment with the implementation of mitigation measures.
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 03/04/16(1) 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 _____ day of _____, 2016.

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 _____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL

Mitigated Negative Declaration 03/04/16(1)

**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 City of Signal Hill is proposing a new public dog park at 3100 California Avenue. The park area is approximately 7,143 square feet and provides two dog runs: one for small dogs and one for larger dogs. Amenities include benches, shade sails, a water fountain, play elements for dogs, an outdoor sitting area for patrons and perimeter fencing. There will be 13 on-site parking spaces within an approximate 8,555-square-foot paved, LED lighted parking lot and five street parking spaces on the east side of California Avenue. A vehicle gate will be located at the driveway along California Avenue which will limit public access to daylight hours. Street improvements include a new curb, parkway and sidewalk. The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite and mulch with overhead micro-spray irrigation. The park will not include a recreation room/building or restroom facilities.

At the east side of the parking lot there will be a gate for Public Works Department to access an existing metal building. The building will be used to store emergency supplies and materials. The west side of the site has an existing double face illuminated pylon sign referred to as the Signal Hill Auto Center freeway sign. The sign is visible from the Interstate-405 (I-405) freeway and is owned by the Signal Hill Automobile Dealership Association. Any modifications to the sign will be reviewed separately and have a subsequent environmental review.

General Plan Amendment 16-01 will be reviewed to reclassify a 1.5-acre parcel from "3.2, Commercial General" for a .4-acre area to "OS, Open Space" and 1.1-acre to "PI, Public Institutional" and Zoning Ordinance Amendment 16-01 will be reviewed to rezone the 1.5-acre parcel from "SP-4, Signal Hill Auto Center" for a .4-acre area to "Open Space" and 1.1-acre to "Public Institutions" and add "Public Dog Park" as a permitted use in the Open Space zoning district and "Outdoor Advertising Structure" as conditionally permitted in the Public Institutions zoning district.

Hearing Dates:	Planning Commission Public Hearing	March 15, 2016, at 7:00 PM
	City Council Public Hearing	April 12, 2016, 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 Dog Park - General Plan Amendment 16-01 and Zoning Ordinance Amendment 16-01
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: 3100 California Avenue, Signal Hill, California 90755
5.	Project Sponsor's Name and Address: City of Signal Hill
6.	General Plan Designation: 3.2, Commercial General
7.	Zoning: SP-4, Auto Center Specific Plan
8.	<p>Description of the Project: The City of Signal Hill is proposing a new public dog park at 3100 California Avenue. The park area is approximately 7,143 square feet and provides two dog runs: one for small dogs and one for larger dogs. Amenities include benches, shade sails, a water fountain, play elements for dogs, an outdoor sitting area for patrons and perimeter fencing. There will be 13 on-site parking spaces within an approximate 8,555-square-foot paved, LED lighted parking lot and five street parking spaces on the east side of California Avenue. A vehicle gate will be located at the driveway along California Avenue which will limit public access to daylight hours. Street improvements include a new curb, parkway and sidewalk. The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite and mulch with overhead micro-spray irrigation. The park will not include a recreation room/building or restroom facilities.</p> <p>At the east side of the parking lot there will be a gate for Public Works Department to access an existing metal building. The building will be used to store emergency supplies and materials. The west side of the site has an existing double face illuminated pylon sign referred to as the Signal Hill Auto Center freeway sign. The sign is visible from the Interstate-405 (I-405) freeway and is owned by the Signal Hill Automobile Dealership Association. Any modifications to the sign will be reviewed separately and have a subsequent environmental review.</p> <p>General Plan Amendment 16-01 will be reviewed to reclassify a 1.5-acre parcel from "3.2, Commercial General" for a .4-acre area to "OS, Open Space" and 1.1-acre to "PI, Public Institutional" and Zoning Ordinance Amendment 16-01 will be reviewed to rezone the 1.5-acre parcel from "SP-4, Signal Hill Auto Center" for a .4-acre area to "Open Space" and 1.1-</p>

acre to “Public Institutions” and add “Public Dog Park” as a permitted use in the Open Space zoning district and “Outdoor Advertising Structure” as conditionally permitted in the Public Institutions zoning district.

9. **Surrounding Land Uses and Setting:** The subject site is 1.5-acre in size and current conditions include: an existing double face illuminated Auto Center freeway sign on the west side of the site setback approximately 30’ from California Avenue and secured with fencing. An existing metal warehouse building is on the east side of the site. The remainder of the site is an unimproved dirt lot utilized for equipment storage and active oil operations, as four active and four abandoned oil wells are in the vicinity. There are several eucalyptus trees on the interior of the site and along the street setback.

The site is surrounded by retail uses, industrial uses and the I-405 freeway. To the south - land utilized by Signal Hill Petroleum’s West Operating Unit zoned CG, Commercial General; west – the Gateway Center a retail shopping center zoned SP-6, Commercial Corridor Specific Plan; east and north – the I-405 freeway. The City of Long Beach is southeast of the site.

10. **Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement).** N/A

VICINITY MAP



ENVIRONMENTAL CHECKLIST

Project Name: City of Signal Hill Dog Park - GPA 16-01, ZOA 16-01

Date: 03/04/16(1)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. <i>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:</i>				
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. <i>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:</i>				
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. <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input 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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Strong seismic ground shaking?	<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
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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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. <i>Would the project:</i>				
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. <i>Would the project:</i>				
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. <i>Would the project result in:</i>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 7,143 square foot dog park which provides two dog runs; one for small dogs and one for larger dogs. Amenities include benches, shade sails, play elements for dogs, and an enclosed outdoor sitting area for patrons. The park will not include a recreation room/building or restroom facilities. There will be 13 on-site parking spaces within an approximate 8,555 square foot paved parking lot and 5-street parking spaces on the east side of California Avenue. The new park will not have an adverse effect on a scenic vista as it will enhance a site that is currently vacant, with equipment, dust and weeds. 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 existing site and surrounding area does not have any scenic resources. The I-405 freeway is not considered a State Scenic Highway. 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 dog park approximately 7,143 square feet with new landscaping, benches, and outdoor sitting area. The new park will not degrade the existing visual character of the site or surrounding area. The dog park will enhance a site that is currently vacant, with equipment storage, dust and weeds and the surrounding area is industrial and retail uses. 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: The dog park will not create a new source of light and glare that would adversely affect day or nighttime views. LED lighting will be installed in the parking lot for security purposes. The parking lot lighting will be shielded and directed so as to not interfere with adjacent properties. Therefore, no mitigation measures are required.

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 the existing 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. High traffic freeways like the I-405 are considered to be a pollution source, but SCAQMD does not consider a dog park is as sensitive land use. 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 as the dog park will be maintained. The closest residential homes are approximately 400-feet away north of the I-405-freeway. Patrons are required to clean up after dogs and dispose of waste in appropriate receptacles. In addition, the Dog Park will be maintained daily by a vendor for trash services and maintenance as needed. 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 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. The City of Signal Hill is an urbanized area. 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?

Less than significant 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 site is currently an unimproved dirt area that is utilized for active oil operations offering very little habitat even for common wildlife. Currently, eucalyptus

trees are the only vegetation on-site they will be removed and replaced with new trees. 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. 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, the existing eucalyptus trees on-site are common trees that will be removed and replaced with drought tolerant trees, shrubs and ground cover. 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 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 1, 3, 4 and Less than significant impact 2: The site is not located within the Alquist-Priolo fault zone study area and does 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 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?

Less than significant impact with implementation of mitigation measures: The project will not violate any water quality standards or waste discharge requirements with implementation of a LID Plan. The project will have to comply with storm water regulations which will be reviewed during the grading plan check for compliance. The park does not require a LID Plan as it is under 1-acre, however, the parking lot requires a LID Plan as it is equal to or greater than 10,000 square feet. Since the parking lot for this project is greater than 10,000 square feet, a LID Plan will need to be developed for that area. A mitigation measure has been added to reduce the impact to storm water runoff to less than significant.

Mitigation Measure #1

Prior to construction, the City shall complete a Low Impact Development (LID) Plan incorporating Best Management Practices (BMPs) in conformance with the requirements of the MS4 Permit (Order No. R4-2012-0175). Requirements of the LID Plan will include construction of onsite water treatment and maximization of infiltration, unless adequately deemed infeasible. All recommendations of the plan must be installed prior to the dog park opening.

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. With the implementation of National Pollution Discharge of Erosion and Sediment (NPDES) plan there be less storm water 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?

No 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 be less storm water 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 project will not physically divide an established community. The site will be for public use. As early as 2006, the desire to have a dog park in Signal Hill was identified in the 2006-2011 Strategic Plan. In 2008, a dog park was identified in the Recreation Needs Assessment Survey as a recreation facility desired by the community. In 2010 and 2011, staff analyzed 18 potential locations for a dog park. Staff determined that a portion of the 3100 California Avenue site was suitable for a dog park. 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. The site is currently zoned SP-4, Auto Center Specific Plan and General Plan designation is 3.2 Commercial General. A General Plan Amendment will be completed to change the land use designation from "3.2 Commercial General" to "PI Public Institutional" and a Zoning Ordinance Amendment will be reviewed to rezone the site from "SP-4 Signal Hill Auto Center" to "Public Institutions" and add the following uses in the PI zoning district "Public Dog Park" as permitted and an "Outdoor Advertising Structure" as conditionally permitted. 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 dog park. The site does not have any known mineral resources on it, but there are active oil wells nearby. Signal Hill Petroleum has surface use easements throughout the property. Currently, SHP drives oil drilling rigs on the site for operation and maintenance of wells. SHP also stores pipes needed for oil operations on the property. The City is working with Signal Hill Petroleum for release of the surface right easements a

mutually agreeable plan to allow for construction and use of the site for a dog park. 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?

Less than significant impact: The project will not result in exposure of persons to or generation of noise in excess of City 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. The I-405 freeway is a significant source of noise due to the velocity of vehicular traffic. The noise report dated January 28, 2016 by P.A. Penardi & Associates (Exhibit A) found that the noise levels from the freeway at the site, are low enough to allow verbal communication between dog owners and their pets and between park patrons when using reasonable vocal effort. 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. 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?

Less than significant 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. Once the park is constructed it is not expected to generate noise that would permanently increase the ambient noise levels without the project. On January 12, 2016 at 1 p.m., noise measurements were conducted by P.A. Penardi & Associates. Ambient noise levels at the site varied from 65 to 71 dB(A). The source of the noise was from the free flowing traffic on the I-405 freeway. Noise measurements were also taken for the residential area north of the I-405 freeway. Noise measurements were also taken at the closest residences (directly north of the I-405), noise measured from 63 to 67 dB(A). The report found that it is doubtful that the nearest residential properties would hear any barking dogs above the overwhelming continuous noise from the vehicular traffic on the freeway and therefore would not increase the ambient noise levels. 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 replacing not have any existing housing, the current zoning is auto center specific plan which 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 dog park.
- 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. 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?

No impact: The project is to add a 1.5-acre public dog park. The site will be landscaped with drought tolerant trees, shrubs and ground cover. 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?

Less than significant impact: The project is for a public dog park. The dog park is approximately 7,143 square feet and provides two dog runs; one for small dogs and one for larger dogs. Amenities include benches, shade sails, play elements for dogs, and an enclosed outdoor sitting area for patrons. The park will not include a recreation room/building or restroom facilities. There will 13 on-site parking spaces within a new approximately 8,555 square foot paved parking lot and 5-street parking spaces on the east side of California Avenue. The project will add an additional park like amenities for the public. The park will not have a significant adverse physical effect on the environment as it is a small scale park. The project supports the goals and policies of the Park and Recreation Master Plan. 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?

No impact: The project will not conflict the General Plan or Regional Transportation Plan. The General Plan established Level of Service as the measure of effectiveness of the effect of traffic flow factors, such as speed, delays, travel time, interruptions, freedom to maneuver, driver comfort and convenience, and indirectly, safety and operating costs. The park is small in scale and accessible from California Avenue a local collector street. The park is intended for the local community and is not expected to add additional trips that would reduce the level of service of California 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 the Regional Transportation Plan. The park is intended for the local community and would not conflict with the goals of the General Plan. 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)?

No impact: The park does not have an design features that would be a transportation hazard. There is a gate off of California Avenue that would limit vehicle access at night, but the gate is setback off of California Avenue so if a car pulls into the site it does not impede traffic on California Avenue and has room to back out.

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. A sidewalk will be installed along the property to allow for pedestrian access to the site. 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. 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. A LID Plan will need to be developed for the park to mitigate impacts on storm water. The project will be plan checked and must demonstrate that it meets the State's storm water 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. The dog park will have overhead micro-spray irrigation. 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, waste water handling, or hazardous materials. The project is a new park with pedestrian trail. Any emergency supplies or materials will be stored within the existing metal warehouse building, storage in an enclosed structure does not pose a significant hazard to the storm water system. 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 storm water runoff. Installation of synthetic turf, decomposed granite, and mulch 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 storm water 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. Patrons are required to pick up and properly dispose of pet waste and the park will be maintained by a service provide to remove trash and clean the park area as necessary to keep the site in a first class condition. Drainage from the synthetic turf will need to be contained or discharged to the sewer. 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 storm water 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 storm water runoff. Therefore, no mitigation measures are required.

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

Less than significant impact with implementation of mitigation measures: There will be a reduced impact to storm water runoff after the project has been constructed. Currently, the site is an unimproved vacant lot and sediment can flow from the site. The park will include drought tolerant landscaping, synthetic turf, mulch and decomposed granite which will reduce the amount of sediment flowing from the site. A LID Plan will need to be developed for the dog park to mitigate post-

construction park impacts on storm water. A mitigation measure has been added to reduce the impact to storm water runoff to less than significant.

Mitigation Measure #1

Prior to construction, the City shall complete a Low Impact Development (LID) Plan incorporating Best Management Practices (BMPs) in conformance with the requirements of the MS4 Permit (Order No. R4-2012-0175). Requirements of the LID Plan will include construction of onsite water treatment and maximization of infiltration, unless adequately deemed infeasible. All recommendations of the plan must be installed prior to the dog park opening.

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 City dog park, General Plan Amendment 16-01 and Zoning Ordinance Amendment 16-01 will not degrade the quality of the environment or substantially reduce the habitat of fish or wildlife. The .4-acre dog park 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 an unimproved dirt area that is utilized for active oil operations offering very little habitat even for common wildlife. Currently, eucalyptus trees are the only vegetation on-site they will be removed and replaced with new trees. Therefore, no significant impacts to wildlife or historical resources would result from the project.

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.)

Less than significant impact with implementation of mitigation measures: The City dog park, General Plan Amendment 16-01 and Zoning Ordinance Amendment 16-01 will not have a cumulatively considerable impact on the environment. Mitigation measure #1 has been added to ensure that a LID plan for the parking lot is completed and BMPs installed. The park will add to the City’s recreation facilities. Therefore, no significant cumulative impacts would result from the project.

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

Less than significant impact: The new City dog park, General Plan Amendment 16-01 and Zoning Ordinance Amendment 16-01 does not have any environmental effects that will cause a substantial adverse effects on human beings. The closest residential structures are across the I-405 freeway approximately 400 feet north of the site. Noise, traffic, water quality, utilities, recreation impacts from the project are not significant. 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

15118ltr

P.A. Penardi & Associates

Box 133035
223 Teakwood Dr.
Big Bear Lake, CA 92315-8914
Voice & FAX: (909) 585-2685
paulpenardi@charter.net

January 28, 2016

City of Signal Hill
Planning Dept.
2175 Cherry Avenue2
Signal Hill, CA 90755
Attn.: Selena Alanis, Associate Planner

Subject: Noise Assessment Letter for Proposed Dog Park.

Dear Ms. Alanis,

As you requested, we have performed noise measurements on the site of the proposed dog park and in the residential community located north of the site, on the north side of the 405 Freeway. The purpose of the noise study was to determine if the ambient noise from the freeway would be conducive to the use of the site for a dog park, and to investigate potential noise impact from use of the dog park onto the residential development located on the north side of the freeway.

The proposed dog park site is located along the south side of the 405 Freeway along the east side of California Avenue. There are some oil extraction operations to the east of the dog park site, but any noise from this facility is masked by the more predominant noise from the freeway. Noise measurements made on the site at about 1 p.m. on January 12 showed levels varying between 71 dB(A) at the north property line and 65 dB(A) about 60 feet south of the north property line. Due to the nature of the freely flowing heavy traffic on the freeway, the noise character is an almost constant din. California Avenue is very lightly travelled such that any noise from this roadway is insignificant compared to that from the freeway. As a point of reference, an average sound level from conversational speech with individuals standing within about five feet of one another is about 65 dB(A).

The residential area on the north side of the freeway consists of several apartment buildings that back up to an alley and an 8-foot high sound wall adjoining the freeway. The alley serves as access to the parking garages. Noise levels in the alley from the freeway traffic varied from about 63 dB(A) to 67 dB(A). The latter was at a location near California Avenue where the sound wall terminates. Noise on the north side of the apartment buildings, on 32nd Street near Lewis, was measured at approximately 57 dB(A). Further north along 33rd Street near Lemon, the noise level was about 48 dB(A). These reduced freeway noise levels are due

to increased distances from the freeway and noise attenuation being provided by the apartment buildings which act as sound barriers.

With regard to potential noise impact from activities at the dog park onto the subject residential properties, it is doubtful that barking dogs would even be heard above the overwhelming continuous noise from the vehicular traffic on the freeway. With regard to freeway noise impact onto the dog park (with the exception of a location right at the north property line), the noise levels are sufficiently low as to allow verbal communication between dog owners and their pets and between the park patrons when using reasonable vocal effort.

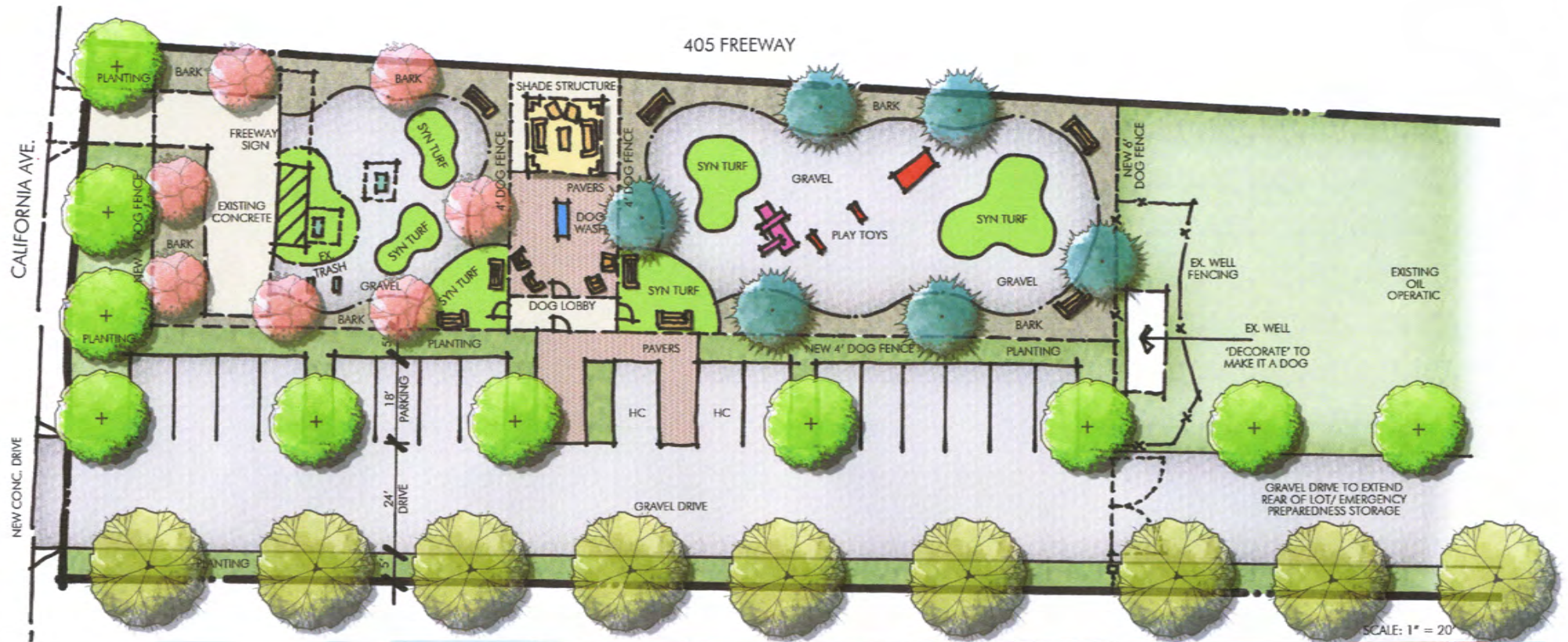
I trust that this information will satisfy your requirements. Please contact me if there are any questions or if further information is needed.

Yours truly,

A handwritten signature in black ink, appearing to read "Paul A. Penardi". The signature is fluid and cursive, with a small horizontal line at the end.

Paul A. Penardi
Acoustical Consultant
Member, Acoustical Society of America

Attachment



DOG PARK - SIGNAL HILL
JOB #: 13-198 DATE: 1.10.14

CONCEPTUAL LANDSCAPE PLAN

**URBAN
ARENA**



RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
GENERAL PLAN AMENDMENT 16-01 AMENDING THE
GENERALIZED LAND USE MAP BY RECLASSIFYING AN
APPROXIMATE 1.5-ACRE PARCEL AT 3100 CALIFORNIA
AVENUE FROM “3.2, COMMERCIAL GENERAL” TO “OS,
OPEN SPACE” AND “PI, PUBLIC INSTITUTIONAL”**

WHEREAS, the City is proposing to amend the Generalized Land Use Map by reclassifying an approximate 1.5-acre area at 3100 California Avenue from “3.2, Commercial General” to a .4-acre area to “OS, Open Space” for a future dog park and a 1.1-acre area to “PI, Public Institutional” for warehouse storage of City emergency supplies and materials (Exhibit A); and

WHEREAS, the City of Signal Hill, adopted a comprehensive General Plan in March, 1986, which classified certain properties on the Land Use Element Generalized Land Use Map; and

WHEREAS, the City of Signal Hill General Plan Land Use Element was updated in 1989 and 2001; 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 03/04/16(1) related to the Dog Park and associated General Plan Amendment 16-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on March 4, 2016, a 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 Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on March 15, 2016, 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 16-01 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 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.2 – Enhance the interface between existing and future development and oil production activities to protect access to the resource while mitigating the adverse impacts of oil field operations within an urban area.

Finding regarding Policy 3.2 – The Dog Park is sandwiched between the adjacent Gateway Center commercial development and oil production operations on previously unimproved property and provides a beneficial interface between the two while maintaining access to the oil operations properties.

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

Finding regarding Policy 3.11 – The Dog Park replaces a previously unimproved property with a publicly accessible community gathering and dog exercise space for use by the entire community. The desire to have a dog park in Signal Hill was identified in the 2006-2011

Strategic Plan and was identified in the 2008 Recreation Needs Assessment Survey as a recreation facility desired by the community. The emergency supplies storage structure supplements the City's emergency preparedness infrastructure.

LAND USE ELEMENT GOAL 4 – Ensure that future land 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 Code regulations and standards.

Finding regarding Policy 4.2 – The amendments to the General Plan and the Zoning Ordinance revise the City's planning documents to be consistent with the proposed future uses and allow development of a dog park and use of the existing warehouse structure for storage of the City's emergency supplies.

ENVIRONMENTAL RESOURCES GOAL 3 – Provide and maintain a variety of parks and recreational facilities, both passive and active, that will be conveniently located throughout the community.

Land Use Policy 3.1 – Provide parkland and recreational facilities in neighborhoods of the City currently not served with such facilities.

Finding regarding Policy 3.1 – The proposed Dog Park with community gathering area is adjacent to commercial development and oil field operations and there are no other parks or public open space within close proximity of the site. The desire to have a dog park in Signal Hill was identified in the 2006-2011 Strategic Plan and was identified in the 2008 Recreation Needs Assessment Survey as a recreation facility desired by the community.

SAFETY ELEMENT GOAL 3 – Improve the City's capability to respond to natural and man-made emergencies.

Safety Policy 3.1 – Maintain an effective emergency preparedness plan and program.

Finding regarding Policy 3.1 – Use of the existing warehouse for storage of the City's emergency supplies provides rapid access and distribution of materials to the northern part of the City where no emergency storage facility currently exists.

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 16-01 to reclassify an approximate 1.5-acre parcel at 3100 California Avenue from “3.2, Commercial General” to “OS, Open Space” and “PI, Public Institutional”, as follows:

Section 1. That the Generalized Land Use Map be amended to change the designation of an approximately 1.5-acre area at 3100 California Avenue from “3.2, Commercial General” to a .4-acre area to “OS, Open Space” and 1.1-acre area to “PI, Public Institutional”.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this ___ day of _____, 2016.

CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the _____ day of _____, 2016, by the following vote:

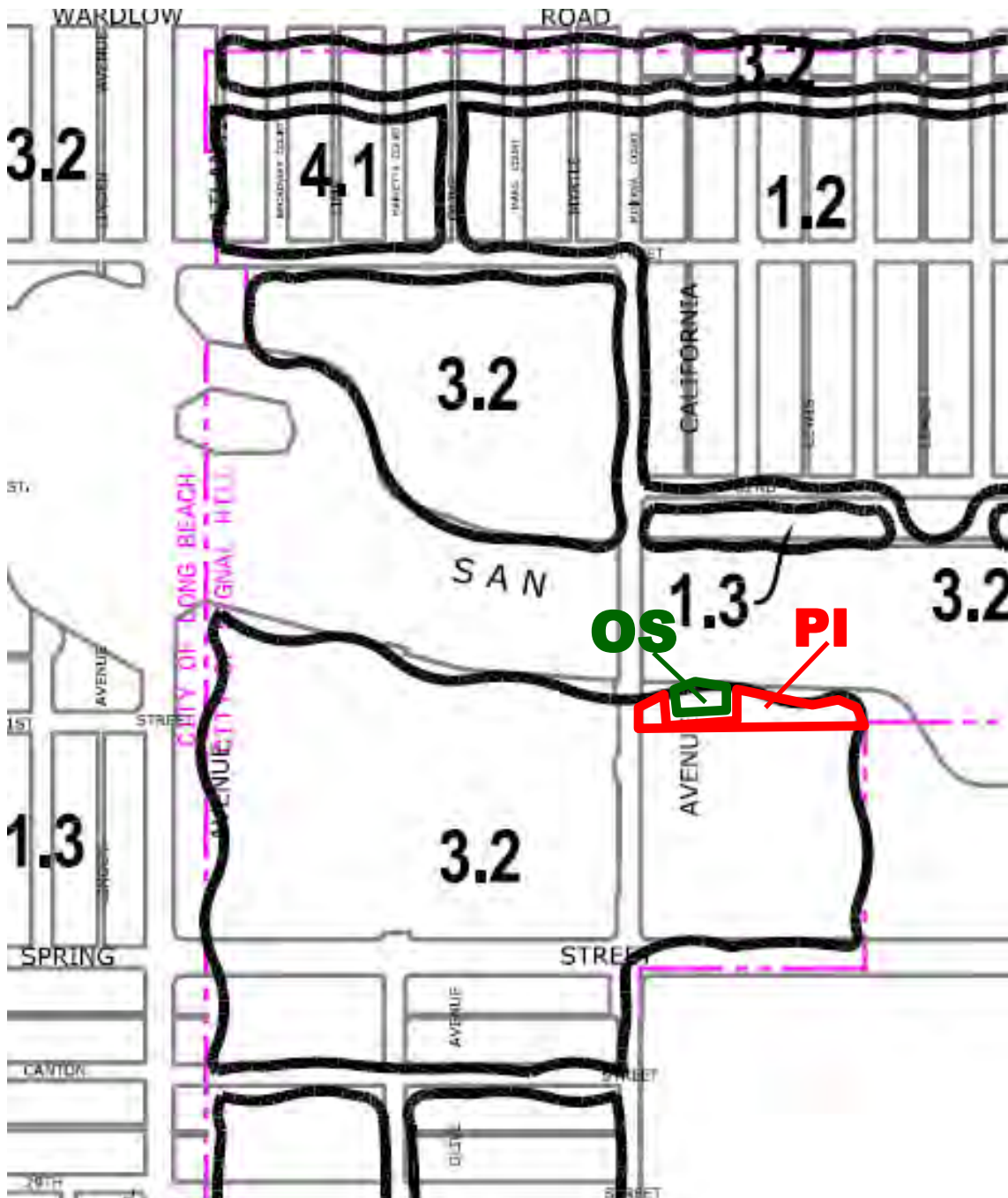
AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL



General Plan Amendment 16-01
Amending the Generalized Land Use Map to change the designation from “3.2, Commercial General” for an approximate .4-acre area to “OS, Open Space” and 1.1-acre to “PI, Public Institutional”

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 16-01 AMENDING THE OFFICIAL ZONING MAP TO CHANGE A 1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM “SP-4, AUTO CENTER SPECIFIC PLAN” TO “OS, OPEN SPACE” AND “PI, PUBLIC INSTITUTIONAL” AND ADDING PUBLIC DOG PARK AS A PERMITTED USE WITHIN THE OPEN SPACE ZONING DISTRICT AND OUTDOOR ADVERTISING STRUCTURE AS A CONDITIONALLY PERMITTED USE WITHIN THE PUBLIC INSTITUTIONAL ZONING DISTRICT

WHEREAS, the City is proposing to amend the Official Zoning Map to change the designation of 3100 California Avenue, a 1.5-acre parcel from “SP-4, Auto Center Specific Plan” to “OS, Open Space” and “PI, Public Institutional” (Exhibit A) and to adopt a Zoning Ordinance Amendment adding “Public Dog Park” as a permitted use within the Open Space zoning district and “Outdoor Advertising Structure” as a conditionally permitted use within the Public Institutional zoning district; 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 16-01 is consistent with the General Plan; and

WHEREAS, the Planning Commission has recommended City Council adoption of Mitigated Negative Declaration 03/04/16(1) related to the City Dog Park and associated Zoning Ordinance Amendment 16-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on March 4, 2016, a 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 Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on March 15, 2016, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding Zoning Ordinance Amendment 16-01; 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 16-01 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 16-01 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 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.2 – Enhance the interface between existing and future development and oil production activities to protect access to the resource while mitigating the adverse impacts of oil field operations within an urban area.

Finding regarding Policy 3.2 – The Dog Park is sandwiched between the adjacent Gateway Center commercial development and oil production operations on previously unimproved property and provides a beneficial interface between the two while maintaining access to the oil operations properties.

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

Finding regarding Policy 3.11 – The Dog Park replaces a previously unimproved property with a publicly accessible community gathering and dog exercise space for use by the entire community. The desire to have a dog park in Signal Hill was identified in the 2006-2011 Strategic Plan and was identified in the 2008 Recreation Needs Assessment Survey as a recreation facility desired by the community. The emergency supplies storage structure supplements the City's emergency preparedness infrastructure.

LAND USE ELEMENT GOAL 4 – Ensure that future land 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 Code regulations and standards.

Finding regarding Policy 4.2 – The amendments to the General Plan and the Zoning Ordinance revise the City's planning documents to be consistent with the proposed future uses and allow development of a dog park and use of the existing warehouse structure for storage of the City's emergency supplies.

ENVIRONMENTAL RESOURCES GOAL 3 – Provide and maintain a variety of parks and recreational facilities, both passive and active, that will be conveniently located throughout the community.

Land Use Policy 3.1 – Provide parkland and recreational facilities in neighborhoods of the City currently not served with such facilities.

Finding regarding Policy 3.1 – The proposed Dog Park with community gathering area is adjacent to commercial development and oil field operations and there are no other parks or public open space within close proximity of the site. The desire to have a dog park in Signal Hill was identified in the 2006-2011 Strategic Plan and was identified in the 2008 Recreation Needs Assessment Survey as a recreation facility desired by the community.

SAFETY ELEMENT GOAL 3 – Improve the City's capability to respond to natural and man-made emergencies.

Safety Policy 3.1 – Maintain an effective emergency preparedness plan and program.

Finding regarding Policy 3.1 – Use of the existing warehouse for storage of the City's emergency supplies provides rapid access and

distribution of materials to the northern part of the City where no emergency storage facility currently exists.

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 16-01, as follows:

Section 1. That the Official Zoning Map be amended to change the designation of an approximately 1.5-acre parcel at 3100 California Avenue from “SP-4, Auto Center Specific Plan” to a .4-acre area to “OS, Open Space” and 1.1-acre area to “PI, Public Institutional” as shown in Exhibit A.

Section 2. That Section 20.18.020, “Use Classifications” is amended to read as follows:

The uses stated below shall be classified and authorized in the open space district as shown on the table. Unlisted uses shall be prohibited.

Open Space Districts

Uses	Districts
Miscellaneous	
Restroom	A
Satellite dish (A)	A
War memorial	P
Water reservoir	P
Recreational Uses	
Athletic field	P
Ball field	P
Bicycle trail	P
Carnival/fair	T
Conservation area	P
Exercise trail	P
Fishing and/or casting pond	C
Food and beverage concession	A
Golf course	C
Golf driving range	C
Miniature golf course	C
Pedestrian trail	P
Playground	P
Public park and dog park	P
Publicly managed community gardens	P
Swimming pool	P
Tennis court, lighted	C
Tennis court, unlighted	P

View corridor	P
Wildlife preserve	P

P - Permitted use
C - Conditional use permit required
A - Accessory use
X - Prohibited

Section 3. That Section 20.14.020, “Use Classifications” is amended to read as follows:

The uses stated below shall be classified and authorized in the public institutional district as shown on the table. Unlisted uses shall be prohibited.

Public Institutional Uses	Districts
Cafeteria	A
Fire station	P
Governmental office	P
Lunchroom	A
Museums	P
Oil well	C
Outdoor Advertising Structure	C
Paramedic station	P
Public library	P
Public school	P
Public utility substation	C
Radio and television antenna	A
Restroom	A
Satellite dish (A)	A
Senior citizen housing (B)	C
War memorial	P
Water reservoir	P

P - Permitted use
C - Conditional use permit required
A - Accessory use
X - Prohibited

Section 4. That Section 20.14.040, “Building Height” is amended to read as follows:

- A. In the open-space **public institutional** district, the height of each building shall not exceed the maximum stated below:

District **Feet/Stories**
PI ~~25 - 2-1/2~~ **90/6**

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this ___ day of _____, 2016.

CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the _____ day of _____, 2016, by the following vote:

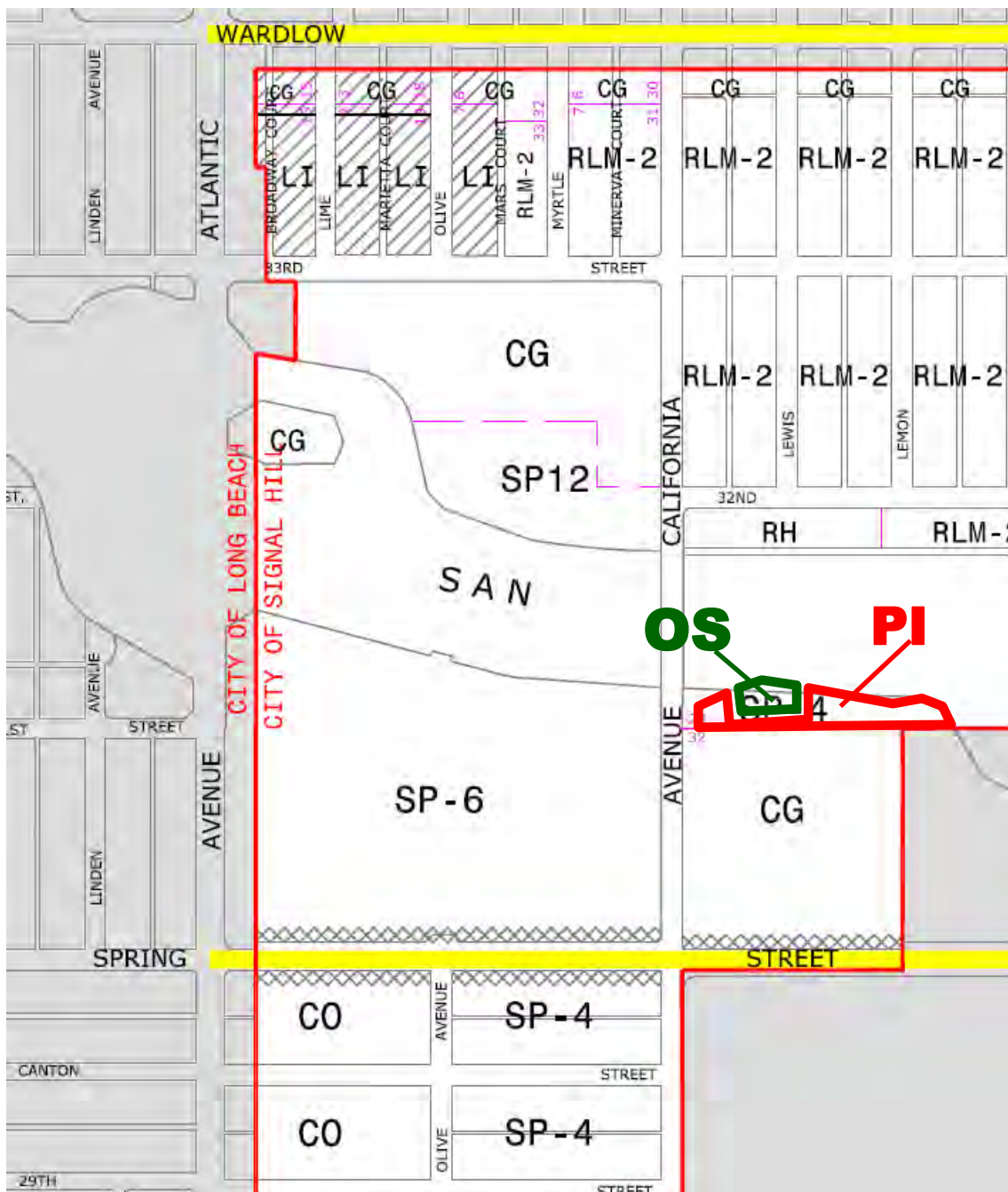
AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL



Zoning Amendment 16-01
Amending the Official Zoning Map by changing the designation of an approximate 1.5-acre area from “SP-4, Auto Center Specific Plan” for an approximate .4-acre area to “OS, Open Space” and 1.1 -acre to “PI, Public Institutional”

Exhibit A

MARCH 4



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 15, 2016

AGENDA ITEM

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

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

SUBJECT: 2015 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

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

Recommendation:

Receive and file.

Background:

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

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

The City's General Plan contains six separate elements as the conservation and open space categories are combined in one Environmental Resources Element. The

Environmental Resources Element also includes the Parks and Recreation Master Plan. The Office of Planning and Research considers a General Plan to be comprehensive if at least five of the seven elements have been updated within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986 and various elements have been updated over time. Currently four out of six elements have been updated within the last eight years with the fourth element, the Safety Element, in draft form:

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

On March 8, 2016, the City Council reviewed the General Plan Annual Progress Report and authorized submittal to the Governor's Office of Planning and Research and the State Department of Housing and Community Development by a vote of 5/0.

Analysis:

The review of the General Plan annual progress report provides an opportunity to reflect upon the progress made during the past calendar year 2015 (Attachment A). It provides an analysis of achievement of goals and implementation of major policies for each of the General Plan Elements.

Land Use Element – Update Adopted: June 12, 2001

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

The Land Use Element was last updated in 2001. The timeframe in the Strategic Plan for completing an update is three or more years.

Notable achievements in 2015 include:

Projects Completed:

- BMW automobile dealership at 1660 E. Spring Street.
- Religious facility at 995 E. 27th Street.
- Single-family dwelling at 2799 E. 21st Street.
- Tenant improvements for WaBa Grill at 2162 E. Willow Street.

Projects Under Construction:

- Office building at 2653 Walnut Avenue.
- Medical office building at 845 E. Willow Street.
- Warehouse and office building at 3355 Olive Avenue.
- A duplex at 924 E. Vernon Street.
- Rehabilitation of the single-family dwelling at 2477 Gaviota Avenue.
- Gundry Hill – 72 new multi-family affordable housing units.

Projects Approved:

- Funding for a new library was approved.
- Demolition and construction of a single-family dwelling at 1995 St. Louis Avenue.
- A second story addition and remodel of a single-family dwelling at 3347 Brayton Avenue.

Zoning Ordinances:

- Adopted a comprehensive Oil and Gas Code Amendment allowing development over and in close proximity to abandoned wells.
- Adopted a Zoning Ordinance Amendment and a General Plan Amendment to facilitate the future View Park at the southwest corner of Cherry Avenue and Burnett Street.

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

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

Signal Hill's Regional Housing Needs Assessment allocation (RHNA) for the planning period of 2013-2021 is 169 units – 98 market rate units and 71 affordable units. It is notable that during the planning period so far, the City issued 142 building permits for new dwellings (produced 84% of the City's total allocation).

Achievements in 2015 include:

- Market Rate – Three building permits were issued. To date, 74 out of the 98 allocated units have been reported for the planning period of 2013-2021 (76%).
- Affordable Units Production – 71 building permits were issued (for 22 extremely low, 22 very low and 27 low income housing units). All 71 of the allocated affordable units have been reported for the planning period of 2013-2021 (100%).

Circulation Element – Update Adopted: June 15, 2010

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

Key achievements in 2015 include:

- The Cherry Avenue Widening Project was completed.
- Phase 1 Cherry Avenue from 19th Street to Pacific Coast Highway (PCH):
 - Reduced congestion, cut-through traffic and improved air quality;
 - Added 10 feet to allow for two new lanes of travel;
 - Added new shared through/right turn lane on south bound Cherry Avenue at PCH in addition to the existing right-turn-only lane;
 - Construction of new curb and sidewalk improvements;
 - Improved surface drainage; and
 - A new traffic signal at the intersection of Cherry Avenue and PCH.
- Phase 2 Cherry Avenue from 20th Street to 19th Street:
 - Installed a new landscaped median in the center of Cherry Avenue;
 - New asphalt paving for the entire width of Cherry Avenue; and
 - New lane markings and striping.

Environmental Resources Element – Adopted: March 18, 1986 **Parks and Recreation Master Plan Updated December 1989**

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

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

Key achievements in 2015 include:

Implementation of Oil and Gas Code Amendment:

- Procedures for developing over and in close proximity to abandoned wells were established. The process for development includes well discovery, survey, leak testing and venting, and methane mitigation. The inclusion of an equivalency standard and Well Abandonment Report (WAR) allows for expanded development opportunities throughout the City. In 2015, implementation of the new code consisted of:
 - Providing information on new regulations and standards on the City website and developing handout and permit information;
 - A total of 34 abandoned wells were leak tested and vented;
 - A total of 15 WARs were submitted for review;
 - A total of 9 WARs were approved (8 for Crescent Square, one for a vacant lot on Freeman Avenue);
 - In preparation for property sale, three WARs were submitted for two vacant lots on Freeman Avenue and approvals are pending;
 - In preparation for development, three WARs were submitted for a vacant property on California Avenue and approvals are pending; and
 - A total of two methane site assessments were completed.

Water Conservation:

- In 2015, the Sustainable City Committee established a new water conservation goal, consistent with the State goal for the City to reduce water use by 12% from the 2013 rate.
- The City declared a Level 2 Water Supply Shortage in response to the Governor issued Executive Order directing a statewide reduction in potable water use.
- The City adopted the new State Model Water Efficient Landscape Ordinance for new development.
- The City conducted a public workshop to obtain feedback on preferences for alternative turf replacement materials and adopted new regulations for turf replacement for existing development to promote planting of alternative

landscape materials, emphasize that turf is not a required or preferred material and establish limitations on the use of hardscape.

- The City continued outreach efforts to the community with water conservation information, tips and regulations via pamphlets, the City website, social media outreach, cable channel video and features in the City Views with links to bewaterwise.com.
- An advanced wellhead water treatment facility was designed for installation at Well No. 9 which will decrease the City's reliance on imported water and provide a reliable source of potable water to the City in the case of an emergency.
- The City Water Department received an \$11 million Caltrans Environmental Grant to design and construct a stormwater retention facility and design is underway.

Air Quality:

- The Cherry Avenue Widening Project reduced congestion at the intersection of Cherry Avenue and Pacific Coast Highway, which has a positive impact on air quality.

Parks:

- Construction documents for the View Park at the southwest corner of Cherry Avenue and Burnett Street were completed.
- Design and planning for a future Dog Park continued at 3100 California Avenue just south of the 405 Freeway.

Safety Element – Adopted: March 18, 1986 (Draft Update prepared in 2010)

The Safety Element accounts for general safety hazards and identifies policies and programs to mitigate hazards to the public. In 2010, RGP Planning and Development Services prepared a draft update of the 1986 Safety Element.

Information about the Oil Code and oil field operations is included in the Safety Element. Staff is in the process of updating the previously prepared Safety Element to incorporate the changes from the amendment to the Oil Code related to development over and in close proximity to abandoned wells. In 2016, the Safety Element will be scheduled for Planning Commission and City Council review.

Achievements in 2015 include:

- The City's Emergency Operations Plan was updated to reflect statutory changes in regional, state and federal requirements.
- The City joined with emergency planning and response partners in Disaster Management Area F (City of Long Beach, City of Avalon) in the purchase and

implementation of a cloud based emergency management software suite – VEOCI.

- City staff participated in the annual table top emergency preparedness exercise at the Emergency Operations Center.
- The Signal Hill Police and the Los Angeles County Fire Department sponsored the Community Emergency Response Team (CERT) training, engaging citizen participants in emergency response techniques.

Noise Element – Update Adopted: June 15, 2010

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

Achievements in 2015 include:

- A total of 7 Construction Time Limit notices were sent to property owners adjacent to construction sites. Notices provide disclosure of the potential for construction related noise, the permitted hours for construction and City contact information.
- A total of 55 well work notifications were distributed. In an effort to provide the community with information regarding well work, Signal Hill Petroleum provides a courtesy notice to nearby residents and the City about the type of work that will be done, the duration of the work, what to expect with the work and contact information for Signal Hill Petroleum.

Attachment

Progress Report 2015
General Plan Policies, Goals and Implementation Measures

Land Use Element

Status Overview

The 2001 Land Use Element contains 4 goals and 63 implementation programs. **The significant achievements for the year 2015 are listed by neighborhoods and bolded below:**

North End Neighborhood

- **Approved plans for an addition and remodel to a single-family dwelling at 3347 Brayton Avenue.**
- **Approved plans and construction underway for a warehouse and office building at 3355 Olive Avenue.**
- **Mayor's Clean-Up Event held at Reservoir Park.**

Central Neighborhood

- **Construction completed for the new Long Beach BMW automobile dealership at 1660 E. Spring Street.**
- **Tenant improvements continued for a new office building at 2665 Walnut Avenue.**

West Side Neighborhood

- **Construction underway for a new duplex at 924 E. Vernon Street.**
- **Beautification Award granted to Century Calibrating at 1101 E. 25th Street for upgrades to the parking lot, fencing, landscaping and exterior paint.**
- **Mayor's Clean-Up Event held at Calbrisas Park.**

Civic Center Neighborhood

- **Construction started for Gundry Hill development of 72 affordable housing units at 1500 E. Hill Street.**
- **Renovations are underway for the single-family dwelling at 2477 Gaviota Avenue.**
- **Held a workshop and adopted standards for turf replacement and water efficient landscapes.**

Hilltop Neighborhood

- **Completed construction for a single-family dwelling at 2799 E. 21st Street.**
- **Tenant improvements completed for a new restaurant, WaBa Grill.**

- **Tenant improvements completed for the Costco food court and deli cases.**
- **Beautification Award and Sustainability award granted to homeowner at 2001 Obispo for installation of a decorative wall and ornamental drought tolerant landscaping.**
- **Beautification Award granted to 2799 E. 21st Street for architectural design and water efficient landscaping.**

South East Neighborhood

- **Approved plans for demolition and construction of a single-family dwelling at 1995 St. Louis Avenue.**
- **Sustainability Award granted to homeowner at 2070 Raymond Avenue for replacing turf with drought tolerant landscaping.**
- **Sustainability Award granted to homeowner at 2060 Dawson Avenue for replacing turf with drought tolerant landscaping.**

Atlantic / Spring Neighborhood

- **Construction completed for the religious facility at 995 E. 27th Street.**
- **Tenant improvements continued for the medical office building at 845 E. Willow Street.**
- **Adopted equivalency standards for development of properties with oil wells in response to changes at State Department of Oil, Gas and Geothermal Resources.**

Goals

- Goal 1: Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.
- Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints and the City's unique characteristics and natural resources.
- Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.
- Goal 4: Ensure future land use decisions are the result of sound and comprehensive planning.

Implementation Programs

1. *The City will encourage home ownership and improvement of the existing housing stock through residential rehabilitation grants for owner and non-owner occupied single-family dwellings and duplexes. **No grants were approved due to the State action dissolving the Signal Hill Redevelopment Development Agency and subsequent elimination of the City's residential rehabilitation grant program.***
2. *The City will adopt an Infractions Ordinance and seek other ways to improve the code enforcement system and require that property owners maintain their properties. Adopted and implemented in 2002. **In 2015, no administrative citations (infractions) were issued as cases were closed without resorting to the infraction process. Additionally, the City continued to do the annual review and inspections to review property maintenance and other conditions for Adult Oriented Businesses, Conditional Use Permits and Institutions.***
3. *The City will use Traffic Calming strategies to reduce cut-through traffic in residential areas. In 2010, the vacation of a segment of Orizaba Avenue south of 19th Street to construct a cul-de-sac as part of the proposed townhome projects reduced cut-through traffic. **In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduce cut-through traffic in adjacent neighborhoods.***
4. *The City will discourage the development of new "unattractive" storage yards and the City will consider amendments/programs designed to improve the appearance of existing storage yards. In 2005-2006, the City adopted storage yard fencing standards and achieved full compliance on the fencing of approximately 100 storage yards in the City. In 2011, the City adopted standards for storage yards for concealment of items from public view and prohibiting new yards. Additional standards were added for storm water runoff. Notices went out to approximately 100 storage yards and areas with initial compliance estimated at 80%. In 2012, as part of a comprehensive study of trucking yards, the Planning Commission considered new regulations for existing trucking yards and preparing property specific Compliance Plans to address fencing and storm water runoff standards. In 2013, the City adopted standards for trucking yards. As part of the process the City inspected the properties and approved compliance plans. There were 3 properties classified as trucking yard uses and 9 were reclassified as storage yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. In 2014, all 12 yards made significant property improvements. There are 6 yards, housing a total of 8 separate businesses that have completed all of their required improvements. An additional 2 yards have requested property inspections to document full compliance. The remaining 4 properties have additional improvements to complete. **In 2015, follow-up letters and compliance plans were sent to the tenants and property owners of the 48 legally established nonconforming storage yards that were identified when the Storage Yards and Outdoor Storage Areas Ordinance was initially adopted. The letters reminded all tenants and property owners to obtain current***

licenses and to schedule a site inspection with city staff to verify that compliance items have been maintained. A total of 20 properties have made contact and/or appointments for inspections. One storage yard was discontinued and was eliminated from the inventory of storage yards. Site visits and compliance updates will continue in 2016.

5. *The City will revise the Commercial/Industrial zoning standards to discourage the establishment of tractor-trailer truck, van, or bus storage or parking facilities.* In 2006, the City adopted a Trucking Yard Ordinance with performance standards for new trucking yards. Under the Ordinance new trucking yards were only allowed in General Industrial (GI) zones. In 2013, the City adopted maintenance and operational standards for trucking yards and established compliance plans to facilitate implementation. In 2014, all 3 existing trucking yards made improvements to their properties in accordance with their compliance plans. There are 2 yards with pending items to complete and 1 yard is in full compliance. No new trucking yards were requested or established. **In 2015, 2 of the 3 trucking yards maintained compliance with regulations. The third trucking yard has made significant improvements and completion of all compliance items is pending. No new trucking yards were established.**
6. *The City will discourage the development of tractor trailer truck terminals and storage yards.* **See responses to #4 and #5 above.**
7. *The City will encourage home ownership and homeowners' efforts to repair and restore existing housing.* **See response to #1 above.**
8. *The City will encourage further development of neighborhood shopping opportunities.* **In 2015, the following commercial activity occurred:**
 - **Construction was completed for a new BMW dealership with 77,810 sq. ft. showroom, sales, and service facility and display area at 1660 E. Spring Street.**
 - **Tenant improvements for a new restaurant Waba Grill and remodel of the Costco food court and refrigerator cases were completed at the Town Center East.**
 - **Construction continued for a two-story 8,000 sq. ft. office building at 2653 Walnut Avenue.**
 - **Construction continued for a two-story 18,994 sq. ft. medical office building at 845 E. Willow Street.**
9. *The Agency will acquire and restore the Las Brisas apartments and establish common ownership and management and maintenance programs.* Construction completed on Las Brisas I in 2004 and Las Brisas II in 2007. Most recent improvements included addition of solar panels on the Las Brisas Community Center in 2010. **In 2015, a Mayor's Clean-Up event was held at Calbrisas Park, part of the Las Brisas facility.**

10. *The City will implement the Park Master Plan and acquire and develop a Westside park.* Accomplished in 2005 with the construction of Calbrisas Park (0.5 acres) on California Avenue. In 2012, the City adopted a zoning ordinance to facilitate development of a publically managed community garden at 1917 E. 21st Street. **In 2015, the City adopted a zoning ordinance and general plan amendment to facilitate development of a View Park at the southwest corner of Cherry Avenue and Burnett Street and a conceptual design for a Dog Park at 3100 California Avenue, north of Spring Street was approved and funding from park impact fees was authorized.**
11. *The City will consider ways to improve the interface or create buffer areas between existing commercial/industrial areas and residential uses.* In 2011, the City adopted updated standards for outdoor storage yards and areas, including concealment of items from public view and prohibition of new yards. **See responses to #4 and #5 above.**
12. *The City will prepare specific plans for the Crescent Heights Historic District and the Central Business District.* The Crescent Heights Historic District Specific Plan was completed in 2002. Incentives in the plan have resulted in the development of five houses, including one in 2010. The Central Business District Specific Plan has not been started. In 2014, plans were approved for the Crescent Square development of 25 detached single-family dwellings. The project will complement the Crescent Heights Historic District's architectural style. **In 2015, eight Well Abandonment Reports were submitted and approved in compliance with the newly adopted Oil and Gas Code, for development over or in close proximity to eight abandoned oil wells.**
13. *The City should encourage the repair and renovation of architecturally or historically significant houses by creating incentives to relocate dwellings into the Crescent Heights area.* The Crescent Heights neighborhood should be given a special designation and a Specific Plan should be prepared to establish precise district boundaries, guidelines for design, landscaping, house moving projects, etc. The Crescent Heights Historic District Specific Plan was completed in 2002. In 2009, the City abated a historic property on Gaviota Avenue, removing inoperable vehicles, junk, and overgrown vegetation. After securing the structure, the City examined its use as a historic museum. **In 2015, the City entered into a Historic Preservation Easement to facilitate renovation of the single-family dwelling at 2477 Gaviota Avenue to ensure that the historic character of the structure is preserved consistent with the Crescent Heights Historic District Specific Plan and construction for the renovation began. The property owner of 1790 E. Burnett Street continued renovation of a single-family dwelling in the Crescent Heights Historic District.**
14. *The City should continue to require the undergrounding of overhead utilities when practicable for new development, except for high-voltage stems (16kv and above).* **Accomplished as conditions of approval for site plan and design review.**

15. *The City should coordinate traffic circulation studies and traffic enforcement efforts with the Long Beach Unified School District to improve pedestrian safety and traffic flow in vicinity of Signal Hill schools.* Implementation through on-going program. The City works with LBUSD on the review of environmental documents for new school sites. In 2013, the City installed a traffic signal at the Cherry Avenue/E. 20th Street intersection near Jessie E. Nelson and Alvarado schools. In 2014, the City coordinated with Long Beach Unified School District for the creation of a traffic safety committee to address the City's and residents' concerns about traffic and other impacts regarding the Browning High School that is under construction at the corner of Hill and Obispo Avenue. **In 2015, the City had a meeting with the Long Beach Unified School District and Signal Hill Elementary Principal regarding the Gundry Hill development and that the City is looking at options to address street parking and pedestrian safety.**
16. *The City will streamline its housing-moving ordinance and consider developer impact fee waivers to encourage the relocation of architecturally significant/historical dwellings into the Crescent Heights Neighborhood.* House-moving process was streamlined in development standards contained in the Crescent Heights Historic District Specific Plan. **Accomplished.**
17. *The City will encourage mixed-use development to encourage housing near retail centers and transportation corridors.* In 2014, plans were approved for residential development of 25 single-family homes adjacent to Town Center West. **In 2015, construction of Gundry Hill development for 72 affordable housing units at 1500 E. Hill Street started, the project is within close proximity to retail centers and the Cherry Avenue and Orange Avenue bus lines.**
18. *The City should encourage the continuation of the development of the hilltop with high-quality housing.* **In 2015, construction was completed for a new single-family dwelling at 2799 E. 21st Street in Area 2 of the Hilltop Area Specific Plan.**
19. *The City should require developers to pay their fair share for improving roads and infrastructure related to their projects.* Implemented through ongoing fees and impact fee program. **In 2015, the City collected \$247,834.78 in traffic impact fees. See response to #29 below for additional detail.**
20. *The City should follow the recommendations in the Hilltop Area Specific Plan regarding landscaping and the careful planting of trees so as not to create view obstructions.* A landscape architect is under contract with the City to review all hilltop landscape plans. The Hilltop Area Master Street Tree Plan was revised in 2003 to minimize view impacts from City street trees through selection of lower and slower growing tree species. In 2010, the City began a tree inventory in preparation of updating the Hilltop Area Master Street Tree Plan. In 2011, this tree inventory was expanded Citywide and the City adopted a Street Tree Ordinance that regulates the planting, maintenance and removal of street trees. **Ongoing.**

21. *Views from existing dwellings should be preserved when feasible, but efforts to preserve views should not infringe on the rights of property owners to develop in accordance with the existing Hilltop Area Specific Plan.* Implemented through view analysis during Site Plan and Design Review. **In 2015, the City's view analysis process was utilized for the residential project at 1995 St. Louis Avenue.**
22. *The City should encourage the development of a comprehensive system of sidewalks and trails to encourage walking and hiking and the enjoyment of the view from the Hilltop.* Implemented through Hilltop development. In 2014, the City encouraged the developer of the Crescent Square project and to include a sidewalk trail. Approved plans included a trail segment to and from the Hilltop Trail System, Historic District and Town Center. **In 2015, the Official Plan Lines Map and Zoning Code was amended to include pedestrian connection as a designation, the segment of Creston Avenue was designated as a pedestrian connection to facilitate a future City View Park that will provide an additional connection to sidewalks and trails. In addition, the grant for trail renovations was extended with improvements to be installed in 2016.**
23. *The City should consider revision or deletion of PD-2 zoning district.* In 2007, 17 single-family homes were completed under the SP-14 Hathaway Ridge Specific Plan, formerly a part of the PD-2 zoning district. **Completed.**
24. *The City should encourage home ownership through efforts to develop affordable housing and home improvement through rehabilitation grants.* **See responses to #1 above.**
25. *The City should encourage further renewal efforts along Pacific Coast Hwy.* The City continues to implement the Pacific Coast Highway Specific Plan. **Ongoing.**
26. *The City should prepare a Specific Plan and rezone the Atlantic/Spring neighborhood for General Industrial and Commercial use.* In 2008, construction was completed of the A&A concrete batch plant at 900 Patterson Street. In 2010, construction began on the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2012, construction was completed on both the EDCO administrative offices and truck terminal at 950 E. 27th Street and the EDCO recycling and solid waste transfer station at 2755 California Avenue. In 2014, the improvements at the Signal Hill Gateway Center for a Chipotle, Starbucks, Sprint and a Bank of America ATM were completed. **Ongoing.**
27. *The City shall provide a range of housing types to meet the needs of the community.* **In 2015:**
 - **Construction was completed for a single-family dwelling at 2799 E. 21st Street.**
 - **Meta Housing Corporation began construction of 72 affordable housing units at 1500 E. Hill Street.**

- **The City approved plans for a single-family dwelling at 1995 St. Louis Avenue.**
- **The City approved plans for an addition and remodel of a single-family dwelling at 3347 Brayton Avenue.**
- **The City approved plans for rehabilitation of a single-family dwelling at 2477 Gaviota Avenue.**
- **A workshop was held to review plans for 10 townhome condominiums at 1939 Temple Avenue.**

28. *The City shall provide its fair share of affordable housing consistent with State regulations.* Construction completed on Las Brisas I in 2004 and Las Brisas II in 2007. In 2008, the City approved plans for SP-7, Special Purpose Housing for the development of 60 multi-family dwelling units for very low and low-income households at a 1.4 acre site on Hill Street at Walnut Avenue. In 2014, Meta Housing was selected as the developer for affordable housing at 1500 E. Hill Street. Conceptual plans for 72 affordable dwellings in compliance the SP-7 Specific Plan were submitted for staff review. **In 2015, construction started for 72 multi-family dwelling units for extremely low, very low and low-income households at 1500 E. Hill Street. The City's Regional Housing Needs Assessment for low and very low income levels for the period of 2013-2021 is for 71 units, upon completion of the project the City will exceed their fair share of affordable housing.**

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

- In 2010, the City collected a total of \$550,699 in impact fees –
 - \$268,929 in water fees
 - \$205,834 in parks and recreation fees
 - \$75,936 in traffic fees
- In 2011, the City collected a total of \$350,090 in impact fees –
 - \$100,138 in water fees
 - \$220,418 in parks and recreation fees
 - \$29,534 in traffic fees
- In 2012, the City collected a total of \$186,391 in impact fees –
 - \$122,427 in water fees
 - \$49,907 in parks and recreation fees
 - \$14,057 in traffic fees
- In 2013, the City collected a total of \$664,529 in impact fees –
 - \$619,016 in water fees
 - \$29,238 in parks and recreation fees
 - \$16,275 in traffic fees
- In 2014, the City collected a total of \$70,050 in impact fees –
 - \$29,119 in water fees
 - \$17,121 in parks and recreation fees
 - \$23,810 in traffic fees

- **In 2015, the City collected a total of \$695,773 in impact fees –**
 - **\$364,217 in water fees**
 - **\$83,721 in parks and recreation fees**
 - **\$247,835 in traffic fees**
30. *Gated communities with private security measures are encouraged to lower public policing costs. In 2015, no new projects were approved that featured entry gates.*
31. *The City shall use the Specific Plan process for planning major development projects. Ongoing.*
32. *The City shall protect and enhance public viewing areas. Accomplished with the Sunset View and Discovery Well parks, the Panorama Promenade, hilltop trails and Tribute to the Roughneck statue and public viewing area west of the Sunset View Park on Skyline Drive. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. In 2015, the Zoning Ordinance Amendment associated with the City View Park was completed.*
33. *The City will discourage the planting of trees that may mature to view obstructing heights through the Site Plan and Design Review process, and encourage property owners to enforce their homeowner's association rules and regulations concerning tree pruning and landscape maintenance. In 2015, the City held a workshop and adopted turf replacement standards for landscaping in response to the drought. The City also outreached to Homeowner's Associations about state laws related to Homeowner's Associations' enforcement authority for landscape maintenance.*
34. *The City shall, through the Site Plan and Design Review process, maintain a high level of control over design and architecture to achieve highest quality development. Implemented through the Site Plan and Design Review process. In 2015, 5 Site Plan & Design Review applications were approved (5 approved in 2014, 6 approved in 2013, 3 approved in 2012, 6 approved in 2011, 6 approved in 2010, 7 approved in 2009, 8 approved in 2008, 21 approved in 2007).*
35. *The City shall consider historic preservation when renovating City Hall and Civic Center buildings. In 2012, the City Council approved the conceptual design and site plan for the development of a new library to be located across the street from City Hall. The approved conceptual design included historic tributes to Signal Hill's past, including an oil derrick-inspired lighting concept and mosaic art at the entry the design incorporates architectural elements that are to City Hall's art deco design. In 2015, funding for a new library from the Signal Hill Redevelopment Agency 2011 Tax Allocation Parity Bond in the amount of \$8,835,000 was released. The building was initially designed to LEED and CALGreen building standards. These standards have become more rigorous therefore the design is being reviewed by the architect and will be revised as necessary for compliance. The Library Design Committee has reconvened and the tentative schedule for the*

library relocation to the Community Center, demolition and award of construction contract is from April to November 2016, with construction anticipated to start in 2017.

36. *The City shall assure long lasting beauty and durable development through providing high quality plan review and inspection of construction.* Implementation ongoing through building plan-check and inspection programs. **In 2015, 1 certificate of occupancy was granted for a residential unit, 1 for a religious institution and 1 for a car dealership building** (2014: 48 certificates of occupancy were granted for residential units and 1 for a restaurant/retail building; 2013: 63 certificates of occupancy were granted for residential units and 1 for restaurant/commercial building; 2012: 16 certificates of occupancy were granted for 13 residential units and 3 commercial/industrial buildings; 2011: 18 residential units and 1 commercial/industrial building; 2010: 10 residential units and 3 commercial/industrial buildings).
37. *The City shall maintain an attractive oil field by enforcement of the Oil Code landscaping and painting regulations.* Implemented through annual oil field inspections program. **In 2015, as part of the Conditional Use Permit annual review all seven drill sites were inspected and landscaping, fencing and equipment were found to be in good condition. New stormwater runoff protection measures were installed at each drill site. A more efficient vapor recovery system was installed at drill site #2. The City continues regular maintenance and landscape inspections at individual well sites.**
38. *The City shall strive to improve the appearance of existing storage yard and older industrial properties through creative programs like the Orange Avenue Improvement Programs.* The City adopted new storage yard fencing standards in 2005 and by the end of 2006, 100% of the yards had complied with the ordinance. In 2011, the City held public workshops and hearings and approved updated standards for concealing items within outdoor storage yards and areas from public view. Additionally, stormwater standards were added and new outdoor storage yards prohibited. **See responses to #4 and #5 above.**
39. *The City will review and revise, as necessary, parking lot standards and parking requirements for all land use categories.* In 2004, residential garage parking standards were revised in 2004 to require more garage spaces for larger dwellings. In 2005, a requirement for 72 cubic feet of accessory storage space was made for all new residential construction. In addition, a new ordinance was adopted increasing parking standards for multi-family residential projects by requiring one extra parking space per bedroom over two. In 2006, the City adopted stricter standards for single-family and duplex development by requiring 2, 3 or 4 stall garages based on the number of bedrooms. In 2008, the City modified the zoning ordinance to eliminate off-site parking for commercial properties requiring all projects to provide their parking on-site. **Ongoing.**

40. *The City shall encourage the repair and restoration of historically/architecturally significant dwellings.* The Crescent Heights Historic District Specific Plan was adopted in 2002. To date, two dwellings have been moved into district and an existing dwelling was restored. In 2008, construction was completed on one replica dwelling at 2450 Gaviota Avenue. In 2009 construction was completed on another replica dwelling at 1698 Crescent Heights Street. In 2009, the City abated nuisances (trash, junk vehicles, and overgrown vegetation) on a historic property on Gaviota Avenue. **See response to #13 above.**
41. *The City will, through its land use policies, continue to diversify the City's economic base. The City will encourage the growth of the Auto Center and Town Center retail sales tax generating businesses and the development of diversified sources of sales taxes such as business-to-business sales.* In 2008, the City rezoned several properties along Spring Street to SP-4, Auto Center Specific Plan, to expand the Auto Center. In 2013, construction of a temporary showroom for the Glenn E. Thomas FIAT dealership was completed and charging stations for electric vehicles were installed. Additionally, the expansion and renovation plans for Long Beach Honda was approved. In 2014, The Gateway Center was completed, the final building pad included both retail and restaurant uses. The Costco gas station in the Town Center East completed construction and opened for business. **In 2015, construction of a new BMW dealership at 1660 E. Spring Street was completed. The new dealership allows BMW and MINI to dedicate sites for each maker and to have expanded fleet available on-site.**
42. *The City shall enforce the Oil Code to minimize the effects of the interactions of oilfield activities and other urban uses.* In 2010, Signal Hill Petroleum Company implemented the Long Beach-Signal Hill geophysical survey. In 2014, the CUP for the seven drill sites operated by Signal Hill Petroleum (the SHP drill sites) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. **In 2015, the following oil related progress was made:**
- **As part of the Conditional Use Permit (CUP) annual review, all seven drill sites were inspected and landscaping, fencing and equipment were found to be in good condition. New stormwater runoff protection measures were installed at each drill site. A more efficient vapor recovery system was installed at drill site #2. The City continues regular maintenance and landscape inspections at individual well sites**
 - **The 30-month extension of the SHP drill sites CUP expires June 30, 2017. SHP has presented conceptual development scenarios for future development of three sites and discussions are ongoing.**
 - **In 2015, the City adopted a comprehensive Oil and Gas Code, establishing procedures for developing over and in close proximity to abandoned wells, including improved well discovery, survey, methane mitigation, and a Well Abandonment Report. The inclusion of the equivalency standard in the oil**

and gas code amendment lifts restrictions on development throughout the City.

43. *The City shall study the nonconforming uses ordinance and mechanisms to abate nonconforming uses over time.* In 2013, a study session was held with the Planning Commission discuss discontinuance time frames for nonconforming uses and properties. **Ongoing.**
44. *The City should improve library services and seek funding to develop a new larger library.* In 2012, the City Council approved the conceptual design and site plan for the construction development of a new library to be located across the street from City Hall. **See response to #35 above.**
45. *The City will continue to collect developer impact fees from developers of new projects consistent with the need to upgrade and complete park, sewer and water storm drain and circulation master plans.* Accomplished and ongoing (Ordinance was last revised in October 2003). **See response to #29 above.**
46. *The City shall periodically review and revise developer impact fees to assure that development pays its fair share of the infrastructure costs, and also to assure that developer impact fees do not discourage new development.* Accomplished through annual evaluation of the list of improvements to be constructed with the fees. **The numerous projects approved in recent years suggest that the fees are not detrimental to development.**
47. *The City shall require the construction of flood control facilities concurrent with new development.* **Ongoing.**
48. *The City will adopt and implement storm water discharge regulations consistent with State regulations in order to improve water quality of urban runoff and of the Pacific Ocean.* Implemented through ongoing compliance programs. In 2013, the City amended Chapter 12.16 of the Signal Hill Municipal Code (SHMC) to incorporate low impact development measures in response to the Municipal Separate Storm Sewer System (MS4) permit requirements. **In 2015, the City approved 3 low impact development (LID) measures and 1 small site LID plan.**
49. *The City will adopt storm water discharge regulations to improve water quality consistent with State law.* Implemented through ongoing compliance program. In 2014, the City hosted a workshop and adopted a Parkway Design Guide with guidelines for alternative, low water use landscaping within the parkway as an alternative to turf. **In 2015, the City hosted a landscape workshop which included education on slow the flow water techniques for private property that would encourage on-site infiltration and reduce stormwater runoff.**
50. *The City will periodically adopt the most recent editions of the Uniform Building Codes.* **In 2015, the City adopted and continued to implement the 2013 California Code of Regulations.**

51. *The City will consider adopting energy conservation regulations consistent with State law and local needs.* Implemented through enforcement of State law. In 2008, the City created a Sustainable City Committee to study and implement an action plan to address environmental issues such as energy conservation. In 2012, the Sustainable City Committee continued to meet monthly to discuss and implement programs toward achieving greenhouse gas reduction per AB 32 and SB 375, and provide residents with education to encourage energy conservation and use of renewable alternatives. The City also continued to enforce the State's CALGreen building code. As recommended by the Sustainable City Committee, the City Council adopted the Green City Report which documented the accomplishment of nine local urban environmental goals and qualified the City for self-certification as a One-Leaf Green City. **In 2015, the Sustainable City Committee continued to meet bi-monthly to discuss and implement programs to accomplish local goals. In addition, the City continued to implement the CALGreen building code. Projects that were constructed which incorporated green features include approval of a fuel cell generator for the Gateway Center Home Depot. In addition, the City adopted the CALGreen standards and adopted an ordinance for processing small residential rooftop solar energy system permits, consistent with the State law.**
52. *The City will consider the formation of its own school district.* The City funded a study in consideration of its own school district in 2002 and no further action was taken. **Accomplished.**
53. *The City will support the Spring Street Corridor Joint Powers Authority to facilitate the coordination of development projects in the cities of Long Beach and Signal Hill.* The JPA contributed to the Spring Street widening process during the expansion of the Long Beach Memorial Hospital and the inactive Long Beach Sports Park. **Ongoing.**
54. *The City should form a joint powers authority or other agreement with the City of Long Beach for the coordinated improvement of PCH.* In 2006 and 2009, the City approached the City of Long Beach about expanding the role of the Spring Street JPA to other areas along the shared boundaries but no further progress has been made. **Ongoing.**
55. *The City will continue to coordinate with the City of Long Beach traffic studies, grant applications and capital improvement projects to improve the circulation system.* Accomplished through the Cities working together and completing the widening of Spring Street from California Avenue to Long Beach Boulevard. In 2005, Federal funding was appropriated for the improvement of the intersection of PCH and Cherry Avenue. **In 2015, the two cities continued to work together on the Cherry Avenue Widening Project and California Avenue Widening Project. Construction of the Cherry Avenue Widening Project was completed.**

56. *The City will continue the Planning Commission recognition program to encourage homeowners and businesspersons to update and beautify existing development.* Implemented periodically by Planning Commission nominations. **In 2015, the Planning Commission granted one Beautification Award for an industrial project and two Beautification Awards to single-family residential dwellings. In addition, yard signs were added to the award program to increase awareness of the program.**
57. *The City will hold General Plan workshops to obtain community input for the General Plan and future updates.* **In 2015, the City adopted the 2015-2020 Strategic Plan which supports goals and programs of the General Plan and identified updating the General Plan as a priority.**
58. *The City will prepare an annual report on the implementation of the General Plan consistent with State law.* **Implemented through completion of the annual progress report.**
59. *The City will contribute data for the State Department of Finance's annual population estimate program and monitor U.S. Census information.* Implemented through annual response to State survey requests. In 2009, Planning Department staff participated in the U.S. Census address and boundary update process. In 2010, staff received and monitored 2010 Census counts. **In 2015, the Department of Finance's population estimate for Signal Hill was 11,585 (11,411 in 2014, 11,218 in 2013, 11,135 in 2012; 11,060 in 2011; 11,016 in 2010).**
60. *The City will monitor State and Federal land use legislation that may impact Signal Hill and, when appropriate, advocate positions advantageous to the improvement of the City.* The City actively monitors legislation and advocates positions through participation in the Gateway Cities Council of Governments. In 2012, the City advocated against calls for dissolution of redevelopment agencies. **Ongoing.**
61. *The City will continue to use Specific Plans to improve on the quality of new development.* **Ongoing.**
62. *The City will monitor and when appropriate, support State and Federal legislation that maintains or improves local financing capabilities.* **Implemented through ongoing legislative review.**
63. *The Agency will continue its efforts to implement the Redevelopment Project Area No. 1, as amended.* In 2012, the State approved the dissolution of redevelopment agencies. In response, the City established a Successor Agency and began work with the Oversight Board created to oversee the winding down of the Signal Hill Redevelopment Agency. In 2014, the Long Range Property Management Plan (PMP) was submitted to the California State Department of Finance for review. The former agency owned 25 acres of property slated for commercial and retail uses that have been included in the PMP which was prepared in 2013. The purpose of the PMP is to outline the process for selling the former agency properties. Properties

may be categorized as follows: properties for government use; properties to sell; and properties for future development. **In 2015, the PMP was approved and per the Plan, staff is working on selling several of the parcels. Construction of the Meta Housing project is underway.**

Housing Element

Status Overview

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Signal Hill

Reporting Period 1/1/2015 - 12/31/2015

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
1500 Hill St.	5+	R	44	27	1	0	72	0	TCAC	DDA	0
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶											
(10) Total by income Table A/A3 ▶ ▶			44	27	1		72	0			
(11) Total Extremely Low-Income Units*			22								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Signal Hill

Reporting Period 1/1/2015 - 12/31/2015

Table A2

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

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

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

* Note: This field is voluntary

Table A3

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Signal Hill

Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	44			44							44	
	Non-deed restricted												
Low	Deed Restricted	27			27							27	
	Non-deed restricted												
Moderate	Deed Restricted	28											4
	Non-deed restricted		6	17	1						24		
Above Moderate		70	44	1	2							47	23
Total RHNA by COG. Enter allocation number:		169	50	18	74							142	27
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Signal Hill

Reporting Period 1/1/2015 - 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
1. Adequate Sites Program	Minimum of 13 housing units for lower income households	Dec. 3, 2013	Completed - On December 2, 2013 the City Council approved a Zoning Ordinance Amendment 13-04 to increase the capacity of 1500 E. Hill Street to 72 housing units.	
2. Second Unit Development Program	20 second units constructed	October 2013 - October 2021	In progress - In 2015, a building permit was issued for a new duplex at 924 Vernon (an existing SFD was demolished) for 1 net increase of unit.	
3. No Net Loss Program	Establish the evaluation procedure to monitor housing capacity	June-July 2014	In 2015, all residential units identified in the 2013-2021 Housing Element to accommodate the City' share of regional planning need remain zoned for residential uses.	
4. Zoning Ordinance Amendments to Provide a Variety of Housing Types	Adopted amendments	January 7, 2014 and June-July 2014	Completed - On January 7, 2014, the City approved Zoning Ordinance Amendment 13-05 for emergency shelters. On September 9, 2014 the City approved Zoning Ordinance Amendment 14-02 to update the definitions for transitional and supportive housing, single room occupancy, licensed group home, family and single housekeeping unit. The special needs housing types were allowed as permitted uses either by right or with a conditional use permit in designated zoning districts.	
5. Section 8 Rental Assistance for Cost Burdened Lower Income Households	55 units for lower income renter households	October 2013 - October 2021	Ongoing - The LA County Housing Authority (HACoLA) administers the Los Angeles County Section 8 Housing Choice Voucher Program. In 2015, there were 56 families receiving housing assistance from who reside in Signal Hill. Informational housing assistance links are provided on the City website.	
6. Hill Street Affordable Housing Development	72 housing units for lower income households	ZOA on December 3, 2013; Development October 2013- October 2021	In progress - In 2015, the Meta Housing was awarded TCAC credits for the project, permits were issued and construction began for the 72-unit affordable housing project at 1500 E. Hill Street. Project is expected for occupancy in April of 2017.	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Signal Hill

Reporting Period 1/1/2015 - 12/31/2015

7. First Time Home Buyer Assistance	5 lower income households	October 2013 - October 2021	In process - The City does not have money in the affordable housing fund due to the dissolution of the Signal Hill Redevelopment Agency. The City has information about non-City programs on the City website.
8. Outreach Program for Persons with Developmental Disabilities	Coordinate with Harbor Regional Center	Implement outreach components mid-year 2015	In process - The City is developing coordination and outreach programs with the Harbor Regional Center, which provides services for the disabled and plans to implement the programs in the upcoming year. Informational links for the Regional Housing Center are posted on the City website.
9. Extremely Low Income Housing Program	Assist 57 extremely low income households	October 15, 2013 through October 15, 2021	Ongoing - Administered through Implementation of Programs #5, 6, 8, and 12.
10. Zoning Ordinance Amendments to Remove Governmental Constraints on Housing for the Disabled	Adopted amendments	June-July 2014	In process - On November 5, 2015, the Community Development Department had a training session regarding reasonable accommodations on the basis of disability/handicap. The City also entered into a conciliation agreement/voluntary compliance agreement for an addition to a existing residential dwelling. A draft amendment for reasonable accommodations has been prepared and is expected to be adopted in 2016.
11. Zoning Ordinance Amendments to Encourage and Facilitate the Development of Affordable Housing - Update Density Bonus Ordinance (DBO)	Adopted DBO	June-July 2014	In process - The City will draft language to update the density bonus ordinance to meet Government Code Requirements in the upcoming year.
12. Annual Housing Monitoring Program	Monitor height limits and parking standards as potential constraints	October 2013 - October 2021	Completed - The City has eliminated the height limit and parking constraints by approving increased height limits and reduced parking requirements for housing developments with affordable housing units.
13. Housing Code Enforcement Program	2-5 new cases per month	October 2013 - October 2021	Completed and Ongoing - In 2015, the City closed 58 code enforcement cases.
14. Housing Rehabilitation Program	20 housing units	October 2013 - October 2021	In 2015, the City monitored the program, but the CalHome Program did not make funds available for new applications.
15. Fair Housing Services Program	65 lower income households	October 2013 - October 2021	Ongoing - The City provides residents with flyers provided by the Housing Rights Center and will coordinate a workshop next year.
16. Fair Housing Information Program	Information disseminated	June 2014 and then ongoing	Ongoing - The City provides residents with informational flyers provided by the Housing Rights Center.
17. Energy Conservation Program	Promote <i>Primer</i> and encourage weatherization and energy efficient home improvements	October 2013 - October 2021	Ongoing - The City implements the 2013 CALGreen requirements and promotes Green Building by providing developers with information on the City's Green Building policy.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Signal Hill
Reporting Period	1/1/2015 - 12/31/2015

General Comments:

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

Circulation Element

Status Overview

The 2010 Circulation Element contains 8 goals and 33 implementation programs. **The significant achievements for the year 2015 are bolded below:**

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

Implementation Programs

NEW DEVELOPMENT AND REGIONAL COOPERATION

1. *Evaluate development projects for General Plan consistency, including goals, policies, and implementation measures in other General Plan elements.* Accomplished during plan review. **In 2015, the Planning Commission evaluated 5 Site Plan and Design Review applications and three Zoning Ordinance Amendments for General Plan consistency.**
2. *Discourage further development of truck yards and truck storage facilities that support the port activities and instead encourage residential, commercial, and light industry less likely to generate high volumes of tractor-trailer type truck traffic.* Accomplished and ongoing. In 2013, staff continued to work on the comprehensive study of the negative impacts associated with the twelve existing trucking yards and

potential mitigation measures to reduce them. Property inspections of the twelve properties were completed, and as part of the process three of the properties were designated as trucking yards and the others were reclassified as various types of storage yards. The City adopted standards for new trucking yards in the General Industrial (GI) zone and established compliance plans for the three designated existing non-conforming trucking yards. Compliance Plans were mailed to all property owners and known tenants with notice of the 180 day compliance requirement. **In 2015, two of the three trucking yards maintained compliance with regulations. The third trucking yard has made significant improvements and completion of all compliance items is pending. No new trucking yards were established. No new trucking yards were approved.**

3. *Require traffic studies for development proposals to improve the flow of traffic, reduce parking and traffic congestion, and mitigate noise and odor impacts on sensitive receptors. **Required on a case-by-case basis as part of plan review.***
4. *Participate in regional planning efforts to strengthen coordination and compatibility of local and regional plans and circulation systems.* Accomplished by participation in committees, events and meetings of the Southern California Area of Governments (SCAG), particularly the Gateway Cities Council of Governments (COG). In 2010, the City actively participated in the “Sustainable Community Strategies” (SCS) meetings conducted by SCAG to develop regional reduction targets for greenhouse gas emissions as required under Senate Bill 375. In 2012, Signal Hill continued to actively participate in the Gateway Cities COG, which completed its SCS and submitted it to SCAG to be included as a part of the 2012-2035 Regional Transportation Plan (RTP). The draft RTP was adopted in 2012. Additionally in 2012, the City, in conjunction with the Metropolitan Transit Authority and the Gateway Cities COG, completed a mitigation impact fee pilot study. **In 2015, the following occurred:**
 - **Signal Hill continued to actively participate in the Gateway Cities COG, which has continued work on the 2016-2040 draft RTP/SCS, through general plan, zoning, existing land use and resources data collection, a local government questionnaire for submittal to SCAG for inclusion in their database and development of the Strategic Transportation Plan.**
 - **Construction for the Cherry Avenue Widening Project was completed which is identified as a project in the 2013-2025 RTP.**
 - **The City received updates from the COG on cap and trade funding for future transportation and affordable housing projects.**
5. *Require that developers dedicate right-of-way and construct required public works improvements on streets adjacent to construction projects concurrent with development.* Accomplished as conditions of approval for site plan and design review. **Ongoing.**

6. *As part of the annual review of the Capital Improvement Program (CIP), define the needs and deficiencies within the circulation system and introduce the most urgent projects into the City's budget process. Accomplished during annual budget review. In 2015, the City is waiting on CalTrans for the final approval of the plans for the California Avenue Widening Project which will widen California Avenue between Willow to Spring Street.*
7. *Prepare guidelines that describe the City's process for qualifying for CEQA streamlining for residential mixed-use projects and "Transportation Priority Projects" as provided under State law. Not implemented.*
8. *Evaluate the City roadway system and vacate roads that are redundant or unnecessary. Accomplished during plan review.*
9. *Consider the use of private roadways in new development to reduce short- and long-term maintenance expenses incurred on the City. Accomplished and ongoing. In 2014, the City approved plans for Crescent Square a residential development for 25 single-family dwellings. The streets, Green and Gaviota Place, will be private roadways and will be maintained by the Homeowner's Association. Ongoing.*

ROADWAYS

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

- **Phase 1 Cherry Avenue from 19th Street to Pacific Coast Highway (PCH):** added 10 feet to allow for two new lanes of travel, as well as a new shared through / right turn lane on south bound Cherry Avenue at PCH in addition to the existing right-turn-only lane. Construction of new curb and sidewalk improvements, improved surface drainage, and a new traffic signal at the intersection of Cherry Avenue and PCH.
 - **Phase 2 Cherry Avenue from 20th Street to 19th Street:** installed a new landscaped median in the center of Cherry Avenue, new asphalt paving for the entire width of Cherry Avenue, and new lane markings and striping.
13. *Continue use of traffic calming strategies to preserve the peace and quiet of residential neighborhoods.* Accomplished and ongoing. In 2010, the City vacated Orizaba Avenue as a traffic calming strategy for the residents to the north and as part of the Pacificwalk Specific Plan development. **In 2015, the completion of the Cherry Avenue Widening Project reduced congestion at the intersection of Pacific Coast Highway and Cherry Avenue and reduce cut-through traffic in adjacent neighborhoods.**
14. *Include landscaped medians and decorative street furniture in designs for circulation system improvements.* Accomplished and ongoing. In 2010, the City funded irrigation improvements for the landscaped medians along E. Willow Street. **In 2015, the City adopted the State standards for Water Efficient Landscaping, which prohibits turf for new medians. The Cherry Avenue Widening Project included installation of drought tolerant plant material in the landscaped median.**
15. *Require efficient use of parking facilities and develop new parking lots concurrently with new developments consistent with the zoning ordinance requirements and land use categories of the Land Use Element.* **Accomplished and ongoing through plan review.**
16. *Support the implementation and future expansion of the Douglas Park Advanced Traffic Control System and/or other Intelligent Transportation Systems along Pacific Coast Highway and other major roadways.* Accomplished through monitoring by Long Beach Traffic Management Center. Willow Street, Cherry Avenue and Pacific Coast Highway traffic signals are synchronized at a regional level. **Ongoing.**
17. *Evaluate and consider reducing transportation impact fees for mixed-use projects near major transit corridors that offer extensive facilities and programs that will reduce vehicle miles traveled.* Not implemented.

PEDESTRIAN AND BICYCLE CIRCULATION

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

19. *Increase and improve the network of public and private trails and sidewalks to encourage active recreation and fitness, and to provide public access to parks, open space areas, and public view and vista locations.* Accomplished and ongoing. In 2013, the City applied for a trail renovation grant as part of the Los Angeles County Competitive Trails Program requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations. **In 2015, the grant was extended and a segment of Creston Avenue south of Burnett Street was designated as a pedestrian connection for a future City View Park that will provide an additional connection to sidewalks and trails.**
20. *Where appropriate, require new residential development to include trails and sidewalks that link to parks and view locations.* Accomplished during plan review. In 2014, Crescent Square was approved which included a pedestrian trail at the east side of the development to provide an additional connection from the Hilltop and Historic District to the Town Center. **See response to #19 above.**
21. *Consider amending the SHMC to increase the amount of required bicycle parking for projects in commercial, mixed-use, and other heavily-trafficked areas.* Not implemented.
22. *Coordinate future bikeway expansion with the City of Long Beach to ensure appropriate connectivity is provided at City boundaries.* The 2010 Circulation Element added 5.5 miles of bike paths designated throughout the City as part of a new Bicycle Master Plan. **Ongoing.**
23. *Design access to new developments and buildings to encourage walking.* **Accomplished during plan review.**
24. *Participate in and implement recommendations of the Safe Routes to Schools Program.* In 2013, the signal and crosswalk improvements at Cherry Avenue for Alvarado Elementary School and Jessie E. Nelson Middle School were installed and completed. **See response to #15 in the Land Use Element.**

PUBLIC TRANSIT

25. *Support increased-frequency transit service and capital investments to serve high-density employment, commercial, residential, or mixed-use areas and activity centers.* **In 2015, the City began work with Long Beach Transit to establish a shared bus route on Spring Street.**
26. *Support continued implementation of TranSmart technologies by Long Beach Transit at Signal Hill bus stops.* **Accomplished and ongoing.**

GOODS MOVEMENT

27. *Continue to enforce truck route regulations to minimize the impacts of truck traffic on residential neighborhoods.* Accomplished and ongoing. In 2013, the City adopted standards for trucking yards and compliance plans. As part of the process the City inspected the properties and designated 3 of the properties as trucking yards and reclassified the others as storage yards or contractors' storage yards. A traffic study was prepared analyzing current and alternative truck routes. In 2014, no change in trucking routes was recommended and there have been no reported impacts on traffic from the three existing trucking yards in the City. **In 2015, no new trucking yards were requested or approved in the City.**
28. *Design review for new commercial, industrial, and mixed-use developments shall consider and minimize noise and other impacts of truck traffic, deliveries, and staging on nearby homes.* **Accomplished and ongoing.**

UTILITIES

29. *Where physically and economically feasible, underground overhead utility lines.* **Accomplished during plan review.**
30. *Promote pipeline safety by requiring compliance with State pipeline inspection and safety monitoring programs.* **Accomplished.**
31. *Evaluate City standards to ensure that no undue restrictions are placed on the development of small-scale renewable energy units such as rooftop photovoltaic panels.* In 2009, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist the public with the installation of solar energy devices, including rooftop panels. **In 2015, 23 building permits were issued for solar panels for single-family homes throughout the City. In addition, a Bloom Energy fuel cell was installed at the Gateway Center Home Depot. The cell converts fuel and produces energy for the store.**

TRANSPORTATION DEMAND MANAGEMENT (TDM)

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

Environmental Resources Element

Status Overview

The Environmental Resources Element was adopted in 1986 and updated in 1989 and contains 6 goals and 38 implementation programs.

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

The significant achievements for the year 2015 are bolded below:

Goals

- Goal 1: Maintain and enhance aesthetic quality of Signal Hill through its transition from oilfield to balanced land uses.
- Goal 2: Maintain and enhance cultural and historic areas.
- Goal 3: Provide a variety of passive and active parks.
- Goal 4: Manage petroleum production.
- Goal 5: Minimize environmental degradation and encourage restoration.
- Goal 6: Provide public information on environmental issues.

Implementation Programs

1. *Review and revise zoning to encourage preservation of the natural terrain. Accomplished and ongoing through Park and Recreation Master Plan and specific plans.* In 2005, the North Slope Steering Committee was formed to develop a land acquisition plan for the North Slope to create the Chawot Nature Preserve. In 2006, the Committee submitted a report to the City Council recommending that the City acquire 11 acres of land for the preserve. In 2007, the City submitted a grant application to the Conservancy and was granted Tier II status but funding was never secured. **In 2015, a Zoning Ordinance Amendment and a General Plan Amendment were adopted to facilitate the pedestrian trail system and future View Park at the southwest corner of Cherry Avenue and Burnett Street. An approximate 60 feet by 350 feet segment of public right-of-way for Creston**

Avenue immediately west of Cherry Avenue was reclassified from Local Street to Pedestrian Connection.

2. *Evaluate individual projects to ensure protection of views and preservation of the natural topography wherever possible.* Accomplished through view analysis procedure and site plan and design review. In 2014, the City's view analysis process was utilized for two residential projects: 2799 E. 21st Street and the Crescent Square development. **In 2015, two residential projects were reviewed under the City's view analysis process: A single family dwelling at 1995 St. Louis and a 10 unit condominium project at 1933-39 Temple Avenue.**
3. *In preparing capital improvement plans, consider view protection and protection of natural resources.* Accomplished and ongoing. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. Construction is anticipated in fiscal year 2015/2016. **In 2015, the construction documents for the View Park at the southwest corner of Cherry Avenue and Burnett Street were completed. The Park includes a landscaped trail for pedestrian access, benches and an electronic monument sign. In keeping with the City's trail system designs, the trail head entry points at the corner of Cherry/Burnett and at the cul-de-sac on Creston Avenue will have decorative elements similar to the entry points at Panorama Promenade. Design and planning for a future Dog Park continued at 3100 California Avenue just south of the 405 Freeway.**
4. *Adopt green belt plan.* Accomplished through Park and Recreation Master Plan 1989 and specific plans. **See response to #1 above.**
5. *Adopt design review ordinances.* Accomplished. In 2014, the Planning Commission approved 5 projects subject to Site Plan and Design Review. **In 2015, the Planning Commission approved two projects subject to Site Plan and Design Review and conducted workshops for two additional pending residential development projects.**
6. *Preserve Alamitos Well No. 1.* **Accomplished in Discovery Well Park which has decorative fencing and informative signage.**
7. *Prepare historic resources study.* Windshield survey completed. More detailed historic resources work is needed. **Ongoing.**
8. *Recommend funding for historic preservation.* Not implemented.
9. *Require park dedication.* Ongoing through impact fees and dedications. **See response to #3 above. The future View Park will be funded by development park impact fees. In 2015, park impact fees collected increased from \$17,121 in the previous year to \$83,721.**
10. *Develop parks in hilltop area.* Accomplished with three parks with a trail system linking them to Civic Center. **The Crescent Square development located on Walnut**

Avenue and Crescent Heights Street will include a pathway connection between the Walnut/Willow condominiums, Town Center West and the Hilltop Trail System. The future View Park will provide an additional pedestrian link between the Hilltop Trail System and Civic Center.

11. *Improve park accessibility for the young, elderly and disabled.* Accomplished in all existing parks. Plans for new parks include accessible features. In November 2014, the community garden opened and includes 2 accessible plots. **The slope of the View Park trail was reduced to improve accessibility and the design for the Dog Park at 3100 California Avenue includes handicap accessibility.**
12. *Adopt Open Space Ordinance.* Accomplished in Chapter 20.18 Open Space. In 2012, the City adopted a zoning ordinance to facilitate development of publicly managed community gardens. In November 2014, the community garden project was completed and the garden opened. **See View Park and Dog Park descriptions in response #3.**
13. *Encourage parkland gifts.* In 2005, the City received a half acre of parkland as a gift adjacent to Sunset View Park along Skyline Drive. This space has been used as a viewing area and setting for the 'Roughnecks' bronze sculpture. **Ongoing.**
14. *Review public works projects annually.* **Implemented through Annual Capital Improvement Projects planning, budget process and General Plan annual review.**
15. *Develop bike and trails plans. Bike path study determined not to develop bike paths. Extensive pedestrian trail system completed.* In 2007, trail system segment at Hathaway Ridge project was completed. In 2010, the Circulation Element was updated which includes a trails plan and bicycle master plan. In 2013, the City applied for a trail renovation grant as part of the L.A. County Competitive Trails program requesting \$134,720 for trail improvements for Bixby Ridge near Discovery Well Park. In 2014, a grant for \$109,000 was received for trail renovations from the Los Angeles County Competitive Trail Program. Approved plans for the Crescent Square project included a trail segment linking the Historic District neighborhood to the Town Center West retail center and the hilltop. **In 2015, an extension of the \$109,000 in grant funding was approved and funds are expected to be used for trails within the Bixby Ridge development and other trail renovation projects in 2016.**
16. *Capitalize on view opportunities.* Accomplished at Hilltop and Sunset View parks and Panorama Trail. See responses to #1 above for efforts to create the Chawot Nature Preserve which will include viewing opportunities. In 2014, conceptual plans for a View Park at Cherry Avenue and Burnett Street were developed. **In 2015, a Zoning Ordinance Amendment and a General Plan Amendment were adopted to accommodate a future View Park and pedestrian trail system at the southwest corner of Cherry Avenue and Burnett Street.**

17. *Work with School District to use school sites after hours.* Accomplished and ongoing. **In 2015, the City began discussions with the School District to secure an updated joint use agreement for after hours use of school sites.**
18. *Work with City of Long Beach to assure use of parks in Long Beach.* Accomplished through a collaborative effort that allows Signal Hill's Youth Sports Program to use Long Beach facilities. **Ongoing.**
19. *Amend zoning to regulate oil facilities.* Accomplished through Oil Code. In 2010, the State Division of Oil and Gas revised the process for oil well abandonment under their Construction Site Plan Review. In 2013, the City adopted an ordinance with development standards for properties with oil wells in response to these changes from the State. The ordinance allows development near to but not over oil wells. The City continues to work with specialists in water quality and oil recovery to complete a comprehensive analysis for an amendment to the ordinance allowing development over abandoned oil wells. In 2014 the conditional use permit (CUP) for the seven drill sites operated by Signal Hill Petroleum (SHP) was extended for 30 months to allow time for preparation of a comprehensive plan for future drilling operations throughout the City. **In 2015, the City adopted a comprehensive Oil and Gas Code, establishing procedures for developing over and in close proximity to abandoned wells, including improved well discovery, survey, methane mitigation, and a Well Abandonment Report. The inclusion of the equivalency standard in the Oil and Gas Code amendment lifts restrictions on development throughout the City. The 30-month extension of the SHP drill sites CUP expires June 30, 2017. SHP has presented conceptual development scenarios for future development of three sites and discussions are ongoing.**
20. *Resolve hazardous sites.* **Accomplished through environmental review.**
21. *Amend oil related municipal codes as needed.* Accomplished and ongoing. **See response to #19 above.**
22. *Update drilling standards.* **Accomplished and ongoing.**
23. *Review oil interface issues.* Accomplished and ongoing. **See response to #19 above.**
24. *Implement SCAQMD standards.* **Accomplished and ongoing - dust mitigation measures implemented at all new development sites.**
25. *Promote water conservation.* In 2007 and 2008, the Public Works Department implemented public outreach and education programs to promote water conservation through flyers included with water billing. In 2010, the City amended Title 13.10, Water Conservation in Landscaping, to require water efficient landscape in new construction and rehabilitated landscapes. In 2010 the City completed construction of a water conservation demonstration garden at the City Yard and approved plans for a water conservation garden/pathway at Reservoir Park. In 2011, the City's Sustainable City Committee (SCC) demonstrated a reduction in water consumption by 150.6 gallons

per capita per day, as part of Signal Hill's continued effort to conserve water. **In 2015, the following water conservation activities occurred:**

- **The City adopted a new local goal to replace a previously achieved water conservation goal: Demonstrate that the City is on track to reduce total water used by 12% for the months of July 2015-February 2016, as compared to the usage for the same months of 2013 (July 2013-February 2014).**
- **As a result of staff and community efforts, reporting shows that Signal Hill water customers are among the lowest water users statewide. The City is not only meeting, but exceeding its water conservation goals.**
- **A status update on usage from July to January 2016 is included. February 2016 data was not available as of the date of this report.**
- **In response to the Governor issued Executive Order B-29-15 issued on April 1, 2015, directing a statewide overall reduction in potable water use of 25%, on May 19, 2015, the City declared a Level 2 Water Supply Shortage. On September 15, 2015, the City updated the Level 2 water restrictions to:**
 - **Change Level 2 Water Supply Shortage watering days from Monday and Saturday to Tuesday and Saturday.**
 - **Limit operation of automated sprinkler heads with flow rates greater than 2 gallons per minute to a maximum of 10 minutes (per valve station) on each authorized day so long as no visible runoff or pooling occurs. If runoff or pooling is visible, the sprinkler station run time must be further reduced to eliminate runoff and pooling.**
 - **Limit operation of automated sprinkler heads with flow rate less than 2 gallons per minute to a maximum of 20 minutes (per valve station) on each authorized day so long as no visible runoff or pooling occurs. If runoff or pooling is visible, the sprinkler station run time must be further reduced to eliminate runoff and pooling.**
 - **Limit drip watering systems (Less than two gallons per hour with flow rates less than two gallons per hour are exempt from day and duration limitations so long as no visible runoff or pooling is created). Watering is prohibited from 9:00 AM to 4:00 PM daily.**
 - **Specify acceptable spray washer minimum pressure and maximum flow rate.**
 - **Prohibit watering of lawns during or within 48 hours after rain.**
 - **Provide Level 1 and Level 2 exemptions for trees and vegetable gardens.**
- **The State revised their Model Water Efficient Landscape Ordinance for new development and mandated that local agencies adopt the model or an equivalent ordinance. On November 23, 2015, the City adopted the State's Model Water Efficient Landscape Ordinance. The standards further conserve water as follows:**
 - **Reduces the maximum amount of water that can be applied to new residential landscape by 30%.**

- **Reduces the maximum amount of new residential landscape area that can be turf to 25%.**
- **Reduces the maximum amount of water that can be applied to new commercial landscape by 40%.**
- **Prohibits turf in commercial landscape areas with exceptions for Special Landscape Areas such as recreational areas.**
- **Reduces the threshold for compliance for all new construction from 2,500 square feet to 500 square feet Rehabilitated landscape projects remain at 2,500 square feet.**
- **Increases the minimum width (less than 10 feet) for landscape areas required to be irrigated with subsurface drip or other technology and may not generate overspray or runoff.**
- **Prohibits turf in new medians or parkways with the exception of parkways next to a parking strip with a flat surface to facilitate entry and exiting of vehicles.**
- **Strengthens efficiency regulations for irrigation systems and qualified use of greywater is encouraged.**
- **In 2014, the City adopted Guidelines for Parkway Landscaping. In 2015, three permits were issued to convert parkway planting from turf to water efficient landscaping.**
- **In 2015, three residential properties were awarded Sustainability Awards in the category of Water Efficient Landscaping. Yard signs were added to the award program to increase awareness of the program and promote sustainability:**
 - **2070 Raymond Avenue in the Southeast Neighborhood**
 - **2060 Dawson in the Southeast Neighborhood**
 - **2001 Obispo Avenue in the Hilltop Neighborhood**
- **In 2015, the City applied for and was granted a SoCal Water Smart Turf Removal Rebate by the Metropolitan Water District to replace turf in the parkway at City Hall with drought tolerant plants and drip irrigation. The landscaping was replaced and the parkway landscape replacement project will serve as a demonstration project.**
- **On July 14, 2015, City staff conducted a public workshop to educate residents about drought conditions and to obtain feedback on preferences for alternative turf replacement materials and design applications. In addition, on November 23, 2015, the City adopted new regulations for all residential zoning districts to promote planting of alternative landscape materials, emphasizes that turf is not a required or preferred material and establish limitations on the use of hardscape.**
- **On November 7, 2015, in an effort to promote water conservation in landscaping, the Sustainable City Committee held the first Free Mulch Pick-Up Day, for Signal Hill residents.**

- **In 2015, outreach to the community with water conservation information, tips and regulations continues via pamphlets, the City website and features in the City Views with links to bewaterwise.com. In addition, the Public Works Department purchased 500 water conservation kits for distribution to residents at public events such as the Summer Concert Series.**
- In 2014, the City received \$41,758 in grant funding from the Gateway Water Management Authority to initiate a demonstration project to replace 260 antiquated residential water meters with new smart meters that record usage data and send high usage alerts automatically. **The Public Works Department prepared a bid package to select a contractor to install the meters however, selection has not yet been made.**
- **In consideration that water pumping and distribution represents the single highest energy use for the City, Edison grant funds were awarded for a program to install variable speed motor drives on City water pumps that match the speed of the motor with the service need and reduces energy use.**
- **An advanced wellhead water treatment facility is being designed for installation at well No. 9 which will decrease the City's reliance on imported water and provide a reliable source of potable water to the City in the case of damage from an emergency.**
- In 2014, the City applied for a grant to expand the recycled water system, but funding was not granted. **In 2015, the City applied for a Mountains and Water Conservancy Grant and a response is pending.**
- **The City Water department received an \$11 million Cal Trans Environmental grant to design and construct a stormwater retention facility and design is underway.**
- The Groundwater Reliability Improvement Program (GRIP) will replace a significant portion of the imported water purchased by the Water Replenishment District (WRD) for replenishment in the Central Groundwater Basin with highly treated recycled water, thus reducing the region's reliance of imported water. In 2014, the draft Environmental Impact Report was circulated for the Ground Water Reliability Improvement Program (GRIP) Recycled Water Project. The project would allow WRD to offset current use of imported water with tertiary and advanced water treatment recycled water supplies for groundwater replenishment in the Central Basin. An Integrated Regional Water Management (IRWM) Grant Proposal provides funding for the project. **Work continued on the preliminary studies needed for the preparation of environmental documents and an outreach program to educate and solicit input from the pumping community was initiated.**

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

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

28. *Amend codes for hazardous materials facilities.* Ongoing through the Hazardous Waste Management Facilities Ordinance, Chapter 20.57. In 2009, the City approved

plans for the EDCO facility, a waste recovery recycling and transfer facility that will include a household hazardous waste drop-off center. In 2012, construction of the transfer facility and administrative offices was completed. In 2014, a video promoting EDCO's household hazardous waste operations was produced and promoted on the City's website and at public meetings. **In 2015, EDCO continued to offer their transfer facility as a drop-off for household hazardous waste. The drop-off is hosted by Los Angeles County every 2nd Saturday of the month. EDCO also offers electronic waste collections.**

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

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

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

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

32. *Implement code enforcement.* Accomplished through the City's code enforcement program. In 2010, the City completed 102 code enforcement cases. In 2011, the City completed 58 code enforcement cases. In 2012, the City completed 29 code enforcement cases. In 2014, the City completed 46 code enforcement cases. **In 2015, the City completed 58 code enforcement cases.**

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

34. *Respect natural land forms.* **Accomplished through specific plan and site plan and design review process.**

35. *Maintain setbacks from oil wells.* Accomplished through Fire Department review of compliance with L.A. County Fire Code. In 2013, the City amended the Oil Code to allow development near to but not over oil wells and setbacks for safety and access is included. In 2014, special studies for establishment of standards for development over and near abandoned oil wells were completed to be considered as a part of a

future Oil Code Amendment. No changes to required setbacks from active wells are anticipated. **See response to #19 above.**

36. *Prepare solar energy brochure.* In 2008, the City formed a Sustainable City Committee (SCC). Part of the committee's purpose is to provide public education. In 2009, upon recommendation from the SCC, the City Council adopted the California Energy Commission's New Homes Solar Partnership Municipal Toolkit as a reference document to assist in preparing a solar energy brochure for the public. **On September 2, 2015, the City Council adopted an Ordinance in accordance with AB2188, the ordinance set provisions to streamline the small residential rooftop solar energy system permitting and inspection process. In 2015, 23 residential solar permits were issued.**

37. *Develop an educational program for oil interface issues.* In 2005, staff participated in State Department of Conservation, Division of Oil and Geothermal Resources Construction Site Review Committee. The committee recommends recordation of disclosure documents. In 2012, the City extended an urgency ordinance for development standards for properties with oil wells in response to changes in the State review program. This ordinance requires recordation of disclosure documents. In 2013, the City amended the Oil Code to allow development near to but not over oil wells and setbacks for safety and access were included. In 2014, as part of the educational process for development of the oil code amendment and extension of the CUP for the seven SHP drill sites, the City facilitated an additional drill site tour and two lunch-and-learn programs hosted by Signal Hill Petroleum. **In 2015, as part of a continued educational process for development of the Oil Code and extension of the CUP for the drill sites, SHP hosted a lunch and learn program on oil production, the impacts of oil prices on operations and new resource discovery. In addition, the adopted Oil and Gas Code was implemented as follows:**

- **Public information was posted on the City website.**
- **City Standards were prepared to assist with the new procedures for development over or in close proximity to abandoned wells, including well discovery and survey, leak testing and venting, Well Abandonment Reports (WARs), methane site assessment, well abandonment and site restoration.**
- **A total of 34 abandoned wells were leak tested and vented.**
- **A total of 15 WARs were submitted for review.**
- **A total of 9 WARs were approved (8 for Crescent Square and one for a vacant lot on Freeman Avenue)**
- **In preparation for property sale, three additional WARs were submitted for two vacant lots on Freeman Avenue and approvals are pending.**
- **In preparation for development three WARs were submitted for a vacant property on California Avenue and approvals are pending.**
- **A total of two methane site assessments were completed.**

38. *Periodically provide City newsletter information covering environmental issues and progress, for delivery to residents and businesses.* Accomplished and ongoing by

providing articles to City Views, the quarterly newsletter, and posting items on the City website such as water conservation and the Sustainable City Awards. **In 2015, the City provided “City Views” articles and inserts in the City water bill on the drought, water conservation, turf replacement and tree care. Water bill inserts also included information on the EDCO recycling programs. “In the News” articles were added to the Planning Commission and Sustainable City Committee (SCC) agendas. The SCC continued to meet bi-monthly with all meetings open to the public. Each SCC agenda includes current environmental, sustainability and conservation items, news, guest speakers, City participation and accomplishments, local action items and the reports on Green City Report goals and accomplishments. The SCC recommended and the City Council awarded quarterly sustainability awards to local residents, businesses and school clubs. The adopted Green City Report developed and updated annually by the SCC is publically available. The SCC’s mission, meetings, members, the Green City Report and Annual Update and sustainability award recipients are posted on the City website and updated regularly.**

Safety Element

Status Overview

The 1986 Safety Element contains four goals and 44 implementation programs.

The significant achievements for the year 2015 are bolded below:

Goals

- Goal 1: Minimize risks to life, property and economic dislocation resulting from seismic, fire, tank failures, hazardous materials, and epidemics.
- Goal 2: Provide a safe, secure and crime free environment.
- Goal 3: Improve the City's ability to respond to natural and man-made emergencies.
- Goal 4: Assist Signal Hill residents, businesses, workers and visitors in minimizing danger and disruption to life and property in the event of a catastrophic event or other emergency.

Implementation Programs

1. *Adopt uniform building codes.* Accomplished and ongoing. **On May 19, 2015, the City adopted the 2013 California Building Code including the State's Green Building Standards called CALGreen.**
2. *Amend codes as needed.* **Accomplished and ongoing.**
3. *Require geologic studies.* **Accomplished and ongoing.**
4. *Review all seismic hazards every five years.* Not implemented.
5. *Increase public awareness.* Accomplished through handouts on a variety of subjects available at the public counter. In 2008, the City adopted the Natural Hazards Mitigation Plan to develop mitigation action items such as public education and outreach for emergency preparedness (new updated plan is due prior to March 19, 2017). In addition, the City formed a Community Emergency Response Team to be better prepared in the event of an emergency. Community CERT training is administered by the Los Angeles County Fire Department and hosted by the City. The trainings are typically offered every other year (the last CERT training was in 2013). **In 2015, the following activities occurred:**

- The Signal Hill Police Department continued to use the City website to provide crime mapping and access to NIXLE.com, a web service for crime reporting.
 - The Police Department continued to use their Facebook page to provide information about various law enforcement issues related to the community.
 - New public service announcements were filmed and posted on the City's website and on the Police Department's Facebook page.
 - The Police Department focused on community oriented policing efforts by meeting with local groups such as neighborhood watch groups, Rotary Club, Homeowner's Associations and participated in local events such as parades where they handed out crime prevention information.
 - Training for the "Map Your Neighborhood", a program designed to help neighborhoods prepare for disasters. The program will be implemented in 2016.
 - Signal Hill Petroleum distributed approximately 55 well work notifications. In an effort to provide the community with information regarding well work, Signal Hill Petroleum provides a courtesy notice to nearby residents and the City about the type of work that will be done, the duration of the work, what to expect with the work and contact information for Signal Hill Petroleum.
 - A presentation was provided to overview the City's preparations and what City residents and businesses can do to prepare for El Niño storm conditions.
6. *Develop a program for steep slope development.* **Accomplished through grading plan review.**
7. *Establish standards for critical facilities.* In 2008, the City adopted the Natural Hazards Mitigation Plan to inventory critical facilities and establish safeguards for such facilities (new updated plan is due prior to March 19, 2017). In 2013, construction of the Emergency Operations Center (EOC) at the police station at 2745 Walnut Avenue was completed. The new EOC was built to current building code standards for seismic safety. **Ongoing.**
8. *Revise grading standards.* **Accomplished.**
9. *Abate seismic hazards/unsafe structures.* **Accomplished.**
10. *Maintain Los Angeles County Fire services.* **Accomplished.**
11. *Require Fire Department approval of plans.* Fire Department approved plans are required for new construction. **Accomplished and ongoing.**
12. *Adopt Uniform Fire Code.* **Accomplished.**

13. *Encourage Fire Department public relations.* **Accomplished and ongoing.**
14. *Establish employee fire prevention training.* **Accomplished through training provided from membership in JPIA.**
15. *Adopt multi-family fire codes.* **Accomplished through uniform codes.**
16. *Review fire flow annually.* Fire flow tests are required for new development as a condition of approval for the Site Plan & Design Review process. **Ongoing.**
17. *Establish mutual aid programs with Long Beach police and fire, Los Angeles County sheriff and the California Highway Patrol.* **Accomplished and ongoing.**
18. *Increase public awareness of crime potentials.* In 2008, the City purchased a Command Post Vehicle to promote policing activities throughout the City and formed the Citizens' Police Academy to educate the public about areas of law enforcement. In 2010, one Citizens' Police Academy class was held with additional classes scheduled in 2012 and 2013. In 2011, the Police Department developed a program, "Neighborhood Police Substation for a Day" to use the Command Post Vehicle in a neighborhood. The Citizens' Police Academy is offered every other year. **In 2015, the Citizen's Police Academy was held. The academy covered topics such as crime prevention, criminal law, court system, emergency dispatch procedures, narcotics enforcement, patrol operations and other areas of law enforcement.**
19. *Encourage neighborhood watch programs.* **In 2015, the Police Department continued implementation of 2 neighborhood watch programs and 1 additional neighborhood watch program started for a total of 3 programs. 2 other neighborhoods are trying to organize programs.**
20. *Update law enforcement procedures.* Accomplished and ongoing. **In 2015, the Police Department continued to work on their Strategic Plan. The Strategic Plan involves developing personnel, enhancing community relations, enhancing internal relations and maximizing the use of technology to enhance effectiveness.**
21. *Adopt Uniform Security Code.* Accomplished. **See response to #1 above.**
22. *Inspect water facilities.* Accomplished through annual inspections. **In 2015, the Water Master Plan Update was completed (previously updated in 2005).**

23. *Collaborate with state and regional agencies in resolving Class I hazardous waste treatment and disposal issues.* Accomplished through Los Angeles County Public Works Department, Los Angeles County Fire Department and other regional and state agencies. **Ongoing.**
24. *Update codes for facilities handling hazardous materials.* **Accomplished.**
25. *Inspect hazardous facilities.* Los Angeles County Fire inspects commercial facilities. **Ongoing.**
26. *Coordinate with other agencies hazardous issues.* Accomplished through Los Angeles County Public Works Department, Los Angeles County Fire Department and other regional and state agencies. **Ongoing.**
27. *Annually update inventory of hazardous facilities.* Accomplished through Los Angeles County Public Works Department, Fire Department and other regional and state agencies. **Ongoing.**
28. *Update regulations concerning transport of hazardous wastes.* **Ongoing.**
29. *Designate roadways for transport.* In 2010 the City updated the Circulation Element which designates roadways for use as truck transport, designated to keep large trucks away from residential development. In 2012, the City initiated a citywide study of truck routes specifically focused on Orange Avenue truck traffic. **Accomplished.**
30. *Develop an automatic shut-off for petroleum facilities.* **Accomplished through Oil Code and State law revisions.**
31. *Develop system for automatic dispersal of neutralizing agent for chemical spills.* Implemented through hazmat responders. **Ongoing.**
32. *Develop educational programs for public safety in the event of a hazardous or toxic material emergency.* Implemented through hazmat responders. **Ongoing.**
33. *Maintain capability to respond to spills.* Implemented through hazmat response. **Ongoing.**
34. *Update emergency response plan.* Ongoing. The City's operational manual is updated every two years and submitted to the State's Emergency Operation Management Center. In 2013, the City Emergency Operation Center response plan was updated. **In 2015, the City's Emergency Operations Plan was updated to reflect statutory changes in regional, state and federal requirements.**

35. *Regularly practice emergency response plans.* Implemented through Emergency Operations Center. In 2010, the City's EOC Committee conducted a table-top exercise with all required City staff participating and activated the emergency operations center. In 2013, the Police Department conducted emergency training with City employees at the new EOC. **In 2015, the City conducted joint response partner/Signal Hill Police Department field exercises with the California Army National Guard, 250th Military Intelligence Battalion. The City joined with emergency planning and response partners in Disaster Management Area F (City of Long Beach, City of Avalon) in the purchase and implementation of a cloud based emergency management software suite – VEOCI.**

36. *Develop mutual aid for emergency medical response.* **Ongoing.**

37. *Maintain evacuation routes.* Cherry Avenue is designated as a major emergency evacuation route and is maintained as such. **Ongoing.**

38. *Develop public education program.* Accomplished through training provided from JPIA and Community Emergency Response Team (CERT). **In 2015, the following activities occurred:**

- **The City continued the tradition of holding an annual National Night Out at Reservoir Park.**
- **"Coffee with the Cops" was hosted at the Signal Hill Police Department's Emergency Operations Center. The event was open to the public and gave citizens an opportunity to meet and interact with the Police Officers.**
- **An open house was hosted at the Police Department.**
- **Training was completed for Signal Hill's Community Emergency Response Team to provide basic training in safety and life-saving skills for the general public.**

39. *Reevaluate emergency response plan.* Accomplished and ongoing through EOC. **See response to #34 above.**

40. *Prepare recovery plan.* In 2008, the City adopted the Natural Hazards Mitigation Plan which includes an action item for the creation of a recovery plan for the reconstruction of essential services and facilities. In 2016, the City will begin the process of updating the Hazard Mitigation Plan, due in 2017. **Ongoing.**

41. *Anticipate short-term needs during emergencies.* Accomplished and ongoing through EOC. **In 2015, a portion of the site at 3100 California Avenue was approved for storage of Public Works emergency supplies and materials as part of the Successor Agency's Long Range Property Management Plan.**

42. *Recommend insurance policy changes.* **Accomplished through membership in JPIA.**

43. *Maintain emergency operations center.* **Accomplished and ongoing.**

44. *Train City employees as emergency responders.* **Accomplished and ongoing. See response to #35 above.**

Noise Element

Status Overview

The 2010 Noise Element has one goal and 20 implementation programs. **The significant achievements for the year 2015 are bolded below:**

Goal

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

Implementation Programs

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

6. *Review the City's noise ordinance and recommend amendments as needed. Accomplished and ongoing.* In 2014, several code enforcement cases were worked on related to noise complaints regarding a noisy business use, new equipment, construction noise, oil well work, and private street sweeping and leaf blowing. Staff continues to implement noise reduction and mitigation methods on a case by case basis, working with business and property owners for mutually beneficial resolutions. **In 2015, eight code enforcement cases were worked on related to noise complaints regarding music and/or noise from exercise and sports facilities, neighbors, auto repair, an air compressor, an exhaust fan, and a trucking yard.**
7. *Review the Noise Element and update, if necessary, every five to ten years. The Noise Element was last updated in 2010.*
8. *Continue to review County and regional plans for transportation, airport operation, etc. to identify the environmental impact of noise and to develop alternatives for the control of major noise sources on a County and regional basis. As a member of the Gateway Cities COG, the City participates in regional reviews and feedback.*
9. *Work closely with Caltrans in the early stages of design modification or expansion of State-owned highways to ensure proper consideration of noise impacts on the City. Accomplished during plan review and CEQA review process as required. In 2015, the City continued to participate in the Technical Advisory Committees for the development and review of preliminary designs and required environmental documents for the expansion of State-owned highways such as the 710 Freeway Widening Project. Note: the 405/Cherry Avenue ramp modification project was cancelled due to insufficient funding.*
10. *Work with Caltrans to incorporate source noise reduction, barriers, and other design elements for future freeway ramp or access alignments. Ongoing.*
11. *Continue enforcement procedures to effect compliance with Motor Vehicle Code noise standards for motor vehicles. Accomplished and ongoing.*
12. *Review the City's truck routes to limit to the extent practicable truck traffic in noise-sensitive areas. In 2013, as part of the review of trucking yards, a traffic study was prepared analyzing current and alternative truck routes in the City. In 2014, following adoption of the trucking yard standards in 2013, no new trucking yards have been requested or approved and no truck route related complaints have been received. Accomplished and ongoing.*
13. *Support the currently-adopted Aircraft Noise Compatibility Ordinance (Long Beach Municipal Code Chapter 16.43) and noise abatement procedures for Long Beach Airport. Strongly oppose the establishment of flight patterns of aircraft over the City and relocation of runways, which would include noise impacts on land uses in Signal Hill. In 2014, communications with Long Beach Airport staff resulted in a change to the take-off and landing patterns for small planes during instructional flights in*

response to noise concerns from residents. Accomplished and ongoing. **In 2015, no aircraft related noise complaints were received, however, staff maintains communication with Long Beach Airport staff.**

14. *Encourage Long Beach Transit to use noise criteria as an important factor in their purchase of new buses.* **Ongoing.**
15. *Mitigate new noise sources to an acceptable exterior level of 65 dB CNEL or less and an interior level in habitable rooms of 45 dB CNEL or less at existing noise-sensitive land uses.* In 2014, Crescent Square was reviewed for compliance with the Traffic Noise Impact Distances map listed in the City's Noise Element. Ongoing. **In 2015, staff hired a noise engineer to gather data related to a noise complaint for an oil well adjacent to a residential dwelling. The Community Development Department is considering purchasing a City-owned noise meter and conducting staff training on how to operate the noise meter.**
16. *Require an acoustical analysis report where the introduction or addition of a new noise source has the potential to result in exterior noise levels exceeding 60 dB CNEL at a noise-sensitive location. The report must show how noise mitigation measures have been incorporated into the design of the new noise source to reduce interior noise levels at noise-sensitive locations to 45 dB CNEL.* **Ongoing.**
17. *For new residential structures to be located where the predicted CNEL exceeds 60 dB, require an acoustical analysis assuring that the proposed design will limit exterior noise to allowable levels: 45 dB in any habitable room and to the extent practicable, 65 dB for outdoor living areas.* **Accomplished during plan review and CEQA review process as required.**
18. *Enforce the California Building Standards Code (CCR, Title 24) for sound transmission between adjacent multifamily dwellings to ensure an acceptable interior noise level of 45 dB CNEL in habitable rooms.* **Accomplished through building plan check process. The City enforces noise standards incorporated as a part of the 2013 California Building Standards Code.**
19. *Consider the use of reduced street widths and traffic calming to reduce vehicular noise.* **Accomplished and ongoing where feasible.**
20. *Enforce existing noise ordinance requirements for the construction of new single-family detached or multifamily residential dwellings within 600 feet of an operating well, injection well, or other appurtenant oil field equipment (SHMC Section 9.16.085).* Accomplished as part of annual inspections of oil fields and site plan and design review. **In 2015, 55 well work notifications were distributed by Signal Hill Petroleum (SHP). In an effort to provide the community with information regarding well work, SHP provides a courtesy notice to nearby residents and the City about the type of work that will be done, the duration of the work, what to expect with the work and contact information for Signal Hill Petroleum. Noise mitigation measures are incorporated into well work operations.**

MARCH 5



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 15, 2016

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: MINUTES

Summary:

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

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
February 16, 2016
7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Excused Absence: Commissioner Rose Richárd

Staff present:

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

In addition, there were 6 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PRESENTATION

Kevin Laney, representative of Signal Hill Petroleum (SHP), gave a presentation on "Porter Ranch, Why It Can't Happen in Signal Hill". Mr. Laney elaborated on the fundamental differences between Porter Ranch, a high pressure gas storage facility, and Signal Hill, an active oilfield; and assured that strict safety measures and regulatory oversight are in place for oil wells to prevent incidents in Signal Hill.

Chair Fallon asked why it took so long to stop the gas leak at Porter Ranch. Mr. Laney responded a new relieving well has to be drilled and the highly pressurized oil tank has to be filled with cement in order to stop the gas leak.

Commissioner Murphy asked how often we have methane gas leaks in Signal Hill and what it smells like. Mr. Laney responded that quarterly testing is performed on the oil wells and methane gas leaks happen very rarely and are usually fixed shortly after. Mr. Laney also added that 75% of electricity SHP uses is generated from burning the methane gas retrieved from oil operations.

Commissioner Benson emphasized that the Long Beach/Signal Hill oil field is not pressurized and asked about regulatory agencies.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

(1) Extension of Site Plan and Design Review 14-04 for the Crescent Square Development

Associate Planner Selena Alanis gave the staff report.

It was moved by Commissioner Benson and seconded by Commissioner Murphy to approve a six-month extension of Site Plan and Design Review 14-04 for the Crescent Square Development.

The motion carried 4/0.

(2) Implementation of the Beautification Award Program

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked about the nomination form on the City website. Staff responded the nomination form was added to the website based on a public request, but the majority of the nominations came from the Commission.

Chair Fallon asked how the Beautification Award is advertised. Staff responded past award winners are recognized during a Planning Commission meeting; published on the City website, the Signal Tribune newspaper and the City Views when consent is given; and received a yard sign to place on their property.

Staff mentioned that some nominated property owners chose not to come forward to receive the award.

Staff noted that the Beautification Award guidelines would need to be amended if Commissioners would like to nominate properties outside of City of Signal Hill, since the current guidelines on the City website clearly state that nomination is only for properties within the city limits of Signal Hill.

Commissioner Benson made a motion to change the guidelines to include properties outside Signal Hill and to nominate Aircraft Hardware West (AHW), a business located in Long Beach, for doing a tremendous job in beautifying the front landscape of the property. However, Commission Murphy disagreed with the

motion, stating this change can set the precedence for nominating any Long Beach or close by properties. There was no second and the motion died.

Sr. Engineering Technician Anthony Caraveo gave a summary of City's improvements on the right-of-way in front of AHW. Commissioner Benson added that the owner of AHW made additional improvements.

The Commission decided to send an informal recognition letter to the AHW owner and keep the current Beautification Award guidelines.

(3) Follow Up to the 2016 Greater Los Angeles Homeless Count

Senior Planner Colleen Doan gave the staff report.

Commissioner Benson asked if the makeshift shelters were found in one area. Staff responded makeshift shelters were found in different areas and did not appear to be concentrated in a particular area.

Commissioner Murphy complimented the staff on planning a well-organized event and asked for a general rundown of the event. Staff responded the training took about 20-30 minutes and the volunteers were back at the deployment site at around 10:30PM. Feedback from this year's event was that splitting the largest census tract into two, which would require one additional car and driver, would be more efficient.

Commissioner Murphy asked if the volunteers will be recognized at a City Council meeting. Staff responded outreach emails have been sent, however, the volunteers were unable to attend the City Council meeting due to scheduling conflicts.

Staff added that the greater number of homeless persons and shelters counted this year might be due to staff and police officers identification of specific locations where homeless persons and shelters had occurred throughout the year.

The Commission joined in a general discussion of homelessness within the Los Angeles County region.

(4) Southern California Association of Governments Community Profile

Community Development Director Scott Charney gave the staff report.

Vice-Chair Austin asked for clarification of statistical data. Staff responded.

Commissioner Benson asked whether the State is in talks again to collect sales tax and distribute to the City by population. Staff responded they had not heard any recent updates.

CONSENT CALENDAR

It was moved by Commissioner Benson and seconded by Commissioner Murphy to receive and file Consent Calendar Item Nos. 5 to 8.

The motion carried 4/0.

COMMISSION NEW BUSINESS

Commissioner Benson announced the Signal Hill Historical Society Casino Night will be held on February 26, 2016 at the Community Center.

Commissioner Benson advised the staff to look into an abandoned concrete cap on the vacant lot on Hill Street and Ohio Avenue.

Commissioner Benson asked for an update on an earlier request for a master calendar with City and approved organization events on it. Staff will forward the request to Administration.

Commissioner Benson inquired about the proposed upgrades to the Long Beach antenna tower. Staff responded a copy of the Environmental Impact Report prepared by the Los Angeles Regional Interoperability Communications System (LA-RICS) has been received. LA-RICS is working with the City of Long Beach to propose modifications to the antenna tower. Because the tower is owned by the City of Long Beach, the tower does not required a Conditional Use Permit from the City of Signal Hill. Staff had requested LA-RICS to hold a community outreach meeting for the Signal Hill residents who live near the tower, which will be held on February 17, 2016.

Commissioner Benson commented on the Water Rate Workshop, stating the 40% water rate increase mentioned at the workshop did not include the compounded interest, which will bring the increase to 49%.

Commissioner Murphy commented on the low gas prices at Signal Hill Costco and the cones set at Costco gas station for traffic mitigation. Staff advised that Costco has a traffic control plan to deploy staff and add cones based on traffic volume.

Staff advised that the property owners are looking into relocating the ATM in the Town Center.

Commissioner Benson asked for an update on the new tablets for the Commission. Staff responded tablets are currently being tested at City Council meetings.

Commissioner Benson inquired about the timing of Planning Commission checks. Staff responded a request has been forwarded to the Finance Director.

ADJOURNMENT

It was moved by Commissioner Benson and seconded by Commissioner Murphy to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, March 15, 2016, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 4/0.

Chair Fallon adjourned the meeting at 8:18 p.m.

Chair

Attest:

Scott Charney
Commission Secretary

MARCH 6



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 15, 2016

AGENDA ITEM

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

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

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

1) At the February 23, 2016 City Council meeting:

- A report on the 2015 annual inspection of properties with a Conditional Use Permit was provided. Staff inspected 49 properties and found them to be in substantial compliance with all applicable conditions.
- An annual report on the review of institutional permits was provided. Permits for three organizations were issued.

2) At the March 15, 2016 City Council meeting:

- The City Council adopted a resolution approving the alley vacation associated with the previously approved single-family dwelling at 2085 Freeman Avenue by a vote of 5/0.
- The City Council reviewed the General Plan Annual Progress Report and authorized submittal to the Governor's Office of Planning and Research and the State Department of Housing and Community Development by a vote of 5/0.

MARCH 7



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 15, 2016

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
1798 E Willow St.	Tenant improvements to replace existing restaurant with a new restaurant GD Bro Burger Applicant: GD Bro Burger	Administrative Review	✓	N/A	N/A	Building permit issued 06/17/15			N/A			Obtained permit, working on interior TI (12/15). Final inspection is pending (2/16). The restaurant is open for business (3/16). JH
2653 Walnut Ave. 2H Construction	An approximate 8,000 sf warehouse/office building Applicant: 2H Construction	Administrative Review	✓	N/A	N/A	Building permit issued 04/13/11			Prior to CTL			Exterior complete. Working on Public Works conditions of approval (4/15). Building permit issued for TI on 10/29/15. TI work has begun (12/15). Underground plumbing is complete (1/16). Steel work interior is ongoing (3/16). JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2701 Cherry Avenue	ADA parking lot improvements	Administrative Review	✓	N/A	N/A	Building permit issued 06/01/15			N/A			Sidewalk and curb completed (7/15). Awaiting request for final inspection (12/15). Contractor notified to schedule for final inspection (3/16). JH
	Applicant: Best Buy											
1460 E. 28 th	Tenant improvement for a commercial kitchen for pickling business	Administrative Review	✓	N/A	N/A	In process						1 st plan check comments returned to applicant on 11/5/15. Building permit for MEPs ready for issuance pending structural plans and Industrial Waste Permit (3/16). JH/SA
	Applicant: Proper's Pickle											
3280 Industry Drive	Tenant Improvement for rehearsal studio	Administrative Review	✓	N/A	N/A	Building permit issued 12/11/15			N/A			Permit issued after work had begun. Progress continues (2/16). Electrical in process (3/16). JH/CTD
	Owner: Courtney Dubar											

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR/CUP</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
3355 Olive Avenue	Proposal for new 6,290 sf building: 3,991 sf warehouse and 2,299 sf office building Applicant: Roger Vititow	Administrative Review 15-05	✓	N/A	N/A	Building permit issued 12/30/15			6/22/17			Grading permit issued and in process. Storm water system installed (11/15). Building permit issued 12/30/15. Construction started 1/12/16. Block walls in process (3/16). JH/SA
2355 Walnut Avenue	Proposal for new 10,000 sf warehouse and office building. Applicant: Roger Vititow	Administrative Review	Required	N/A	N/A	Required						Preliminary plans submitted for planning and building review (1/16). SA
3201-3225 Pacific Coast Highway	Tentative Parcel Map to subdivide an existing 1.8-acre lot into two lots Applicant: William Suh	71592, extension granted	N/A	11/08/11	N/A	11/8/13	11/8/14	11/8/15	N/A			3 rd ext granted per State law. TPM valid until 11/8/15. State has continued automatic extensions under the economic hardship policy. A storage room was constructed without a permit. Permit issued (1/16). Storage room finaled (2/16). CTD

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2200 E. Willow St.	Amendment to CUP 13-01 to extend the gas station hours of operation from 5 am to 10 pm seven days a week Applicant: Costco Wholesale	Amendment to CUP	N/A	7/15/15	Required							Community meeting held (2/15). Planning Commission public hearing on 7/14/15. Applicant is working with staff to create a plan to address on-site circulation issues (12/15). SA
845 E. Willow St. 2H Construction	A 18,994 sf medical/office building Applicant: 2H Construction	SPDR 13-02	N/A	07/09/13	N/A	Building permit issued for TI 11/4/15			4/27/17			Conformity Report went to the Planning Commission on 12/09/14. Ext of building complete. Awaiting paperwork per Conditions of Approval (8/15). Building permit issued for Kaiser TI. TI work has begun (12/15). Plumbing, electrical, framing and drywall in process (2/16). Construction is expected to finish by the end of May (3/16). JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR/CUP</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2953 Obispo Ave. Futsal Indoor Soccer	A request to allow indoor soccer as a conditionally permitted use in the City. Applicant: Mike Biddle	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 with CUP request but no application has been submitted to date. Staff has requested a submittal schedule (3/16). CTD
3100 California Ave. Auto Center Freeway Sign	Refurbishment of existing Auto Center Freeway Sign to change the colors and update electronic message center display (Amendment to CUP 93-02) Applicant: Yesco Signs LLC	CUP 16-01 SPDR 16-01	N/A									Application and preliminary plans have been submitted for review (3/16). SA
751 E. Spring St. Bloom Energy/Home Depot	A request to install fuel energy cell equipment at the Home Depot in Gateway Center Applicant: James Mathews/Bloom Energy	Administrative Review	N/A						N/A			Permit issued, energy cell installed, replacement landscape installed. Inspection for completion of paint for exterior conduit pending (3/16). CTD/JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2450 Cherry Ave. Bloom Energy/Home Depot	A request to install fuel energy cell equipment at the Home Depot in TCE Applicant: James Mathews/Bloom Energy	Administrative Review	N/A						N/A			Plans submitted for Planning and Building review (3/16). CTD/JH
2421 Palm Dr. Tahitian Gold Co.	A request to make interior and exterior improvements to install equipment for a Vanilla Bean processing company. Applicant: Manuata Martin	Administrative Review	N/A						N/A			Plans approved and permit issued to begin interior improvements. Replacement landscape plan is pending (3/16). CTD/JH
3201 California Ave. SHP Inc.	A conceptual plan for retail development on the site, abandoned well leak testing and WAR review. Applicant: SHP Inc.	Administrative Review	N/A						N/A			Conceptual plans have been submitted for review. Methane leak tests completed and approved. Three Well Abandonment Reports (WARs) are under review (3/16). CTD/JH
1400 Spring St. City of SH Successor Agency	In preparation future auto related development two WARs have been submitted for review. Applicant: City Successor Agency	Administrative Review	N/A						N/A			Methane leak tests have been submitted and approved. Two WARs have been submitted and are under review (3/16). CTD/JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 13 business licenses.
- Building Department staff issued 17 permits including 2 residential solar permits. The valuation of the projects is approximately \$170,941 with permit revenues at \$2,666.

Training/Forums

- Associate Planner attended a training on implementation and changes to the California Environmental Quality Act on 2/26/16.

Current Projects

- General Plan Annual Progress Report
- Green City Annual Progress Report
- LBUSD Residential Development Projections Report
- Dog Park Zoning Ordinance Amendment 16-01 and General Plan Amendment 16-01 scheduled for Planning Commission on March 15, 2016.
- Community Meeting held at Discovery Well Park on 2/17/16 and second meeting pending regarding the LA-RICS proposed modifications to the Hilltop Land Mobile Radio Tower operated by the City of Long Beach on Stanley Avenue.

Ongoing / Upcoming Projects

- Vacant Parcel Ordinance.
- Oil Well Inspections.
- Mayor's Clean-Up event (March 12, 2016).

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Wireless Communication Facilities

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2411 Skyline Dr.	<p>A request to add 2 new Tower Dishes and 3 Antennas, to the Cell Tower as allowed by CUP 99-05 (Cal. Internet).</p> <p>A request to add structural modifications was reviewed by City consultants and approval is pending payment of the developer deposit and an estimate of the structural to equipment capacity for the CUP allowed equipment additions (Crown Castle).</p> <p>A request to add 10 Micro Wave dishes is incomplete pending an updated equipment audit and compliance with the Master Operating Agreement (MOP) with Long Beach.</p> <p>Applicant: Crown Castle</p>	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A	Building permit issued 2/5/16						<p>Updated equipment/tenant audit was received.</p> <p>Plans approved for Cal Internet additional equipment as allowed under the CUP. A request to add tower shoring is pending and will require an amendment to the CUP (1/16).</p> <p>Building permit issued for additional equipment on 2/5/16 and structural modification on 2/25/16.</p> <p>CTD/JH</p>

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Wireless Communication Facilities

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
1855 Coronado rooftop facility	Replacing 56" panel with 72" panel antennas, screen box in sector A & B will be increased by 3'	Administrative to modify CUP 08-03	✓	N/A	N/A	Permit ready for issuance						Plans ready for permit issuance (4/15). Reminder sent to applicant (9/15). Reminder notice sent to applicant (1/16). SA
	Applicant: Core Dev.											
3275 E. Grant Street	3 new antennas, 3 new RRH units.	Administrative to modify CUP 10-04	✓	N/A	N/A	Permit ready for issuance						Plans ready for permit issuance (7/15). Reminder notice sent to applicant (1/16). SA
	Applicant: Sprint											
2525 Cherry Avenue	Removing and replacing the 3 existing antennas	Administrative to modify CUP 02-01	✓	N/A	N/A							Plans approved on 1/26/16 and reminder sent to applicant for permit issuance (3/16). SA
	Applicant: Core Dev. for Sprint											
2550 Orange Avenue	3 new RRHs on monopalm	Administrative to modify CUP 04-02	✓	N/A	N/A							Plans approved on 1/26/16 and reminder sent to applicant for permit issuance (3/16). SA
	Applicant: Core Dev. for Sprint											

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**


Wireless Communication Facilities

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
3200 Willow Street	Replacement of 6 existing panels with 6 new 8' panels and new fiber box Applicant: PlanCom for Verizon	Administrative to modify 95-02	✓	N/A	N/A							Plans approved on 1/27/16 and reminder sent to applicant for permit issuance (3/16). SA
2633 Cherry Avenue	Rooftop Wireless Telecommunication Facility for AT&T Applicant: Core Dev. for AT&T	CUP	N/A	Required	Required							Application is in process to be closed (2/16). SA

Residential


**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2477 Gaviota Ave.	Rehabilitation of the existing single-family dwelling and a new 2-car garage Applicant: Rama Singhal	Administrative Review (SPDR 15-03)	✓	N/A	N/A	Building Permit Issued 7/15/15			7/15/16			Demolition for the rehabilitation has started (8/15). Framing for new garage completed (9/15). Foundation repair completed (11/15). Framing is ongoing (2/16). Windows installed (3/16). SA/JH
2518 Willow St.	New front entry electronic gate w/stone veneer pilasters, update guard shack Applicant: Willow Ridge Homeowners Association	Administrative Review	✓	N/A	N/A	Permit Ready for Issuance						Plans are ready for permit issuance (8/15). 4 th reminder sent to applicant (3/16). JH/SA
2451 Avis Court	200 sf addition of one bedroom and bathroom Applicant: M/M Lopez	Administrative Review	✓	N/A	N/A	Building Permit Issued 10/5/15			4/2/16 			Building permit issued (10/15). Foundation and methane barrier completed (11/15). Framing, sheath and sheer wall completed (12/15). Lath inspection completed (1/16). Stucco completed (3/16). SA/JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2311 Ocean View	Add/expand second story decks and "trainhouse" in side and rear yard of existing single-family home Applicant: M/M Hughes	SPDR 08-05	N/A	07/14/09	N/A	Building Permit Issued 8/16/13			8/11/14	9/30/14	3/03/15 	The first extension granted by Director until 9/30/14. A second extension granted until 3/03/15. The project is an active Code Enforcement case (7/15). Deck finish and electrical are in process (1/16). Deck guard rail is in process and new gate installed (3/16). SA/JH
924 E Vernon St.	Demolition of existing dwelling and detached garage for construction of a new two story 3,230 sf duplex and 4-car garage Applicant: LLG Construction	SPDR 14-02	N/A	6/10/14	N/A	Building Permit Issued 11/06/15			4/29/17			Building permit issued for demolition and new duplex 11/06/15. Demolition completed (12/15). Rebar and rough plumbing in process (2/16). Framing completed, stucco in process (3/16). SA/JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
3347 Brayton Ave.	Remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition Applicant: Reginald McNulty	SPDR 15-02	N/A	4/14/15	N/A	4/14/16	9/14/16					Site Plan & Design Review valid until 4/14/16. Building plan check submitted on 1/19/16. Plan check comments returned to applicant on 2/4/16. SPDR 1 st extension granted to 9/14/16. SA
1995 St. Louis Ave.	Demolish existing dwelling and garage and construct a two story 3,187 sf SFD with attached 3-car garage Applicant: Seth Sor for Kimberly and Phat Ly	SPDR 15-04	N/A	8/11/15	N/A	8/12/16						Building plans are approved. Issuance pending completing all COAs (1/16). Met with applicant to discuss the demolition and methane assessment work plan (1/16). Applicant is working on submitting landscape plans for plan check (2/16). Landscape plan check comments returned on 3/1/16. SA/JH

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
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							Leak test passed, vent cone was not installed (2/15). Well survey and access exhibit approved (9/15). Applicant has submitted story pole plans for staff review and a Planning Commission workshop (3/16). CTD
2085 Freeman Ave.	A proposal for a new two story 4,050 sf SFD with attached 3-car garage on a vacant lot and alley vacation Applicant: RPP Architects	SPDR 16-01	N/A	Approved 1/19/16	N/A	1/20/17						SPDR approved 1/19/16. Alley vacation was approved by City Council at 3/8/16 meeting. SA

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

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

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 (Map 9/3/16)	9/2/15	3/3/16	9/3/16				<p>SPDR approved on 8/12/14.</p> <p>SPDR extended to 3/3/16.</p> <p>Grading plan has been submitted for plan check (3/15).</p> <p>WAR for 8 wells approved by the Oil Services Coordinator (8/15).</p> <p>Property sold to SummerHill Homes (11/15).</p> <p>CC&Rs have been submitted (1/16). Revisions recommended by the City Attorney</p> <p>Final SPDR extension extended to 9/3/16.</p> <p>Finance Map scheduled for 3/15/16.</p> <p>SC/SA</p>
Walnut/ Crescent Heights St.	Applicant: SummerHill Homes											

**City of Signal Hill
Community Development Department
Development Status Report
March 15, 2016**

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
Gundry Hill 1500 E Hill St.	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 Applicant: Meta Housing	Administrative Review (SPDR 15-01)	Approved 2/18/15	N/A	N/A	Building Permit Issued 11/30/15			11/09/19			Demolition completed on 10/21/15. Building permit issued on 11/30/15. Escrow closed 12/4/15. On-site grading started (1/16). Underground plumbing and foundation work have begun (3/16). JH
2599 Pacific Coast Highway	Residential SP-10 1 st concept plan had 14 attached units 2 nd concept plan had 12 attached units 3 rd concept plan had 10 detached units 4 th concept plan has 9 units Applicant: Mike Afiuny	Preliminary review PC Workshop 8/14/12 PC Workshop 9/9/14 SPDR	N/A	Required	Required							Staff met w/owner who reported unsuccessful lot consolidation outreach effort (9/12). Revised design (10 detached units) more closely met the intent of SP-10. Access and guest parking revised (6/14). Commission requested design changes. Applicant's revised conceptual plans (9 units) were previewed and met most of the standards. Some buildings still exceed height limit and view policy outreach is pending. Condominium map and story pole plan have been submitted and review is underway for a ZOA and SPDR (3/16). CTD

Residential

			REVIEW			SPDR			CTL			
<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Status</u>
1939 Temple Avenue	Residential development for 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height. A Specific Plan would be required to deviate from current RH zoning for 3-stories height and a reduced front and rear setback. Applicant: High Rhodes Property Group	SPDR and ZOA for a Specific Plan	N/A	Required	Required							<p>2 wells discovered, leak tests passed and vent cones installed (8/15).</p> <p>View Notice was sent to property owners and residents within 500' on 10/26/15.</p> <p>Planning Commission workshop #1 on 12/15/15.</p> <p>Applicant met with nearby residents to collect comments for consideration for revised plans (1/16).</p> <p>Staff met with applicant on 2/1/16 to review changes the plans. The applicant will revise plans and then discuss with the neighbors (2/16).</p> <p>View Notice for revised plans mailed 2/17/16.</p> <p>2nd workshop to review revised plans scheduled for 3/15/16 Planning Commission meeting.</p> <p>SA</p>

MARCH 8



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

March 15, 2016

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: IN THE NEWS

Summary:

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

- Anchors Away: Malls Lose More Department Store Tenants – Macy's prepares to pull out of Texas mall; landlords look for ways to fill empty space
- California's Drive to Save Water is Killing Trees, Hurting Utilities and Raising Taxes
- Dog Parks on the Rise
- Slight Change of Plans – How the original planned communities are meeting modern demands
- Could you Bnb My Neighbor? – A planner's take on the sharing economy
- Housing for All? – Homeless numbers are down, but there's much work to do
- Contribution of Urban Design Qualities to Pedestrian Activity

Recommendation:

Receive and file.

Anchors Away: Malls Lose More Department Store Tenants

Macy's prepares to pull out of Texas mall; landlords look for ways to fill empty space



Ridgmar Mall in Texas is at a crossroads, losing one of its anchor tenants, Macy's, in early March. *PHOTO: MEI-CHUN JAU FOR THE WALL STREET JOURNAL*

By LIAM PLEVEN

Updated Feb. 23, 2016 2:52 p.m. ET

FORT WORTH, Texas—"Store closing" is emblazoned on black and red signs at the Macy's Inc. location at Ridgmar Mall, where merchandise is steeply discounted and the doors are due to shut forever in early March.

Like many malls around the U.S., the 40-year-old Ridgmar is at a crossroads. The rise of online shopping and changing consumer habits are battering the big department stores known as anchors that once lured shoppers to malls—leaving landlords with empty space and forcing them to undertake expensive overhauls to stay relevant.

Macy's, which reported a 31% decline in fourth-quarter earnings on Tuesday, in January said it would be closing nearly 40 locations. Sears Holdings Corp. and J.C. Penney Co., which report fourth-quarter earnings later this week, also are closing stores.

Many other so-called anchor stores are limping along with little foot traffic. Department-store chains would need to close about 500 stores—equal to about 15% of all anchor space at U.S. malls—to generate as much sales a square foot as they did in 2006, according to a recent report from Green Street Advisors, a real-estate research firm.

The struggles are turning some anchor stores from assets into liabilities for landlords. “Unfortunately, many of them fit the true definition of an anchor,” said Bob Lieb, chief executive of Mountain Development Corp., based in Woodland Park, N.J., which owns malls in Springfield, Mass., and near Buffalo, N.Y., where Macy’s is closing.

THE PROPERTY REPORT

- Startups Crash Real-Estate Brokerage Market (<http://www.wsj.com/articles/startups-crash-real-estate-brokerage-market-1456223401>)
- New Rule May Miss Target on Real-Estate Purchases (<http://www.wsj.com/articles/new-rule-may-miss-target-on-real-estate-purchases-1456223402>)
- Philadelphia Deal Shows Investors Are Playing It Safe (<http://www.wsj.com/articles/investors-play-it-safe-with-saint-gobain-facility-deal-1456249327>)

Mall owners are searching for new ways to fill vast amounts of soon-to-be-empty space. And they are seeking new strategies to attract customers who spend a growing share of their money online and demand a wider variety of attractions when they go to the mall.

CBL & Associates Properties Inc., which is losing a Macy’s at a mall it owns in North Carolina, is talking with local officials about making the property “less of an exclusive retail center, and more of a mixed-use center,” the firm’s CEO, Stephen Lebovitz, told investors this month.

General Growth Properties Inc., one of the nation’s largest mall landlords, plans to replace a Macy’s that is closing at Quail Springs Mall in Oklahoma City with new dining and entertainment options.

“This will definitely increase the foot traffic to the mall,” CEO Sandeep Mathrani said in an interview.

Owners of prime properties may have little trouble finding a desirable tenant. But a mall already struggling with stiff competition or a weak local economy risks spiraling downward as fewer shoppers show up and more stores are forced to close.

Malls in the middle, like Ridgmar in Fort Worth, “have to be creative,” said Daniel Busch, a senior analyst at Green Street. Restaurants, movie theaters and grocery stores are among the alternative attractions that can bring in customers.

“Those are the new anchors,” said Mr. Busch. “No longer should you have five department stores.”

Ridgmar currently has five, but that number is set to dwindle to three. In addition to Macy’s, Neiman Marcus Group Inc. also plans to close its two-story store at the mall and open a new one in an open-air shopping center under construction a few miles away. Together, Macy’s and Neiman Marcus account for roughly a quarter of the 1.2 million square feet at Ridgmar. The other three traditional department stores at Ridgmar are Sears, J.C. Penney and Dillard’s Inc.

The impending departure of two anchors is troubling to some at the mall. CC’s Cupcake Heaven, a Fort Worth bakery, has one of its two locations on the first floor at Ridgmar, right outside a Macy’s entrance.

“Our product is an impulse buy. So if we don’t have that foot traffic passing by, it’s going to hurt,” said David McCracken, a member of the family that owns and operates CC’s.

Several small storefronts at the mall are vacant, partly due to a wave of retailer bankruptcies last year that dented occupancy rates at malls across the country. At industry giant Simon Property Group, which owns some of the most sought after malls in the country, occupancy fell at year-end to 96.1% at its properties from 97.1% the year before.

Ridgmar lost a Wet Seal and a Deb Shops last year, said Ira Fratrik, the general manager of the mall. “Last January was a bloodbath for all landlords,” said Mr. Fratrik. He said occupancy at the mall is “north of 80%.”

But Ridgmar also has important advantages. The mall sits just off an interstate highway west of downtown Fort Worth, near two major employers, a naval air station and Lockheed Martin Corp. In addition, the area west of the mall is growing, according to Betsy Price, Fort Worth’s mayor.

The mall also has tenants that appeal to younger consumers in particular. Fast-fashion retailer Hennes & Mauritz AB opened a new H&M store at Ridgmar last year, and Cinemark Holdings Inc. recently completed a renovation of its movie theater at the mall, which features 13 screens and reclining seats, according to Mr. Fratrik.

Nonetheless, major changes are coming to Ridgmar, said Garo Kholamian, president of GK Development Inc., the Barrington, Ill.-based firm that purchased Ridgmar in 2013. His firm is considering various options, including adding space for restaurants and converting some of the mall to other uses, perhaps apartments or a hotel. The project is likely to cost more than \$50 million, said Mr. Kholamian.

"You have to think outside the traditional way of looking at these properties," Mr. Kholamian said.

Write to Liam Plevin at liam.plevin@wsj.com

Corrections & Amplifications

An earlier version of this article misspelled the name of CBL & Associates Properties CEO as Steven Lebovitz.

The Washington Post

Health & Science

California's drive to save water is killing trees, hurting utilities and raising taxes

By Darryl Fears February 27

BERKELEY, Calif. — Everywhere he goes, Anthony Ambrose sees the dead and dying.

They haunt this city's streets, the browning yards of stylish homes, the scenic grounds of the local University of California campus and dry roadway medians. They're urban trees, thirsty for water as the state enters the fifth year of the worst drought in its history, and thousands are keeling over.

"It's definitely not a good thing," said Ambrose, a researcher at the university who studies forest ecosystems. "They're not as visual, they're not as pretty. Along the highway you see a lot of dead redwoods. I feel sorry for the trees."

Eight months after California's governor ordered cities to cut water consumption by a quarter, residents and businesses have exceeded expectations. But no good deed goes unpunished. Now, the state's furious conservation drive is not only threatening trees but also resulting in sluggish sewer lines and possible increases in water and tax bills.

In declaring a drought emergency in April, Gov. Jerry Brown (D) said watering emerald-green grass every day "is a thing of the past." He neglected to say trees were exempt, so residents, businesses and local governments stopped watering them, too.

Now the state is losing millions of trees that beautify their cities, improve air quality, offer shade in areas where temperatures can reach 100 degrees and provide habitat for untold numbers of squirrels, birds and other animals.

Trees are stressed and wilting from water loss in high heat. Leaves and limbs of redwoods, oaks, magnolias and other species are dropping, arborists say. Urban trees are joining the 12.5 million wild trees that died last year, according to the U.S. Forest Service.

"I think it's fair to say we think the drought is causing a problem," said Carla Short, superintendent of the bureau of urban forestry in San Francisco, where 255,000 trees stand in the city and parks about a dozen miles from Berkeley.

The negative impact of the state's conservation campaign has gone well beyond trees. Utilities that deliver the water to cities lost more than half a billion dollars over the last eight months as customers cut back, according to the State Water Resources Control Board.

Those revenue dips, which are projected to continue through October because of the board's extension of the water-saving measures, probably will result in rate increases for at least some customers.

"There's nothing that peeves customers more than to be told to conserve, and then turn around and say, 'Good job, now we're raising rates,'" said Max Gomberg, climate and conservation manager for the water resources control board.

The water pinch has had several other unfortunate side effects. As customers cut back on the length of their showers, the number of times they flushed their toilets, and the clothes and dishes they washed, they lowered the outflow of water needed to push waste through sewage tunnels.

The nation's outdated sewers were designed to receive about 120 gallons per household per day to shove wastewater through the systems. "But the flow has dropped to 50 gallons," said George Tchobanoglous, professor emeritus of civil and environmental engineering at the University of California at Davis.

"You have solids that you flush and there's not enough water to carry the material," he said. That material often sits and releases the telltale, rotten-egg odor of hydrogen sulfide. Besides smelling bad, it corrodes pipes. "When the city says buy low-flush toilets because we all want to save water and save the world, no one can resist," he said. "But no one thinks about the consequences. It really is a double-edged sword."

Foul smells aren't the only thing California city dwellers are complaining about. When the governor urged homeowners to rip out their lawns, he offered them a carrot: tax-free state rebates of up to \$2,000 to help pay for replacement desert-themed foliage. At least one of the state's water suppliers did the state one better, offering rebates of as much as \$4,000.

But California water officials who forgave state taxes on the rebates overlooked a major potential drawback — federal taxes. Now the Internal Revenue Service is preparing to tax the rebates as income, a move that could bring a key water conservation program to a halt.

As of February, the state doled out \$22 million in rebates to homeowners who swapped their grass turf for mulch and less-thirsty plants. The Metropolitan Water District, the state's largest water supplier to utilities from Los Angeles to San Diego, gave away \$340 million.

Partly because of the rebate from the water district, Tina House, a Pasadena resident, had the grass pulled out on the lot of her two-story colonial revival last summer.

"You say \$4,400 — oh, that's a big chunk of change," House said. "Nowhere did it mention that we can possibly be on the hook for taxes. My gardener said, 'Okay, we're going to do this.' The next day, my girlfriend [who did the same] calls me and says, 'Oh my God, we're going to have to pay taxes on this.'"

House said her tax bill from the rebate is \$1,400. "They're being taxed for doing the right thing," argued Dave Todd, land and water use program manager at the state Department of Water Resources.

The federal tax threatens to "reduce the appeal" of a key program to help California cope with drought now and in the future, Todd said. But Deven Upadhyay, who leads the water resource management group for the water district, said the problem resulted from an oversight by state officials and utility managers.

They thought rebates for water efficiency would be treated the same as energy-efficiency rebates, which the IRS doesn't tax. But the IRS told the officials and members of the state's unhappy congressional delegation that they were wrong.

Without rebates that encourage residents to replant their lawns with mulch and less-demanding plants, black dirt yards could become common. "We don't want that to happen," said Gomberg of the state water resources control board.

Whether the state will save trees is also in question. "Generally just about any tree species is going to need a little bit of water going into a third or fourth year," said Rhonda Berry, president and chief executive of Our City Forests in San Jose. "Deep watering in the summer once a month will save a lot of trees. In a city, every tree counts."

But residents are unaware of how to care for trees, and efforts by city leaders to show them have been uneven. Stressed from more than a year without water, even trees that survive will never be the same.

"It's like a human being," Berry said. "You're impacted by stress, and you bounce back but you're going to have scars and your health is compromised."

Darryl Fears has worked at The Washington Post for more than a decade, mostly as a reporter on the National staff. He currently covers the environment, focusing on the Chesapeake Bay and issues affecting wildlife.



Increased dog ownership and the changing role of dogs within American families has made off-leash dog parks the fastest growing type of urban park in the U.S.

DOG PARKS ON THE RISE

WHEN THE TRUST FOR PUBLIC LAND released its *2015 City Park Facts Report*, there was one particularly surprising news item: Dog parks are growing faster than any other type of urban park in the nation. This annual survey of parklands in America's 100 largest cities found a six percent increase in the number of dog parks over the previous year, and a 20 percent increase over the last five years. Portland, Oregon, was number one in the dog park category with 5.4 dog parks per 100,000 residents, followed by Norfolk, Virginia; Madison, Wisconsin; Henderson, Nevada; and Las Vegas.

Dog ownership has increased dramatically over the last two decades—from just over 50 million in 1990 to nearly 80 million today—but dog park advocate Susyn Stecchi also attributes the growth of dog parks to changes in the role of dogs in American families: “More and more people consider dogs not to be an animal, but a member of their family. They want to go and have activities with this member of their family, just like they would with their human children.”

In 1996, Stecchi helped establish the first public dog park in Coral Springs, Florida, which was one of just a handful in the U.S. at the time. She was soon fielding calls from neighborhood organizations around the country seeking advice on how to establish dog parks of their own. Stecchi has studied 4,000 dog parks across the U.S. to learn what works and what doesn't. Funding, siting, liability issues, safety and environmental concerns, and typical dog park amenities are detailed in her manual, *So You Want to Build A Dog Park?*

Stecchi's top recommendations for dog park design include dog-friendly fencing, dog-appropriate surfacing, availability of fresh water, and “airlock” gates—a two-gate system to prevent canines from escaping into the neighborhood while people enter and exit the fenced

area. When consulting with municipal park departments, she recommends one acre of off-leash area per 15,000 dog owners. Stecchi does not have professional training in planning or landscape design, but she is working with university landscape architecture programs to offer students an online elective course in dog park development. “[Landscape architects] are taught how to design for humans but that's not the same as designing a space that is going to have a lot of dog activity in it,” she says.

Until recently most dog parks were the result of community groups petitioning local political leaders to designate space in an existing park or an unused parcel of public land. Increasingly, parks departments are taking a proactive approach. Leah Tivoli, a strategic advisor to Seattle's parks and recreation department, is developing the city's first *Off-Leash Area Strategic Plan*, an exercise that includes a survey of Seattle dog owners, statistical analysis of off-leash complaints and violations, and a series of “focus groups” where dog owners were paired with representatives from environmental groups to discuss issues that arise from off-leash areas and to brainstorm solutions.

Tivoli also surveyed the handful of formal dog park plans in North America—she says Denver, Toronto, and Surrey, British Columbia, are the most notable examples—for insight. “Some places have very specific plans with level of service goals, where they want to have a certain amount of off-leash area within distance of a certain population,” she says. “Other cities haven't gone that direction. It's kind of all over the board. I wouldn't say there's [any] universally accepted standards.”

That may be true, but given the current trends in canine recreation, off-leash areas are certainly becoming a standard feature in the urban design repertoire.

—Brian Barth

Barth is a Toronto-based freelance writer reporting on urban affairs, agriculture, and the environment. He is currently working on his first book, *Invisible City: A Natural History of Urban Landscape*.

News and Legal Lessons are edited by Mary Hammon, Planning's associate editor. Please send information to mhammon@planning.org.

Slight Change of PLANS

How the original planned communities are meeting modern demands.

By Rebecca Leonard, AICP, LEED-ND, CNU-A, and Joe Porter, FASLA

HERE ARE A FEW NAMES THAT WILL BE FAMILIAR TO PLANNERS:

Jim Rouse, Bob Simon, George Mitchell, and Ben Carpenter. These visionary business people launched the planned community movement in the U.S. in the 1960s and 1970s. The developers of Columbia, Maryland; Reston, Virginia; and Las Colinas, Texas, respectively, all shared a passion for creating an alternative to suburban sprawl. ¶In her 2005 book, *Reforming Suburbia*, Anne Forsyth recognized the early contribution of planned communities in designing and building new social organizations, physical forms, legal structures, and marketing programs for developing communities. Their success in creating community identity and open space is closely linked to the smart growth movement emerging at the time. She also recognized the failure of planned communities to provide affordable housing and transportation choices. ¶Now, 50 years later, there is a significant flight back to cities, an increasing acceptance of density and urbanism, a reemergence of public transit in the U.S., and a global call to work toward a sustainable future.

JAMES ROUSE DISCUSSES CREATION OF WORKGROUP TO PLAN COLUMBIA

What does it take to create a city from scratch?

Rouse explains the vision that guided his work, and how he overcame negative reactions to his idealistic plan.

WATCH:
tinyurl.com/jmpew

VIDEO

With all the focus on urban infill today, it is easy to think that greenfield development has all but stopped. However, according to a working paper by the Urban Land Institute, the U.S. will grow by 58 million people between 2003 and 2025, and 70 percent of that growth may happen in suburban and rural areas. Planned communities are a worthy approach to greenfield development because they allow for broad, thoughtful planning and limit the incremental change that occurs with small subdivisions in greenfield scenarios.

Many established planned communities compete with newer developments on a variety of fronts, including availability of services and infrastructure, land uses, and amenities. The economic value of

these established communities has strengthened as they have grown and gained critical mass.

High levels of amenities and sophisticated community associations have helped to position them to improve services and address challenges of land-use change and densification faced by all growing communities.

Some have been very successful at retroactively adding new infrastructure, services, and amenities, while others have struggled. This tension is forcing communities to revisit their planning and design principles as a foundation for decision making. Planners can learn from them how to build flexibility into new planned communities that will allow them to evolve as their needs change.

JAMES ROUSE envisioned

Columbia, Maryland, as a new type of development guided by social equity.



Columbia, Maryland

In the 1960s James Rouse pioneered a new approach to suburban development motivated by social equity. He wanted to develop a racially integrated community where lifelong learning, community participation, and interaction could flourish. He hoped to replicate this model throughout the country.

These values are evident in Columbia today. According to Shauna Miller of the University of Maryland, "It's more racially diverse than America as a whole: 22.4 percent of the town is black, compared to 12.4 percent of the nation, according to the U.S. Census Bureau." Its mixed race numbers are also nearly double that of the U.S. as a whole, Miller noted in a 2009 article.

Columbia was developed as a series of villages, each organized around a village center with convenient retail, its own identity, and gathering places. Wilde Lake Village was the first to open in 1967, complete with a small village green, a grocery store, shops, second-story offices, an interfaith center, a teen center, and an indoor swimming pool.

Wilde Lake and the other early village centers served their purpose but don't provide the densities, retail attractions, mix of uses, green buildings, and infrastructure that's evolving in urban and suburban centers today. As a result, many of Columbia's village centers are undergoing redevelopment.

Wilde Lake Village Center was approved for redevelopment in June 2012. Its original small village green and surrounding buildings will remain as the Shops at Wilde Lake Village, thanks to the historic preservation efforts of local architects. The interfaith center, tennis club, and indoor swimming pool will also stay.

A new CVS drugstore and David's Natural Foods—a response to the trend toward specialty food stores—are open and Alta Wild Lake, a 230-unit apartment complex with ground-floor retail, is under construction. Planting areas harvest water from buildings, streets, and parking lots.

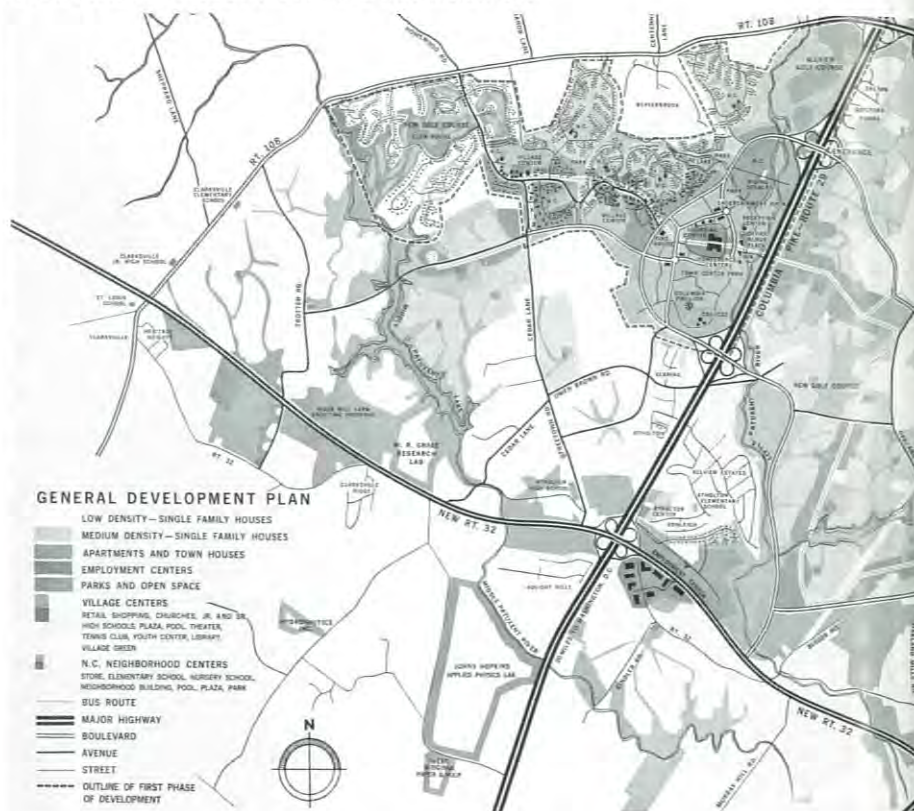
Plans for the redevelopment of Long Reach Village Center are also under way. Both centers lost their grocery stores nearly 10 years ago, leaving holes in already declining areas. That economic situation helped make redevelopment palatable, but in both cases, village residents were dismayed that they could only support smaller specialty food outlets rather than a general grocery store.

Easing the way for redevelopment was a change to the approvals process used for the last 40 years. The Howard County Council, not the master developer General Growth Properties (now Howard

Columbia: a new kind of city

A HALF-CENTURY AGO, Rouse envisioned Columbia as a new kind of American city, that, through rational planning, would avoid the problems associated with larger cities. Today, planning continues to be at the forefront of efforts to transform its suburban-oriented town center into a vibrant urban downtown. The 2010 *Downtown Columbia Plan* (right) provides a comprehensive framework worthy of the community's founding vision. The breadth and scope of projects to date reflect the quality and applicability of its urban design principles and collaborative efforts with private enterprise.

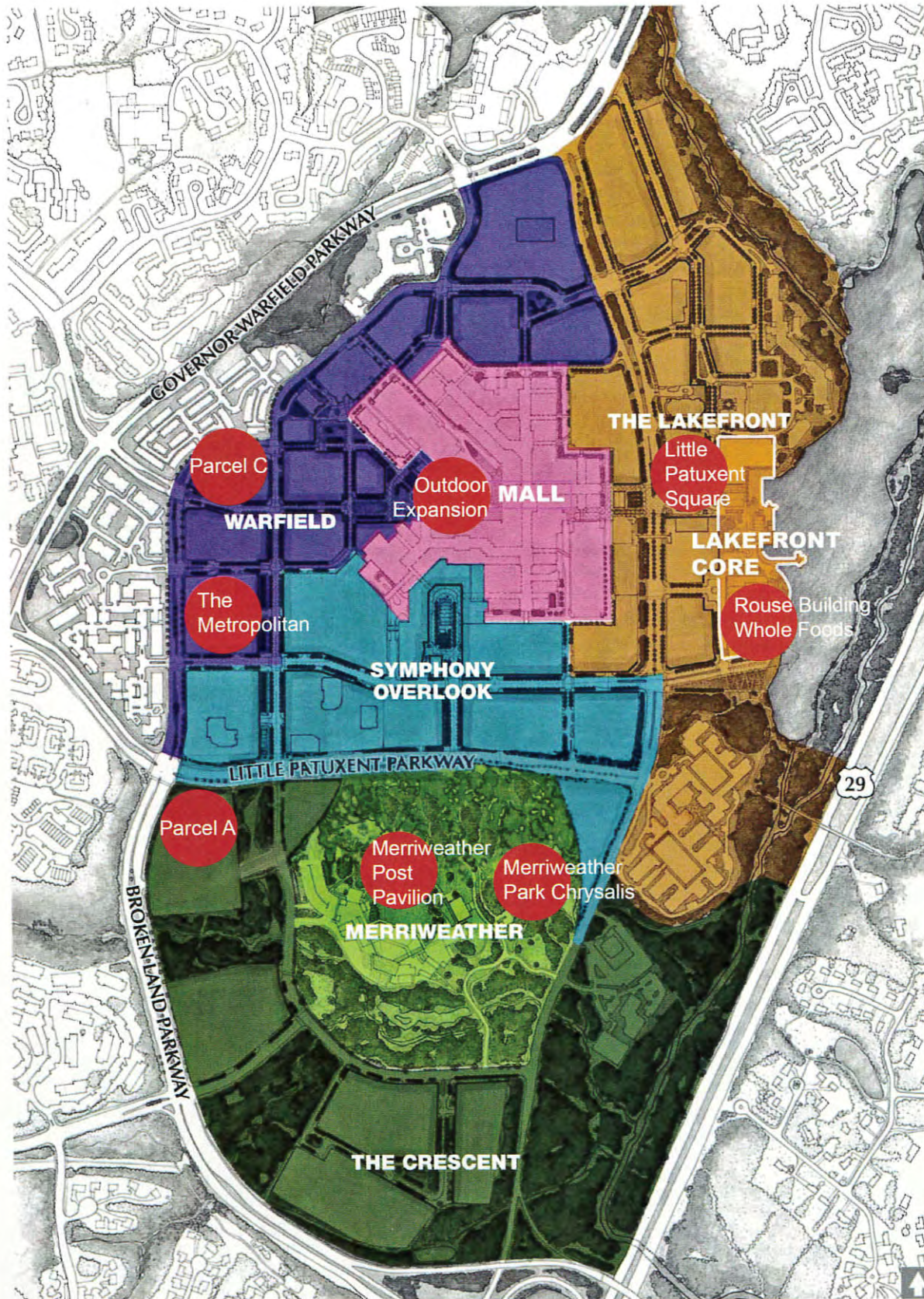
GENERAL DEVELOPMENT PLAN JANUARY 1966



Hughes Corporation), now has jurisdiction over approvals. This expedites the process and removes a barrier for village center redevelopment.

Downtown Columbia, the largest center in the planned community, is also undergoing significant redevelopment planning. For the last four decades it has taken the form of a standard indoor mall, flanked by undistinguished office buildings. A 2007 vision plan, followed by the adoption in 2010 of the *Downtown Columbia Plan: A General Plan Amendment*, aims to change that.

The approved plan calls for the formation of a nonprofit Columbia Downtown Housing Corporation to build 5,500 housing units, additional retail and office space, and new hotel units over the next 30 years.



Rouse wanted to develop a racially integrated community where lifelong learning, community participation, and integration could flourish. These values are evident in Columbia today. According to Shauna Miller of the University of Maryland, "It's more racially diverse than America as a whole: 22.4 percent of the town is black, compared to 12.4 percent of the nation, according to the U.S. Census Bureau."

RESTON MASTER PLAN PHASE II EXPLAINED

Planner Faheem Darab explains the next step in Reston's planning process.

WATCH:

tinyurl.com/hbuw5gm

VIDEO

SIMON'S SEVEN GOALS formed the vision for Reston

1. RECREATIONAL CHOICE
2. HOUSING DIVERSITY
3. INDIVIDUAL DIGNITY
4. LIVE-WORK OPPORTUNITIES
5. EARLY PHASING OF MIXED USES AND RECREATION
6. BEAUTY
7. FINANCIAL SUCCESS

Reston, Virginia

Reston was imagined by Robert E. Simon, the owner of Carnegie Hall in New York City. "Simon's Seven Goals" formed the vision for Reston—recreational choice, housing diversity, individual dignity, live-work opportunities, early phasing of mixed uses and recreation, beauty, and financial success.

Although both the Metrorail connection from Dulles airport into Washington, D.C., and the plans for Reston were being conceived of at the same time (in the mid-1960s), Reston's original plan didn't precisely address mass transit. But it did intend to reduce congestion and reliance on the automobile by creating a sense of place and community with a hierarchy of village and town centers that provided goods and services close to where people lived, a jobs-housing balance, and an integrated open space and trail system.

Decades later, the town center is still a work in progress. Some large multifamily residential buildings are within walking distance, but the downtown is still car-oriented.

This will change when the Reston Town Center Station of the Metrorail Silver Line opens in 2018 and adjacent land parcels are developed. The Silver Line Extension will link Reston and other edge cities with Washington, D.C., and Washington Dulles International Airport, with the goal of spurring development and reducing highway traffic.

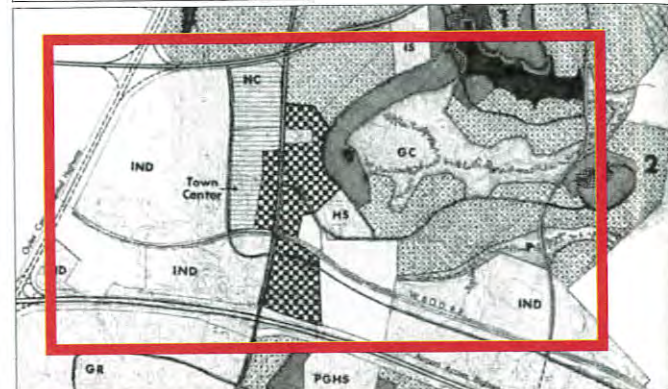
But interjecting mass transit into an existing master planned community is challenging, and the officials wondered whether Reston could deliver sufficient density to make transit viable. The *Reston Master Plan Special Study*, adopted last June—just as environmental analysis and funding documents for the extension were being created—identified the right densities and design character of the areas surrounding transit stops. It recommended that the area around the three planned stations in Reston, which was mostly zoned industrial, be rezoned to allow more intense employment densities, such as those in the Reston Town Center.

That shift, among others, helped to refocus Reston's efforts on transit for today and the future. This endeavor, and the death of Simon himself last year, has brought a renewed interest in Simon's Seven Goals, reinforcing the diversity and other aspects that are necessary for a lasting community.



RESTON MASTER PLAN
REVISED MAY 7, 1962

- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Commercial Areas
- IND Industrial Areas
- Permanent Open Space



MAP COURTESY RESTON MUSEUM



Inside and outside views of the Wiehle-Reston East station, the last stop of the Metrorail Silver Line extension's first phase, show what the remaining at-grade stations will look like when the extension is complete. The station opened in 2014.

"WIEHLE-RESTON METRO PLATFORM 2" BY ANTONY-22, WIKIPEDIA (CC-BY-2.5)

Refocusing Reston

RESTON'S ORIGINAL MASTER PLAN (left) didn't precisely address mass transit. Half a century later, Reston is injecting mass transit into its established community after identifying the densities and design character that would make sense for the areas surrounding the new stations. Much of the land around the stations had been zoned industrial, but will now allow more intense employment densities.



CONCEPTUAL LAND USE AMENDED

LAND USE CATEGORIES

- | | | |
|----------------------------------|--|------------------------------|
| Transit Station Mixed Use | Public Facilities/Government/Institutional | Reston Transit Station Areas |
| Residential Mixed Use | Mixed Use | Metrorail Station and Line |
| Town Center North Mixed Use | Office | |
| Town Center Urban Core Mixed Use | Residential | |
| Major Open Space Amenities | | |

MAP COURTESY FAIRFAX COUNTY PLANNING AND ZONING DEPARTMENT



Town centers that were developed early in the life of the planned community met the market demands of that time and were typically lower density. Those that were developed later in the history of planned communities came closer to the densities needed to support the live, work, and play visions.

Las Colinas, Texas

When Las Colinas was first begun in the early 1970s, Ben Carpenter set out to create a comprehensive community of lasting value that would preserve the natural splendor of his ranch outside Dallas, with its hills, creek, and lake.

Transit was always part of that vision—both regional transit to the then new airport and internal transportation systems. Today, the water taxis of Las Colinas's Urban Center are largely used only by tourists and amorous locals, but they were once thought to be a key to mobility there.

As the Urban Center grew, the beautiful setting drew corporations, but retail and service commercial uses were slow to follow, and the place emptied out after five in the evening. Rooftops were needed to create morning, evening, and weekend demand.

In recent years a great deal of effort has been put into developing multifamily housing. Retail growth has been slow, but it is expected to pick up thanks to the completion in 2014 of the Dallas Area Rapid Transit's Orange Line expansion to Las Colinas and Dallas/Fort Worth International Airport.

In 2013, the city of Irving, where Las Colinas lies, and the Las Colinas Association worked with Sasaki Associates to create a master plan that would revitalize the Urban Center into a pedestrian-friendly, vibrant, mixed use live-work district.

There are three new stations in Irving—the Convention Center Station, the Las Colinas Urban Center Station, and the University of Dallas Station. Each features its own unique look, location, and architectural details. Three more stops are planned for Irving, two of which will be in Las Colinas.

New multifamily developments have been built or are in progress around the new stations, and the city recently attracted the Music Factory, a performance venue provider from North Carolina, to the Urban Center. The Las Colinas Association believes it will finally get the "play" in live, work, and play.

The future for planned communities

Older planned communities did—and continue to do—many things well, but their shortcomings provide opportunities to learn and adapt.

They clustered density and preserved green space in an era when massive tracts of previously undisturbed lands were being consumed by sprawl. They considered places for people to live, work, and play—a principle for most planners still today. The most successful communities were planned to be somewhat self-sustaining, with homes, schools, jobs, services, and gathering places. Planned

communities have taken decades to evolve, as any properly developed city should.

Their deficiencies fall in a few common areas, typically tied to the evolution of the marketplace. First, the centers were often not urban enough to support the full range of services a town or city center needs to function. The street networks—typically not a grid—did not allow denser development to plug in over time.

Columbia's village centers and Las Colinas's town center have changed significantly to adjust to the need for better services and the recent acceptance of greater density. Those that were developed early in the life of the planned community met the market demands of that time and were typically lower density. Those that were developed later in the history of planned communities came closer to the densities needed to support the live, work, and play visions.

Second, transit has confounded planned communities like Reston. In the case of Las Colinas, mass transit was always envisioned—but for others, transit was an afterthought. When they were planned, who would have thought that these remote communities would ever have transit service? Today, they are no longer remote and are logical transit destinations.

Another surprise to planners was the need for reverse commuting in established planned communities. Employment in the town centers of Reston and Las Colinas is so successful that transit is a practical way to deliver workers to these compact centers. Now planners struggle with how to inject transit into the physical environment without reserved right-of-way or clear options for stations.

Newer planned communities like Verrado in Phoenix (See "Cool (Planned) Places," January), Mueller (Austin, Texas), Cadence (Henderson, Nevada), and Daybreak (South Jordan, Utah) have found ways to offer all the traditional benefits of planned communities, such as walkable neighborhoods surrounded by significant open space, while delivering on modern demands such as truly diverse centers and transit.

The competition created by new planned communities will continue to drive the older planned communities to transform and meet demand. Creating a framework for change in the early years of a planned community is essential to its ability to adapt to change and growth with the marketplace. ■

Rebecca Leonard is principal and president of the planning and design firm of Design Workshop. Joe Porter is a founding partner and past president of Design Workshop. He worked on plans for Columbia in the 1970s.

Could You Bnb My Neighbor?

A planner's take on the sharing economy. By Jeffrey Goodman

SINCE I LIVE IN NEW ORLEANS, I live near a bar. People are always walking by my house to this bar, so perhaps one day I start offering beer to passersby from my porch. Maybe I sell a beer or two—I could always use the money—and people here have always sold drinks as a hustle during Mardi Gras, so what is the difference?

Perhaps eventually I sell beer all the time and people start coming to my house instead of the bar and maybe I pick up a sponsorship and a little press. Soon, people are coming from miles around to my house, spending money at shops in my neighborhood; everything's great. If I were then to go my local alcohol board, or my zoning board, or my neighborhood association, and argue that since my house-bar is so popular, the rules need to be rewritten to accommodate me—well, I would be run out of town on a rail.

Yet in some ways, this is the path taken in regulating another controversial industry: short-term rentals. Backed by billions of investment dollars and an aggressive strategy of “disruption” that favors expansion above cooperation, companies like Airbnb, VRBO, and others have generated as much controversy as they have profits, stubbornly resisting cities' attempts to rein the industry in.

Of course, what these platforms offer is nothing new; home owners have taken in lodgers since the first settlement of cities. But with such a huge scope—over 34,000 cities on Airbnb alone—how do we balance the potential benefits of these businesses with their real impacts on our communities?

Opposing narratives

Because the debate over short-term rentals intersects with so many issues—the role of government, what constitutes a business, the rights of neighbors, and on and on—attempts at regulation can generate impassioned responses from hosts and residents alike. These narratives can be difficult for planners to reconcile.

In the view of short-term renters, hosting has been a great boon for individuals to make a little extra money, for neighborhoods to see tourist dollars, and for cities to promote tourism. The kindly old woman with a bedroom to let to excited millennials: This is the narrative that Airbnb and others focus on when expanding and promoting their services.

Regarding a San Francisco ballot measure, an Airbnb spokesperson was quoted in the *Wall Street Journal* as saying, “This initiative, at the end of the day, is an attack on the middle class of San Francisco, who share their homes to help make ends meet. Home-sharing in this city is a lifeline for thousands.”

However, to opponents, Airbnb's hoodie-and-flip-flops vibe obscures a \$25 billion behemoth whose business model has depended on ignoring local regulations in the name of growth and profit. Abetted by these platforms, hosts flout safety, housing, and zoning codes, turn quiet homes into

frat parties, drive up rent by displacing residents, outcompete bed-and-breakfasts, and fail to pay their share of taxes.

The narrative of opponents focuses on the absentee landlord with a portfolio of crash pads for bachelor parties; they say this is the reality ignored by Airbnb that planners have to clean up. As one exasperated neighbor in Austin told a *New York Times* reporter, “[Hosts] are leveraging our neighborhood for their profit,





Ultimately, despite all the hype about the so-called “sharing economy,” short-term rentals are fundamentally a commercial use, one that cities have regulated successfully in the past as bed-and-breakfasts, inns, motels, hotels, or SROs.

telling people to come stay in this beautiful place . . . and they are making people miserable.”

These competing identities have meant particularly contentious fights over regulation. In San Francisco, a proposed short-term rental ordinance led to 12-hour public meetings, allegations of vote tampering, and a \$9 million proposition fight. (Though Airbnb and the other short-term rental companies prevailed in the end, Airbnb’s ad campaign for the proposition essentially told San Franciscans where they could stick the tax money the company pays. People were not amused.)

There is no monolithic “short-term host” but a spectrum of users (couch-surfing holdovers, empty nesters, young couples, and, yes, speculators and profiteers) and a spectrum of uses (occasional hosting, seasonal hosting, and, yes, the faux-hotel.) All of them, to some degree or another, have taken advantage of a regulatory Wild West in order to make money without proper oversight and without proper accountability.

Getting past the noise

In order to regulate an industry effectively, planners need to understand how these platforms are being used and by whom, and what kinds of impacts they have on neighborhoods.

This is somewhat easier said than done; Airbnb and other companies do not freely release data, citing privacy concerns. When they do use data, the companies present a glowing picture of their

activity, one that seems irresistible: Airbnb guests stay twice as long and spend twice as much as a typical visitor, with nearly half of all spending occurring in local neighborhoods.

According to the company, more than half of its hosts are “low to moderate income” and say hosting helped them stay in their homes. In New York City, Airbnb claims to have generated \$632 million in economic activity in one year alone. Opponents note, however, that the company has no reason to release numbers that paint their activity and their tactics in a negative light.

In order to get a clearer picture of the realities on the ground, researchers have had to rely on other means of gathering information, largely by “scraping” the public listings of these websites. (Airbnb, in turn, claims that this type of data collection is flawed.) Another option is to sue for access to the data, which is what the New York State Attorney General did, discovering that as many as 72 percent of Airbnb reservations violated New York law. Despite an effort to be “open and transparent” with cities, even under subpoena Airbnb only releases anonymized data to city governments—no addresses, no names.

Either by automated tools or through simple spreadsheets, trolling through Airbnb can give planners at least a broad outline of their local market, from average price per night (useful in calculating tax revenue) to the characteristics of the units available, like number of bedrooms, amenities, and safety

equipment. Even a general map view can help planners see which neighborhoods are most affected or need greater enforcement.

Using these approaches, researchers have undercut Airbnb's narrative. The *Real Deal*, a New York-based real estate journal, found short-term rentals caused residents of some neighborhoods to pay up to an extra \$825 a year in rent by removing units from the market. In New Orleans, far from helping a broad group of residents, nearly 50 percent of all bookings came from just six percent of listings, with some hosts making hundreds of thousands of dollars from dozens of properties without paying a cent in occupancy tax, according to one report.

While Airbnb claims that hosts, on average, book only six days a month, that average conceals a huge spectrum from abandoned listings to faux-hotels. Using the number of reviews as a proxy for activity, planners can start to separate the mom-and-pops from the professionals.

More damningly, some reports cut at the heart of Airbnb's supposed benefits: tourism dollars. San Francisco's Office of Economic Analysis, considering the reduction of long-term residents and housing caused by full-time hosting, wrote that for every 1,000 units lost to short-term tourist rentals, the city's economy loses more than \$250 million each year, far exceeding the benefit from visitor spending and hotel taxes.

This is not to say short-term rentals are all bad or all good, just that the reality of these marketplaces is complex. Planners have to get into the data, fragmented though it may be, in order to begin to categorize activity for regulation.

How to regulate?

For planners, the way forward with regulation is a three-part process.

PART 1

ESTABLISH A BASELINE LEVEL OF SAFETY AND ACCOUNTABILITY. In its Terms of Service, Airbnb is very clear, repeatedly, that the hosts on its platform are 100 percent responsible for following local laws on everything from safety and zoning to taxation and sex offender registries. While any short-term rental should have to conform to local building, occupancy, health, and safety codes, it is up to the local planner to ensure properties are compliant.

The safety of guests, hosts, and neighbors is the highest priority in regulating the short-term rental market. Airbnb and other companies, as part of their response to local pushback about safety, have adopted a policy of assisted self-policing for their hosts by offering free smoke detectors or fill-in-the-blank emergency plans. But a host does not actually need to prove the existence or operation of any safety feature in order to list. When I created a test

listing, I was able to simply click "Next."

Similarly, Airbnb has slowly evolved on the issue of insurance, shifting some responsibility away from the hosts. In late 2015, the company augmented a "million dollar host guarantee" to protect against damage caused by its service—which does not cover personal liability, shared or common areas (a big issue for condos) and is specifically described as "not insurance"—to a limited million-dollar policy backed by Lloyd's of London. This system creates a strange network of legal entanglements as Airbnb is both the policyholder and claims administrator for local hosts, who themselves have their own separate insurance.

But because many home insurance companies consider short-term renting a commercial use—and thus not covered under the standard policies—hosts may find themselves at the center of a huge and complicated fight that would make a trial lawyer drool; if a guest booked on Airbnb burns down a condo building and a firefighter is injured in the process, how is that legal mess going to sort itself out? Additionally, any damages and liabilities beyond a million dollars—assuming Airbnb even pays out—will fall on the hosts. The easiest solution is to require short-term renters to carry the appropriate insurance, one that specifically covers their activity and their level of risk.

But being a good host also means taking steps to avoid imposing on your neighbors' quality of life. No one wants to deal with loud guests, or litter, or parking issues, whether from a long-term or a short-term tenant.

Beyond strengthening and enforcing existing nuisance laws, some cities such as Portland, Oregon, and Santa Monica, California, have tried to include more direct accountability into their regulations; basic ideas like having hosts give out contact information to neighbors to report bad guests or only allowing owner-occupied rentals. In this scheme, serial offenders could face punishments that disincentivize their behavior, such as the loss of short-term rental or commercial permits, escalating fines, or code enforcement actions.

Ultimately, despite all the hype about the so-called "sharing economy," short-term rentals are fundamentally a commercial use, one that cities have regulated successfully in the past as bed-and-breakfasts, inns, motels, hotels, or SROs. In places that have traditional bed-and-breakfasts, innkeepers complain that competing with unregulated Airbnb units harms them doubly—as small-business owners and as residents.

Since the act of hosting is the same regardless of how a unit is booked, then the issues—from safety to zoning to garbage fees to taxes—are as well. Planners should simply hold a short-term rental unit to the same standards as any other similar business.

Where Does Airbnb Pay its Share?

Airbnb, as part of a "Community Compact" released in November 2015, promises to now "pay its 'fair share' of hotel and tourist taxes in cities that have them" though the mechanism for doing so, or the way for cities to participate, remains unclear. In most places, the company relies on hosts to pay all taxes, but agreements in a handful of cities and states require the company to collect and remit taxes, chiefly hotel or transient occupancy taxes (as high as 14.5 percent), but also sales and tourism development taxes. The locations are:

Malibu, California
Oakland, California
Palo Alto, California
San Diego
San Francisco
San Jose, California
Santa Clara, California
Santa Monica, California
Chicago
Florida
Multnomah County and Portland, Oregon
North Carolina
Philadelphia
Phoenix
Rhode Island
Washington State
Washington, D.C.
SOURCE: AIRBNB.COM

Durango's Street Segment Cap

IN ORDER TO MITIGATE the effects of short-term rentals and preserve housing availability, Durango's Land Use and Development Code creates density limits for these rentals in residential zones. Only one permit is allowed per street segment. (For corner lots, the permit counts against both adjacent street segments and the intersection.) While there is no citywide cap on permits, there is a maximum number of permits available in residential districts.

★ PERMITTED VACATION RENTAL
✖ NOT ALLOWED TO HAVE A VACATION RENTAL
■ AFFECTED STREET SEGMENT(S)
■ OTHER STREET SEGMENTS



STREET FRONTAGE



AVENUE FRONTAGE



CORNER FRONTAGE

SOURCE: DURANGO PLANNING DEPARTMENT

PART 2

MOVE PAST SIMPLY YES OR NO. When pressure to “do something” about short-term rentals comes down from City Hall or up from neighbors, the debate is often framed as a yes or no; “anything goes” or “not in my backyard.” The answer will be probably be somewhere in between, and while it can be a laborious process, tailoring regulation to your city’s particular situation can pay dividends.

As I learned at last year’s APA conference in Seattle, the experience of a few Colorado destinations can serve as examples of adapting regulation to local needs.

Durango, a small city that serves as a regional center for the Four Corners, faced tremendous housing pressures after growing

rapidly over the past decade. With vacancy rates dipping below one percent in some neighborhoods, and rents high and incomes flat, groups like college students, retirees, and service industry workers had increasingly limited options within the city.

At the same time, Durango welcomes thousands of tourists each year, drawn to the nearby natural beauty, redeveloped downtown, and seasonal festivals. Short-term rentals catered to some visitors, and the popularity (and notoriety) of these units led Durango’s city government to develop new regulation. Through research and a series of community meetings, Durango’s planners were able to identify three main areas that needed addressing in their city: impacts on tourism, impacts on neighborhoods, and—most important—impacts on housing.

A neighborhood encompassing much of the downtown and the local university had an especially tight market, and neighbors expressed concern about “dark blocks,” where the spread of short-term rentals on specific streets left few permanent residents.

Durango’s solution limits the density of allowed short-term units within groups of blocks, effectively preventing clustering while still accepting the use as permissible. By making a determination that preserving housing availability was the ultimate community goal, one that both transcended and intersected with short-term renting, Durango’s planners could fit the discussion over Airbnb units into a larger narrative about the future of their city.

Aspen had a different problem: empty units. A world-famous destination with seasonal ebbs and flows of tourists, the city is burdened by a hodgepodge of residential properties—condos, ski villages, second homes—that sit disused much of the year. By legalizing and standardizing requirements for short-term rentals, Aspen’s planners were able to enhance the city’s tourist economy while still maintaining control over important issues like permitting, taxation, and safety of individual units.

Both Durango and Aspen found the key to controlling these concerns was treating short-term rentals as small businesses, allowing them to justify the use of their regulatory tools like zoning and licensing in ways that were consistent, understandable, and enforceable.

PART 3

ENSURE ENFORCEMENT ON THE GROUND AND ONLINE. For short-term rentals, as for anything, regulation is only as good as its enforcement. Cities have struggled in this regard, creating huge opportunities for abuse while frustrating city officials and neighbors alike when long-debated ordinances do little to quiet complaints.

Though it is often spoken of as one concept, the short-term rental industry is really made up of two interrelated markets. One is the multitude of local hosts that interact directly with neighbors. They have to navigate (or disregard) local ordinances and are, even as absentee investors, a part of the community.

The other market, the listing companies like Airbnb and VRBO, has been harder to engage in enforcement efforts or tax collection, repeatedly pushing all responsibility to local hosts and governments.

This policy line—that Airbnb, despite any illegal activity on its site, is essentially blameless—results in awkward complications for enforcement. In New Orleans, for example, Airbnb has a special tab on its website giving tips about how hosts can follow city rules: get a permit, pay your taxes, report nuisances, etc. What it leaves

out is telling: that renting for less than 30 days is illegal.

Instead of either confirming permit holders or hard-wiring the law into their business—and thus cutting down the amount of activity that violates local rules—Airbnb punts. It makes it so that a host would have to manually set a minimum stay of 30 days on the Airbnb platform to be compliant—no proof of permit needed.

In other major cities, new short-term rental ordinances become undone by flaws in enforcement. In San Francisco, a much-discussed ordinance only led to 282 applications—out of 6,000 listings—in the first three months, with only 27 units delisted for bad behavior—evidence, critics say, that the self-policing and self-reporting model pushed by Airbnb (and the mayor's office) is deeply flawed.

In Austin, after a *New York Times* expose found some party houses continue to rage on even after racking up 60 code violations, finger-pointing ensued: Airbnb blames the city for allowing serial violators to continue operation, while Austinites wonder why Airbnb keeps letting the houses list.

A simple option, like requiring a listing company to match a permit number to a city database in order to list, would immediately curb many of the worst abuses and reduce the number of listings that need monitoring. Unable to convince Airbnb to collaborate on such a system and frustrated by only one in 10 hosts having permits, Portland, Oregon, threatened fining all the listing companies \$500 per violation per day for every listing that was not permitted. (Though the city has yet to fully curb illegal listings on Airbnb, Portland did sue Homeaway for \$2.5 million for refusing to pay lodging taxes and ensuring proper permit inspections.) The enforcement officer's message was clear: If a city goes through the hassle of writing a new ordinance, why should anyone without a permit be allowed on these sites?

At the end of the day, the antagonistic system—this sharing economy Wild West in place today—simply does not work for city governments to enforce their laws, does not help legitimate hosts compete with “bad actors,” and, ultimately, does not allow Airbnb and other short-term rental companies to live up to their own rhetoric of “belonging everywhere.”

Rental units need to be fairly treated as a business, regulations need to be tailored to each city's unique situation, and enforcement needs to hold everyone accountable. Whether in Silicon Valley or Main Street USA, the old adage is still true: Good fences make good neighbors. ■

Jeffrey Goodman is an urban planner and graphic designer based in New Orleans. His work focuses on the sharing economy, community participation, and data-driven regulation. He has contracted with both the city of New Orleans and Airbnb, and advised researchers on short-term rentals in San Francisco, Portland, New Orleans, and New York. Contact him through JBGoodman.com.

RENT YOUR DRIVEWAY *By Kristen Pope*

Rooms to rent on Airbnb, VRBO, and other sites aren't the only things up for grabs in many urban neighborhoods. Another hot commodity going to the highest bidder: parking spaces.

Innovative app developers came up with a solution to this dilemma by creating a slew of apps to rent out spaces to parking-hungry drivers. However, app designers soon discovered a hitch: It was illegal in many locations.

Most of these early apps and parking space brokers worked on the premise that a driver about to leave their public, on-street parking space would log on and let other app users know the location of the soon-to-be-vacant spot, giving another user first dibs (for a fee) on snagging the spot. The new parker's fee, typically between \$5 and \$30, would be split between the departing motorist and the app company.

Since many of these apps were essentially renting out public, on-street parking spaces, municipalities worked quickly to block them. In San Francisco the big players were MonkeyParking, Sweetch, and ParkModo, and the city attorney sent several such apps cease-and-desist letters in 2014, threatening to fine drivers up to \$300 and the companies up to \$2,500 per violation. The letters also noted a lawsuit was imminent if the apps continued operation in the city.

Then a new—legal—wave of apps came to the city, including SpotHero, ParqEx, and ParkWhiz, allowing people to rent or exchange private parking spaces, including those in parking garages. Paul Rose, chief spokesperson for the San Francisco Municipal Transportation Agency, notes these transactions aren't a concern if they don't impinge on public safety.

“Any [safety] concerns will come out of blocking the right of way, preventing people from walking on the sidewalks, or if parking going on in a driveway causes people to walk out into the street,” he says.

However, the transaction itself isn't an issue for the agency. “[If] they're leasing spaces that are a part of private property, that's not something that we would necessarily get involved in,” Rose says.

Likewise, Boston officials aren't too concerned about apps that rent out private property. Public property, however, is another matter. In 2014, the city passed an ordinance effectively banning the Haystack app, which let users notify other users—who paid a fee—when they were about to leave a public parking space. The app claimed it was in the business of exchanging information rather than selling public property, but the city disagreed.

However, as long as apps comply with city regulations, they're not a problem, according to the Boston Press Office, which said, “Generally, parking apps that allow a private property owner to rent his or her parking space facilitate a private transaction that does not implicate the city's rules and regulations.”

Portland, Oregon, has a far more restrictive policy than Boston or San Francisco. Its zoning rules deem residential neighborhoods—all single-family and most multifamily zones—unfit for many types of commercial activity, including renting out parking spots.

However, Jill Grenda, supervising planner for Portland's Bureau of Development Services, notes that enforcement is driven by complaints. “Like any other zoning violation, it's a complaint-driven enforcement system,” she says. “So the city wouldn't know about it unless a grumpy neighbor called our code enforcement line and said, ‘My neighbor has different people parking in their driveway every single day, and I know because I live next door. Can you come and investigate?’”

Kristen Pope is a Jackson, Wyoming-based freelance writer and editor who writes about planning, science, conservation, and the outdoors, among other topics. Visit her at kepope.com.

Housing for All?

Homeless numbers are down, but there's much work to do.

By Debbie Sullivan Reslock, AICP

LAST FALL, THE LOS ANGELES CITY council declared a shelter crisis due to a 12 percent increase in homelessness in two years. The mayors of Portland, Oregon, and Seattle have each declared a state of emergency, and Hawaii Gov. David Ige in October enacted emergency measures across the whole state, which has the highest per capita rate of homelessness in the U.S.

Yet at the same time, many cities searching for shelter space have made it illegal to sleep, sit, or lie down in public, an action often referred to as criminalizing homelessness. A survey released in 2014 by the National Law Center on Homelessness & Poverty assessed the municipal codes of 187 cities and found bans on camping had increased 60 percent with a 43 percent increase for sitting or lying down in particular public places.

But those communities that don't have enough beds may need to revisit their response systems as the Department of Justice in August filed a statement of interest stating that people can't be arrested for sleeping outside if there are no other alternatives. And in September, the NLCHP announced that applications for HUD's \$1.9 billion grant program for federal homelessness funding will now include a question on how a community is reducing the criminalization of homelessness.

The solutions to resolve homelessness require both national and local efforts. According to the 2015 Department of Housing and Urban Development Point-in-Time count, there were 391,440 homeless people in shelters and 173,268 sleeping outdoors, in cars, or in other spaces not meant for habitation. Most of those people were individuals, but more than 206,000 of them belonged to the some 64,000 homeless families documented by the count.

Communities are getting closer to finding ways to get the homeless into homes, but even though housing may be part of the

solution, a severe shortage coupled with continually rising rents is the leading cause of homelessness, according to Elayne Weiss, policy analyst with the National Low Income Housing Coalition.

And the gap between the number of available rental homes and what's affordable to the extremely low-income (ELI) renter, those with incomes at or below 30 percent of area median income, is estimated at 7.1 million units. "We're in a rental crisis," Weiss says, explaining that not only are more people renting but fewer are moving on to become home owners.

As an effect of supply and demand, landlords in the private market that contract with HUD through its Section 8 program often choose not to renew their contracts if they're in a neighborhood of rising rents, says Weiss. For every affordable apartment created each year, two are lost because private landlords leave the arena or because of the properties' deterioration, according to the National Housing Trust.

As rents have risen nationally for 23 straight quarters, people who are severely cost burdened could be just one illness or other unexpected cost away from being on the streets, according to Weiss.

And when looking at wages and housing, she points out that the NLIHC's 2015 *Out of Reach* report found that there is no state in the U.S. where a minimum-wage worker working a 40-hour week can afford a one-bedroom apartment at the fair market rent. In more than half the states, renters would have to work 61 to 79 hours a week; 10 states require an 80-hour work week or more to make the rent.

"Federal resources dry up, the HUD budget shrinks because of spending caps, and programs are slashed," Weiss says, describing some of the challenges. "We lost 100,000 housing vouchers due to sequestration so the impact is huge for those with low or extremely low incomes."

One positive is that the National Housing Trust Fund is now



being funded and will begin to distribute an estimated \$200 million in 2016, according to Weiss. The NHTF was created in 2008, but its financing from set-aside funds of Fannie Mae and Freddie Mac were put on hold that same year due to the banking crisis. “The Trust Fund is so important because the program is aimed at producing more rental units specifically for ELI households. And developers will be able to couple tax credits with NHTF dollars to build units that are truly affordable to ELI families,” Weiss says.

Housing ready versus housing first

The philosophy of housing the homeless has also been changing. The belief used to be that mental illness or addiction problems had to be treated and overcome before housing stability could be achieved. But those housing-ready programs were criticized because they seemed to make the homeless earn their housing. The many who couldn't comply remained in shelters or out on the streets.

Housing first, on the other hand, is a no-strings-attached approach based on the concept that it's much easier for the homeless to work on serious life problems when they know where they'll be sleeping at night. The focus is getting people into permanent supportive housing as soon as possible. Services are then made available, but they're not a condition to tenancy. And according to the U.S. Interagency Council on Homelessness, results have shown high rates of housing retention, reduced time in shelters or on the street, and an expansion of housing choices, something often lacking in the lives of homeless people.

Both the Colorado Coalition's Housing First program, which reports a retention rate of 96 percent, and Utah, which has just a 13 percent return to homelessness rate, have seen successes with this approach.

The 1811 Eastlake project in Seattle, opened in 2005, is an early example of housing first, where 75 formerly homeless men and women live with



chronic alcohol addiction. This group is typically the highest user of a community's expensive crisis services, including emergency rooms, detox centers, and jails. At Eastlake, the majority of residents are male, over 45, have at least 15 years of both addiction and homelessness behind them, and on average have tried and failed 16 times to quit drinking.

But getting sober first is not required. Neither is taking part in any treatment. They can actually drink in their rooms. Yet a three-year study published in the *Journal of the American Medical Association* in 2009 showed savings of more than \$4 million in the first year of the project. The average annual cost per person while homeless was \$86,062 compared to \$13,440 while in the housing program, and their alcohol use decreased by about one-third.

Camp Quixote II, a tent city, was temporarily set up in 2007 on the grounds of Olympia Unitarian Universalist Church and other churches in Olympia, Washington, after being removed from a vacant city lot. It has evolved into a permanent community, Quixote Village (see more on page 37).

Rapid rehousing

For those in an acute housing crisis, rapid rehousing can help. The typically short-term assistance is focused on removing barriers so the individual or family can return to housing as soon as possible. Help with deposits, rents, or utilities can help avoid long exposures or a return to homelessness.

Although not as effective for the chronically homeless, since they tend to need long-term help and more support, rapid rehousing has been promoted as a positive option to minimize time spent in shelters. But the interim results of HUD's *Family Options Study*, released in 2015, showed families who participated in rapid rehousing appeared to be just as likely to face housing problems later on as those who stayed in shelters.

The study, in partnership with Vanderbilt University and Abt Associates, included families from emergency shelters in 12 communities who were randomly assigned, though not required to accept, one of four housing interventions including a housing voucher, rapid rehousing, transitional housing, or usual care, which is defined as the emergency shelter system or services a family would normally access in their communities.

The study looked at housing stability, family preservation, adult and child well-being, and self-sufficiency to measure the effectiveness of different housing interventions. At about the halfway mark of the three-year study, those with housing vouchers experienced significantly less homelessness and housing instability than those with one of the other three options.

"I don't think anyone was surprised that vouchers reduced homelessness," says Beth Shinn, co-lead investigator for the study and professor and chair of the Department of Human and Organizational Development at Vanderbilt University. "But we were surprised by the extent to which vouchers had other benefits, including reductions in domestic violence, substance dependence, and psychological distress that can sometimes lead to homelessness," she says.

"We had expected rapid rehousing would do more than it did and that transitional housing would have benefits for psychosocial outcomes that did not materialize," Shinn adds. "But we were dumbfounded that the costs of giving families priority offers of the three interventions were so similar over 20 months."

Vouchers helped reduce the number of families returning to shelters who couldn't afford the rent

on their own, and both vouchers and rapid rehousing reduced food insecurity and got families out of the shelter system a bit faster than usual care, Shinn reports. Those with vouchers also had reduced employment, but not income, while rapid rehousing participants showed increased income. But vouchers still had the most positive effect overall, especially for homelessness, Shinn concludes.

As the study continues, Shinn says they're looking at why rapid rehousing didn't affect subsequent shelter stays or housing stability. "One thing we're exploring is whether rapid rehousing worked better in some places than others and whether that had to do with the nature of the program or the housing challenges in the communities," she says. She also notes that even though rapid rehousing led to an increase in income, the families still had incomes of only a little over \$10,000. "But if a family doesn't need a long-term subsidy to afford the rent, rapid rehousing could work well."

Although critics of rapid rehousing say it doesn't address the root cause, the National Alliance to End Homelessness says that it wasn't meant to. The intent is to return to permanent housing quickly, and even though some families still do become homeless again, a blog post on the alliance's website cited a study in Georgia that found that those in shelters and transitional housing were four to five times more likely to return to homelessness than those in rapid rehousing.

Tiny houses and tent cities

For some communities, a different housing style is being looked at as an affordable housing option. Quixote Village was a tent city that evolved into 30 tiny cottages, each 144 square feet, and a community building providing a kitchen, showers, laundry, and meeting space. Originally known as Camp Quixote, it started as a civil disobedience response to recently passed antihomeless regulations in Olympia, Washington, according to Jill Severn, board member and former president of Panza, the nonprofit organization created to support the camp and the legal owner and landlord of Quixote Village. (Read more about tiny houses starting on page 39.)

A pedestrian interference ordinance required that a six-foot space from the edge of buildings be kept clear so that shoppers could enter and exit the stores, says Steve Friddle, the principal planner with the city of Olympia who worked with Panza and the residents on both the ordinance and the village. "But

'But we were surprised by the extent to which vouchers had other benefits, including reductions in domestic violence, substance dependence, and psychological distress that can sometimes lead to homelessness.'

— BETH SHINN,
VANDERBILT
UNIVERSITY



Quixote Village grew out of the vision of a self-governing tent camp in Olympia and now consists of 30 tiny houses, a vegetable garden, and a community building with showers, laundry facilities, a communal kitchen, and living and dining space. Residents of the tent camp moved to Quixote Village on Christmas Eve in 2013.

in the Pacific Northwest, it's also the area that protected the homeless from the rain with awnings and recessed doorways," he adds.

Before the homeless were evicted for setting up tents on a downtown parking lot, a church offered them space on its property. As other churches joined in and worked with the city, an encampment ordinance was created that allowed the tent city to move from one church parking lot to the next every 90 to 180 days.

"It was the beginning of building trust," Friddle says. "It was a learning experience for everyone, as the homeless were learning to live together with the churches, who were learning how to deal with the city. But there was communication and people were getting to know those that lived in the tent city."

Friddle's perspective began to change, too. "They had a home,"

he says. "Olympia was their home. Camp Quixote was their home. So they weren't homeless. What they didn't have was a house." But when the traveling tent city evolved into Quixote Village, they did.

Neighbors around the village, which is located on an industrial property leased from Thurston County for \$1 a year, expressed fears of decreased property values and increased crime. "It's an understandable fear," Friddle says. "[But] this was also home for the residents of Quixote Village and they didn't want problems either."

Including the value of the donated land and other services, the total cost for the village would have been around \$3.05 million, according to Severn. Envisioned by the residents, the settlement is a clean place with sober residents, she adds. They pay 30 percent of their income in rent and also do the basic maintenance, cleaning,

and landscape work. An elected five-member executive committee and a landlord, Panza, means there's less oversight and self-governing by the residents, but Severn says they don't seem to mind.

The cost of doing nothing

Providing housing is not without its critics, including those who believe it incentivizes being homeless or that it's too costly for the taxpayers to bear. But communities are starting to see the economic impact in a different way. Those chronically on the street account for less than 15 percent of all homeless, but according to USICH, the estimated national public cost of chronic homelessness was between \$3.7 and \$4.7 billion in 2013.

And savings are being replicated across the country. One study found that every homeless person housed in New York City saved taxpayers \$10,000 a year. In Utah, each chronically homeless person housed results in a net savings of \$8,000. And researchers at UNC Charlotte released a report including two years of data indicating that Moore Place, an 85-unit housing project for the chronically homeless, had already saved the county \$2.4 million, due to fewer emergency room visits, hospital stays, time spent in jail, and a reduction in medic calls and ambulance rides.

Community and government responses

The nation's first comprehensive federal strategy has been created with objectives to end homelessness by 2015 for veterans and 2020 for families, children, and youth. The revised date of 2017 is now the goal to end chronic homelessness, defined by HUD as those with a disabling condition who've been continuously homeless for a year or more or have had four episodes of homelessness in the past three years.

But for some communities, the challenge is daunting. While Portland and Seattle have declared states of emergency, other cities with a shortage on beds, including Los Angeles, have passed or are discussing regulations to open public buildings for emergency housing or let people legally live in their cars.

In Seattle, officials aren't disbanding tent cities, but sanctioning them. With a 21 percent increase in the unsheltered between 2014 and 2015, Mayor Ed Murray proposed up to three new encampments, each allowing 100 people to live there for a year.

Advocates say these interim measures can keep people out of jail for sleeping in public spaces and are also preferred for some of the homeless whose work schedules don't fit shelters' required line-up times or for couples who want to stay together. While not a long-term solution, these camps can provide a safe place to live until permanent supportive housing becomes available.

States now can also get a boost in financing projects with the recent announcement that Medicaid funds could be used for supportive housing services. Acknowledging the connection between housing and health, in June the Centers for Medicare & Medicaid Services let the states know that this money could be used to help the chronically homeless find and maintain housing. Although not approved to pay for housing itself, these funds can free up money

that states could then use for new construction.

Expanding our options to include different types of housing can play a big role in addressing the homeless problem, according to Friddle, formerly with Olympia but now the director of the Community Development Department in Fife, Washington.

"I think of housing as a three-foot length of chain and every style of housing represents one link. One end of the chain represents folks living in the woods, under bridges, and in our doorways. At the other end could be a penthouse in Manhattan." Near the beginning of the chain, he says, there "is a range of affordable housing types, and as people's lives stabilize they can move up or down the chain. The key is that all forms of housing are linked together." Tiny houses, he adds, are a critically important new link.

As far as ending homelessness, it remains to be seen if the federal goals can be met. Some states are making progress but others are clearly struggling. More than half of the nation's homeless were counted in five states, including California with 21 percent. And between 2014 and 2015, 17 states had increases in homelessness. Although the practice of housing first is showing promising results, the struggle with funding and finding affordable housing continues to be a challenge, especially in states with high housing costs.

But according to the 2015 survey, the U.S. is headed in the right direction. Overall, homelessness declined two percent between 2014 and 2015 and 11 percent since 2010. During that same time period, the number of homeless individuals declined less than one percent but the figure has dropped nine percent since 2010. And families experiencing homelessness decreased five percent between 2014 and 2015, while decreasing 15 percent in the last five years, due in large part to the decline of unsheltered families.

When asked if we're on track to end homelessness for children and families by 2020, Shinn says we're making headway.

"I think we've learned a lot about how to end homelessness for children and families, and it wouldn't cost much more than what we're spending now," she says. "But whether or not we do it depends on political will." ■

Debbie Sullivan Reslock is a freelance writer and partner with Reslock and Sullivan, LLC in Evergreen, Colorado.

RESOURCES

ONLINE

HUD's 2015 Annual Homeless Assessment Report: tinyurl.com/pb47woz.

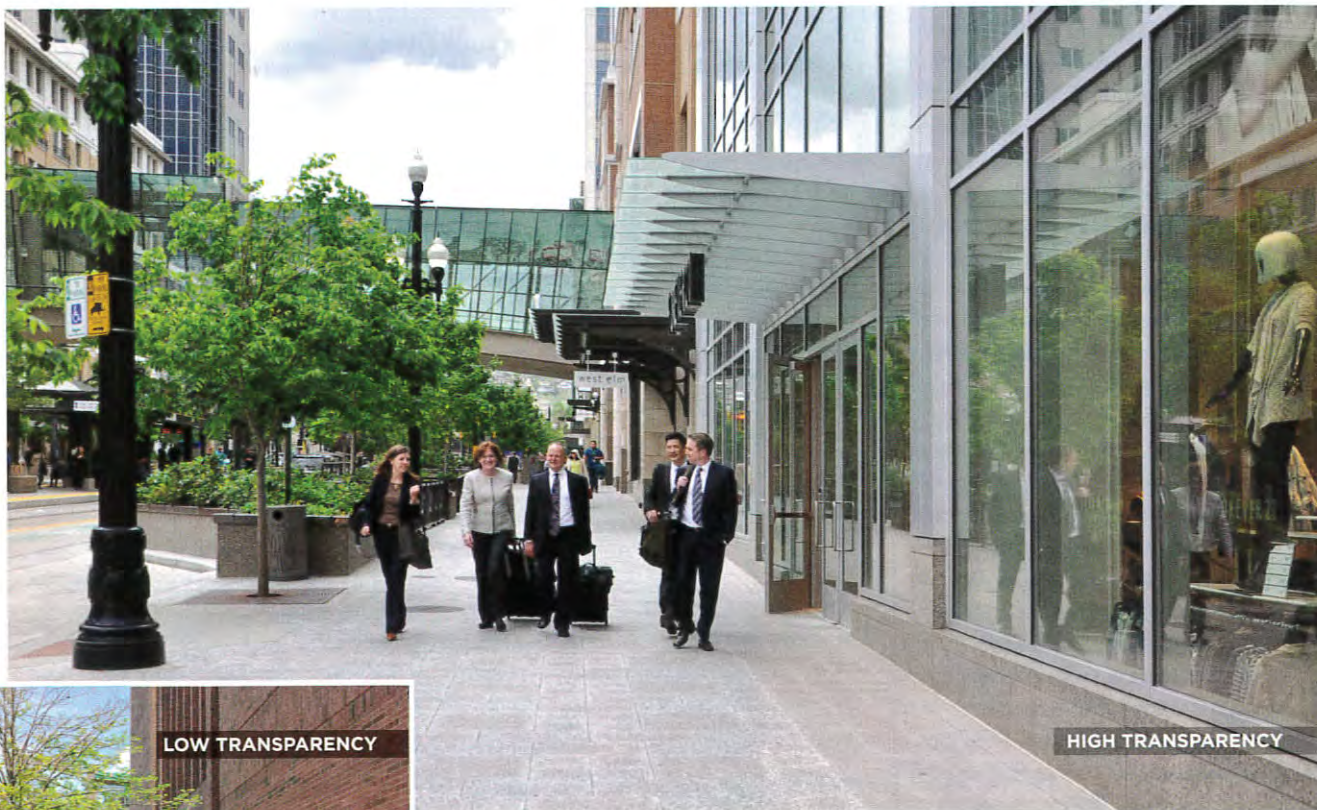
No Safe Place, from the National Law Center on Homelessness & Poverty: nlchp.org/documents/No_Safe_Place.

Out of Reach, from the National Low Income Housing Coalition: tinyurl.com/ojalrpx.

Housing First: usich.gov/solutions/housing/housing-first.

Federal Strategic Plan to Prevent and End Homelessness: tinyurl.com/pzpcmh.

RESEARCH YOU CAN USE



LOW TRANSPARENCY

HIGH TRANSPARENCY

The transparency of ground-floor building facades along streets in downtown Salt Lake City has been found to significantly impact levels of pedestrian activity.

CONTRIBUTION OF URBAN DESIGN QUALITIES TO PEDESTRIAN ACTIVITY

THE PLANNING LITERATURE INCLUDES numerous studies that investigate the effect of D variables (development density, land-use diversity, street design, destination accessibility, and distance to transit) on travel choices. There are over 200 studies in which the association of the built environment with travel behavior is measured with respect to one or more of the D variables.

It may be the most heavily researched subject in urban planning. Very few studies, however, look closely at the D variable street design and the effect it can have on walkability and pedestrian activity.

Back in 2006, Susan Handy of UC Davis, colleagues from public health, and I developed protocols for measuring eight urban design qualities deemed important in the

classic urban design literature. They are imageability, enclosure, human scale, transparency, complexity, coherence, legibility, and linkage.

It was a long and complicated study, and I don't have room in this short column to fully describe it. Let it suffice to say that we used expert ratings of video clips, plus a content analysis of the clips themselves, to relate urban design qualities to measurable street variables. Only the first five urban design qualities were successfully operationalized. An article coauthored with Handy, containing details, was published in the *Journal of Urban Design* in 2009.

The first validation of urban design measures relative to pedestrian activity came in the book *Measuring Urban Design* (2013), which I coauthored with Otto Clemente. In chapter 5, "Validation of Measures," it was determined which of the five urban design measures—imageability, enclosure, human scale, transparency, and complexity—influenced the amount of

pedestrian activity on 588 street segments in New York City.

Using a statistical method called negative binomial regression, we found that buffer population density (using a quarter-mile buffer distance), buffer FAR (floor area ratio), block proportion retail, and block FAR were all directly and significantly related to the number of pedestrians counted on a street segment. Further, the proportion of four-way intersections near a street segment was significant and related to higher pedestrian counts. Surprisingly, Walk Score and intersection density were not significant in the fully specified model.

The most interesting finding was that transparency was highly significant (in fact, it was the most significant variable) after accounting for other D variables. Transparency is often measured in terms of the percentage of windows in a ground floor facade; however, in our model, there were three operational variables contributing to transparency: the proportion of first-floor facade with windows; the proportion of active uses at street level; and the proportion of continuous building frontage. Human scale was barely significant in this study. It was measured in terms of sight lines, building height, street furniture, and other variables.

New York City is one of the most urban, dense, and walkable cities in the U.S., making it unique and difficult to generalize these findings. A subsequent study published last year in the *Journal of Urban Design*, with my coauthors Hassan Ameli, Shima Hamidi, and Andrea Garfinkel-Castro, measures urban design qualities and the effect on walkability in Salt Lake City, a more typical, auto-dependent city than New York.

Similarly to the New York City study, pedestrian counts were performed in a pilot study, along 32 block faces on weekdays during two two-hour periods. Many segments had low pedestrian counts, except in areas of downtown Salt Lake City. Thus, the downtown "Fare Free Zone," where transit ridership is free within one square mile, was used as the study area, and urban design measures were recorded

through field observation and GIS. This gave us a sample of 179 block faces.

Half-hour pedestrian counts ranged from 0 to 780, all within this fairly small area. Negative binomial models revealed that FAR, population density, and land-use diversity were significantly related to pedestrian counts. More interestingly, transparency was again highly significant, and imageability was highly significant for the first time. Imageability was measured in terms of proportion of historic buildings; number of courtyards, plazas, or parks; presence of outdoor dining; and several other variables.

There are several lessons for planners that arise from these studies. One is that given the impact of transparency on pedestrian counts, codes should be updated to provide for windows, continuous building frontage, and active uses in order to attain higher levels of pedestrian activity. This can be achieved through the use of form-based codes, which encourage the development of coherent and consistent public spaces. In *Measuring Urban Design*, we cite the example of the Columbia Pike Form-Based Code in Arlington, Virginia.

Second, the urban design qualities of transparency, human scale, imageability, complexity, and enclosure do not alone contribute to placemaking. Rather, they should be seen as a suite of tools that can be utilized to create walkable environments for pedestrians.

Finally, these studies of urban design impacts on walkability and pedestrian activity are new to the planning literature and limited in their scope. New York City is a unique U.S. city, and the sample size in Salt Lake City was only 179 blocks, which is relatively small. Additional studies should be conducted in different cities of varying urban design qualities, with longer pedestrian counts and larger sample sizes.

—Reid Ewing

Ewing is chair of the Department of City and Metropolitan Planning at the University of Utah, an associate editor of the Journal of the American Planning Association, and an editorial board member of the Journal of Planning Education and Research and Landscape and Urban Planning. Fifty past columns are available at mrc.cap.utah.edu/publications/research-you-can-use.

LETTERS

Traffic modeling, EIS analysis

Rarely do I find something worth responding to in a copy of *Planning* magazine, which I have received for over 50 years, but finally, "The Nerve of Traffic Modeling" Viewpoint by David Fields (November) has prompted me to write.

If the traffic engineers had their way, the world would look a lot like an overgrown and overblown intersection, with concrete as far as the eye can see. I think that David Fields at Nelson\Nygaard Associates is correct. The 2004 EIS analysis was required to receive federal funds for the project. Therefore "that's one of the reasons planners continue to perform such analyses." It is high time to pay attention to the prophetic words of George Box, who said, "Essentially all models are wrong, but some are useful." Fields goes on to state that "modeling should be used as a tool to compare different approaches against each other, as with scenario planning." This would make it easier to compare decisions, transportation demand management, and financial incentives.

Bravo to you for letting planning consultants enter this field of consultation, and boo to those who believe that the law can require an EIS analysis just as a boilerplate requirement.

—Dorn C. McGrath Jr., FAICP
Professor Emeritus
Department of Urban and Regional Planning
The George Washington University
Washington, D.C.

Distinguishing fact from opinion

I am a subscriber to *Planning* via the law library at my school. I appreciate your publication's commitment to providing planners and other interested groups with information about legal decisions relating to planning issues. I assume that you want the Legal Lessons column to provide your readers both the facts about legal developments and an informed point of view about them. Unfortunately, the most recent Legal Lessons in the December 2015 issue mixes facts and opinions in a manner that is likely to confuse rather than enlighten readers, especially non-lawyers.

Professor David Callies doesn't distinguish between what the California Supreme Court actually said in its decision and his (completely valid) opinion about this decision. And the tenor of his argument makes it appear that the court was careless and/or incompetent.

In this case the primary issue is whether the inclusionary zoning ordinance is an "exaction" (subject to the *Nollan/Dolan/Koontz* line of cases), or if it is a land-use regulation (subject only to a much more deferential rational basis review). The 64-page opinion is complex and rigorously argued. After a careful consideration of each of the arguments raised by the plaintiffs, the court held that it is a land-use regulation.

Full disclosure: I organized and coauthored an amicus brief in support of the City of San Jose. Professor Callies strongly disagrees with the court and feels confident that the ordinance is an "exaction." That's fine, but I think it would be a greater service to the readers for him to give a fair account of the court's actual arguments.

—Tim Iglesias
Professor of Law
University of San Francisco School of Law

Book review rebuttal

Harold Henderson's review of my book *From a Nickel to a Token* (February 2015) made two claims I wish to rebut. First, "the book does not discuss planning success or failure." Planning wasn't a key motivation behind New York transit consolidation, and is thus unmentioned. The book is a micro-history of 20 specific events in the 1940–1968 period, not a comprehensive history or planning treatise. Key rationales for consolidating transit into public ownership in 1940 were (1) achieving economies of scale from unifying multiple competing systems; (2) eliminating redundant elevated lines; and (3) retaining the five-cent fare.

I did not ignore planning. A good example is in chapter 12, which discusses 1947 subway expansion plans that were subsequently built and are still heavily used, demonstrating adequate evidence of

planning success.

Henderson's second claim is the book has minimal understanding of how Mayor Fiorello LaGuardia and Transport Workers Union head Michael Quill served, or failed to serve, the riding public. Much more study is required, as each man's impacts extended far beyond their lives and are controversial even today.

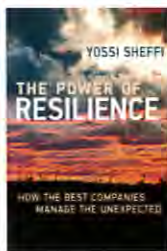
The five-cent fare (that LaGuardia strove to preserve) helped low-income people short term, but long term it had negative impacts. Maintenance was deferred, service and safety deteriorated, and ridership decreased. Improved pensions (that Quill advocated for) led to an exodus of skilled transit employees after 1968.

Fast-forwarding to today, the lesson learned is tying fares to inflation and providing significant capital dollars have vastly improved service and created a system in good repair. The result is that transit ridership has exploded to levels not seen since the late 1940s.

—Andrew J. Sparberg
Oceanside, New York

Letters may be edited before publication.
Address them to Meghan Stromberg, Planning's
Executive Editor, American Planning Association,
205 N. Michigan Ave., Suite 1200, Chicago, IL 60601;
mstromberg@planning.org.

PLANNERS LIBRARY



The Power of Resilience: How the Best Companies Manage the Unexpected
2015; MIT Press; 469 pp.; \$29.95

the Unexpected. His book *The Resilient Enterprise* appeared 10 years ago, but this book is neither a sequel nor a second edition.

The book says a good deal about long supply chains and little about public-sec-

Well, that was unexpected

Yossi Sheffi, director of the MIT Center for Transportation and Logistics, has written a fluent, thoughtful, and often surprising book about how smart corporations deal with unexpected events in *The Power of Resilience: How the Best Companies Manage*

tor planning. But it is relevant, as well as quick-paced, fun to read, and replete with thought-provoking examples and various useful ways to think about unexpected events. Statistics (e.g., global merchandise exports went from \$7 to \$18 trillion between 2003 and 2012) are fleshed out by stories.

For example, General Motors appeared at first to be minimally affected by the 2011 earthquake and tsunami in Japan, with only 390 car parts out of a total of 30,000 involved, but within a month the impact mushroomed to 5,329, because "some of GM's non-Japanese suppliers had Japanese suppliers. And some of GM's non-Japanese suppliers had other non-Japanese suppliers who had Japanese suppliers." You get the idea.

The book takes both a cross-sectional approach (how different companies handled the same disruption) and a longitudinal approach (how one company handled different disruptions over time). Early chapters discuss reactions to disruptions; later ones discuss precautionary preparations and risk management in general.

Sheffi uses a familiar way of categorizing disruptions according to their impact and their probability. Thus hurricanes and blizzards are relatively high impact and high likelihood, and many outfits have experience and game plans for dealing with them. But the author concludes that high-impact, low-likelihood events are ultimately more dangerous because they are "either unimaginable or are so rare that they have not taken place in recent memory" or nobody in the organization has ever seen one. This leads to a discussion of the importance of early detection and lead time. (Lead time can be negative if a harmful product is on the market before its danger is discovered.) These ways of categorizing and thinking can be applied to public planning for disaster prevention and mitigation.

Probably of most value to planners is the final chapter, which addresses the bean-counters' chronic complaint that risk management is "just another cost with no sure benefit" (and if prevention is suc-

cessful, no easily visible benefit at all). The author makes the case that “resilience can bring competitive advantages even if no disruption ever occurs,” by making the operation more flexible. “The activities that create resilience also improve collaboration, coordination, and communications.”



Strategic Green Infrastructure Planning: A Multi-Scale Approach
2015; Island Press; 138 pp.; \$45

Green infrastructure, step-by-step

“Until we see our natural resources as being part of a connected infrastructure that supports our everyday lives by providing clean air, water and soil, we may not recognize the need to actively conserve them.”

That’s the starting point for *Strategic Green Infrastructure Planning: A Multi-Scale Approach* by Karen Firehock, director and cofounder of the Green Infrastructure Center.

In this book, green infrastructure planning is “a strategic landscape approach to open space conservation.” It is broader in scope than a site-specific use of nature to achieve a goal. Thus, preserving a coastal marsh to limit flooding on a particular site might be part of a green infrastructure plan.

Six steps are recommended for this type of planning:

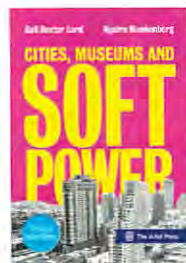
1. Set goals (“Determine which natural assets and functions are most important to you”).
2. Review data.
3. Make asset maps based on the first two steps.
4. Assess risks.
5. Determine opportunities.
6. Implement opportunities by including natural asset maps in other kinds of planning.

Mapping is key to this because it can bring together the many kinds of information involved, and R. Andrew Walker of GIC provides a chapter on technical as-

pects. Another chapter is devoted to case studies in the Richmond, Virginia, area.

This is a how-to book directed at decision makers, not (as it might first appear) environmental advocacy. It rests on the premise that green infrastructure is “the sum of all our natural resources,” but it is not about stopping or rolling back development. Instead it is about a systematic way for a community to decide “what is important and to develop a rationale for what to protect,” ending up with four or five specific goals “that everyone can agree on.”

That is the positive spin. It would be equally accurate to say that green infrastructure is a way of deciding what not to protect—which parts of the green infrastructure can be dispensed with and paved over. Environmentalists may welcome the integration of green infrastructure into the process. They might also see the process as a recipe for retreat, in that the book treats continued development as a given.



Cities, Museums and Soft Power
2015; American Alliance of Museums Press; 263 pp.; \$29.95

Museums on the cutting edge?

“Museums and cities throughout the world are connecting in a soft power embrace,” write coeditors Gail Dexter Lord and Ngaire Blankenburg of the consulting firm Lord Cultural Resources in their introduction

to *Cities, Museums and Soft Power*. They define soft power as “the ability to influence behavior using persuasion, attraction or agenda setting,” and distinguish it from force and finance, the tangible resources of hard power.

The book’s 14 contributors have produced 15 chapters with studies of this phenomenon in London, Brazil, the Gulf, India, China, Winnipeg, Atlanta, and Cairo. The editors’ introduction outlines the basic argument. They contend that “the rise of cities and the role of civil society are pushing museums from the margins

toward the center of soft power.”

No matter what happens to museums, it seems that it’s all good. Governmental support dropping? Private wealth more concentrated? Both factors are said to be pushing museums to change “from inward-looking, collection-focused institutions to outward-facing, donor- and visitor-focused ones.” (Thus Johannesburg’s Apartheid Museum has no government affiliation but was created “as a private-public partnership with a casino.”) This transition comes in three stages as the authors see it, beginning in the early 1990s. First museums became more educational, then more focused on becoming “sites of branded experience,” leading to their current emergence as sites of “soft power.”

Cities are said to matter because they have taken steps to combat climate change “far beyond what national governments can do.” In the built environment of cities, museums serve as both landmarks and placemakers. Of course, sometimes they don’t: Atlanta’s National Center for Civil and Human Rights “is dwarfed by its Pemberton Plaza neighbors, the World of Coca-Cola and the Georgia Aquarium, the largest aquarium in the world.” No matter—the center has “inner greatness.”

Is this the dawn of a new day for museums or whistling past their apocalypse, or some of both? Diligent readers will reach their own conclusions. Perhaps a sequence of branded experiences will indeed generate social capital, cultural intelligence, and soft power.



Planning Matter: Acting with Things
2015; University of Chicago Press; 256 pp.; \$30 paper, \$90 cloth, \$7–30 e-book

Thinking about planning

“Planning persists in its embrace of the modernist qualities that defined it at birth,” writes Robert A. Beauregard (Columbia University) in the conclusion of *Planning Matter: Acting with Things*. “Yet planning has historically been highly adaptable.”

The 11 essays that make up this book

explore various thoughts and theories and practices of planning, ending up with many insights but few hard-edged conclusions. They are loosely connected and can be read in any order (although practical-minded readers should not start with the introduction, which delves into “what we mean by humans and how we distinguish them from nonhumans”).

Beauregard tends to eschew definitions, characterizing planning as “a cluster of dispositions.” In his view it is “only one way to imagine the world”; hence, planners should “think of themselves less as experts applying a fixed methodology to produce a definitive answer and more as technically informed citizens engaged in a collective and open-ended endeavor.”

But he does not take planning lightly. He spends some time on the profession’s unfulfilled promise, especially in the U.S., where it is “more tolerated than embraced,” usually confined to local issues, hemmed in by private property rights, unrelenting growth, financial investments, and an ideological belief that “the economy” could exist without government support of all kinds. Planners, he says, must explain the facts of life (not his phrase) whenever possible. For instance, “the value of a piece of real property is a result of public improvements that serve that site, the decisions of numerous property owners and users of nearby properties, regulations that protect the site from harm, courts that uphold property rights, and improvements made to the site by its owner.”

Planners can be in a good position to make these points (which go beyond or beneath straightforward advocacy), because everything they do “displays the contribution the state can make to the collective welfare. This must be said again and again.”

Still, his view of planning remains modest. “All planners can hope to do is launch events whose legacy will emerge from the way people and things react to them . . . joining a flow of actions whose consequences are only partially known and, even then, known with little certainty.” Not always easy reading, this book is an event worth launching into.

Planning as if evolution mattered

According to Ann Sussman (architect) and Justin B. Hollander (Tufts University), few planning books consider humans as evolved mammals who have not yet had time to evolve “to live in the situations most of us find ourselves in today.” Their book, *Cognitive Architecture: Designing for How We Respond to the Built Environment* (2015; Routledge; 193 pp.; \$59.95 paper, \$180 cloth), concisely samples what could be an encyclopedic topic.

Chapters focusing on the importance of edges, faces, bilateral symmetry, storytelling, and biophilia. Brief case studies discuss Princeton; Columbia, Maryland; Disneyland; Philadelphia; the Oval Office; Bagnaia, Italy; and Acton, Massachusetts. The book is especially helpful in that the reasons for our reactions to places—positive or negative—are barely or not at all conscious.

We aren’t able to identify people at much more than 100 meters, and the authors point out how this helps explain the success of sports stadia and Siena’s Plaza del Campo, as well as the failure of the oversized Boston City Hall Plaza. The golden rectangle (approximately a 3:2 ratio) is a common and welcome shape at least in part because it approximates the shape of the human field of view.

The authors attribute human preference for curves over straight lines as follows: “Pointed shapes, such as barbs, thorns, quills, sharp teeth, were ever-present threats in our evolutionary past, so it was advantageous to sense them fast.” Well, that is one of many possible stories. The book leaves the reader free to separate these explanations from the facts as found.

The authors’ intent to “encourage many more creative approaches to the [design] task, and not proscribe one specific architectural or planning style” has been achieved, and within an admirably compact compass.

—Harold Henderson

Henderson is Planning’s regular book reviewer. Send new books and news of forthcoming publications to him at 1355 W. Springville Road, LaPorte, IN 46350; email: hhsh@earthlink.net.

MEDIA

Urban population explosion

Exciting things are happening with interactive data visualization these days. A new urban population map from geographer Duncan Smith is no exception. This user-friendly tool visualizes data from the 2014 *World Urbanization Prospects* report, which tracked the populations of major cities worldwide from 1950 to 2014 and then projected changes in population through 2030. The result is literally a global view of 65 years of urbanization patterns. Interpreting a UN report and population data has never been so fun. Go to the LuminoCity3D website (tinyurl.com/hbwo5wc) to take this interactive tool it for a spin.

Transit planning remixed

A new company called Remix is shaking things up in transportation planning with a new software tool that makes it easier to plan transit and explore route trade-offs. The Remix tool (getremix.com) allows planners to draw a new or modified bus line and stops and then calculates real-time schedule information, ridership data, the number of buses required to serve the line, and annual costs—in a fraction of the time of a standard planning process. Want to tweak a route or test multiple scenarios? No problem. The software updates the data simultaneously. More than 60 local, regional, and state transit agencies have jumped on board with Remix. And the company, started as a Code for America project, says it’s just getting started.

Revitalizing downtowns

With the growing popularity of urban living, downtowns, main streets, and city centers across the country are experiencing a renaissance. With it comes economic and social opportunities. But what are the best steps for cities and towns to take as they reinvest in their urban cores? A new resource from Smart Growth America called *(Re)Building Downtown: A Guidebook for Revitalization* (tinyurl.com/zypjkd5) offers tips and strategies for local elected officials who want to use a smart growth approach to foster success-

ful downtown districts and make their town or city stand out. The concepts can also be applied to communities with suburban shopping centers, former industrial parks, or other underused places with the potential for redevelopment.

The future of cycling

What would happen if the world started looking at cycling as a primary mode of urban transportation rather than as recreation? Researchers at the Institute for Transportation & Development Policy and the University of California, Davis have released a new report titled *A Global High Shift Cycling Scenario: The Potential for Dramatically Increasing Bicycle and E-bike Use in Cities Around the World, with Estimated Energy, CO₂, and Cost Impacts* (tinyurl.com/odlh2eu). The report builds on a 2014 study focused on the impacts and potential for more public transport, walking, and cycling. With a focus on cycling and a larger effort to collect data on ridership worldwide, the study proffers a new scenario for cycling's urban mode share from 2030 to 2050. If you've ever asked "what if" about cycling's future, this report may be of interest.

Small town planning

There's something special about every town. That is the premise for the Orton Family Foundation's approach to small town planning—Community Heart & Soul. The goal of the program is to help communities reconnect with the things they love most about their towns and use them as cornerstone principals to build a foundation for future community decisions. The program recently released an updated *Heart & Soul Field Guide*, which provides a step-by-step process and toolkit to equip community leaders, staff, and volunteers with the resources needed to help their communities thrive. The field guide is available for free through the Orton Family Foundation's website (tinyurl.com/hb2ylmr) or in print for \$15.

Media is a regular column on print and electronic media. Please send information to Mary Hammon, Planning's associate editor, at mhammon@planning.org.

Whether you're going for
Advanced Specialty Certification
or just sharpening your skills,
APA has the tools you need.



ADVANCE

Check out these exam prep
recommendations for:



AICP Certified Transportation Planner

Advanced Transportation Planning **CM | 5**
Advanced Transportation Planning 2 **CM | 4.25**
Advanced Transportation Planning 3 **CM | 4.5**

AICP Certified Environmental Planner

Advanced Environmental Planning **CM | 5.25**
Advanced Environmental Planning 2 **CM | 5.5**
Environmental Systems, Assessment,
and Carrying Capacity **CM | 1**

AICP Certified Urban Designer

Advanced Urban Design Workshop **CM | 8**
Urban Design and the Future of
Our Communities **CM | 4.5**
Urban Design, Sustainability,
and the Environment **CM | 1**

See more at planning.org/store/streaming



The American Planning Association's
Professional Institute
**American Institute
of Certified Planners**

Making Great Communities Happen

image credits: © www.thinkstock.com