



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
September 19, 2017

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

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

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

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

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) DIRECTOR'S REPORTS

a. Study Session on Commercial and Industrial Site Plan and Design Review

Summary: Staff will be presenting a series of Director's Reports regarding tools and procedures to assist the Planning Commission with their duties. This month's study session is on the Site Plan and Design Review process for commercial and industrial buildings. During the session, staff will engage the Planning Commission in an interactive design exercise.

Recommendation: Receive and file.

b. Roadmap for a Zoning Ordinance Amendment to Prohibit All Marijuana Related Activities Allowed Under the Adult Use of Marijuana Act Citywide

Summary: Following a public workshop regarding Proposition 64 - The Adult Use of Marijuana Act, the City Council directed staff to prepare a Zoning Ordinance Amendment (ZOA) to prohibit all marijuana related activities allowed under the Proposition citywide. Staff has prepared a roadmap with key dates for processing the ZOA.

Recommendation: Receive and file.

(6) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. Minutes of the Following Meeting

Regular Meeting of August 15, 2017.

Recommendation: Approve.

b. City Council Follow-up

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

Recommendation: Receive and file.

c. Development Status Report

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

Recommendation: Receive and file.

d. In the News

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

Recommendation: Receive and file.

(7) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(8) ADJOURNMENT

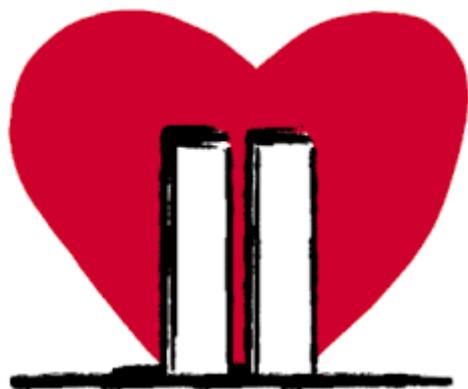
Adjourn tonight's meeting to the next regular meeting to be held Tuesday, October 17, 2017 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

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

September

5a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

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

FROM: RYAN AGBAYANI – ASSISTANT PLANNER

**SUBJECT: DIRECTOR'S REPORT – STUDY SESSION ON COMMERCIAL AND
INDUSTRIAL SITE PLAN AND DESIGN REVIEW**

Summary:

Staff will be presenting a series of Director's Reports regarding tools and procedures to assist the Planning Commission with their duties. This month's study session is on the Site Plan and Design Review (SPDR) process for commercial and industrial buildings. During the session, staff will engage the Planning Commission in an interactive design exercise.

Recommendation:

Receive and file.

Background and Analysis:

Nearly all development projects in the City, including substantial modification, alteration, repair or rehabilitation of existing improvements, require Site Plan and Design Review. Projects have different reviewing authorities based on their scope. The reviewing bodies are:

Director of Community Development

- Construction of new buildings, additions or extensions which are 10,000 square-feet or less in any commercial or industrial zone,
- Construction of first story additions of 500 square-feet or less to an existing dwelling (excluding garages, patios, balconies, uncovered pools/spas, etc.); and

- All exterior structural and physical improvements, relocations, and/or exterior alterations to existing buildings and structures, including physical site improvements such as landscaping, parking and loading areas, driveways, walls, signs, fences and trash enclosures.

Planning Commission

- New custom single family dwellings (SFD's),
- New second units,
- Construction of new buildings, additions or extensions which exceed 10,000 square-feet or less in any commercial or industrial zone,
- Construction of first story additions greater than 500 square-feet (excluding garages, patios, balconies, uncovered pools/spas, etc.) to an existing dwelling unit; and
- Second story additions.

Design Review Process

Purpose

Local design review is integrated into the zoning process.



The purpose of the design review process is:

- To promote safe, functional and attractive development of commercial, industrial, and residential areas;
- To unify properties, both visually and physically;
- To preserve the unique and cultural features within the City;
- And to improve property values by enhancing the City's appearance.

Guidance

The Signal Hill Municipal Code (SHMC) provides the guidance and authority to the Planning Commission when making SPDR decisions (Attachment A). This guidance is in SHMC Section 20.52.050, "Findings and Standards of Review".

Findings: The Code requires that the Commission shall make five findings in order to approve a project under SPDR. Four of the five findings refer to the "meets or does not meet" development standards. Only one of the five findings addresses design. This single finding incorporates multiple design considerations:

5. The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.

Design Criteria: Design determinations are more subjective and can require personal interpretation and opinion. For this reason the SHMC provides further guidance in the form of "Design Review Criteria". It states that the Commission shall utilize the criteria to assist them with their determination (Attachment B). Five of the most important design criteria are:

1. The overall development plan integrates land with building forms and achieves architectural unity and environmental harmony within the development, consistent with the objective of emphasizing and enhancing the positive aesthetic characteristics existing, developing or to be developed in the surrounding area;

5. Exterior building treatments are restrained, not harsh or garish, and selected for durability, wear characteristics, ease of maintenance, and initial beauty. All exterior treatments are coordinated with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;

6. Rooflines on a building are compatible through-out the development and with surrounding development;

7. Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings. Structures higher than two stories emphasize horizontal, as well as vertical appearance, e.g., by the use of projection or recession of stories, balconies, horizontal

fenestration, changes in roof levels or planes, landscaping or outdoor structures or detailing, to convey a more personal scale;

14. Mechanical and utility service equipment is designed as part of the structure or is screened consistent with building design. Electrical transformers shall not be located in required front yard setbacks. Large vent stacks and similar features should be avoided, but if essential, are screened from view or painted to be non-reflective and compatible with building colors. Rooftop mechanical equipment shall be screened from view of public rights-of-way or integrated into the design of the structure. Particular attention should be paid to minimizing the visual impact of rooftop equipment which may be visible from properties or rights-of-way at higher elevations;

SPDR is a subjective and dynamic process. The Planning Commission is authorized and required to include design decisions under each SPDR. By making use of the design criteria as a tool to make the required design finding, the Commission is better able to reach a consensus and to make consistent, although subjective design decisions. During the study session, staff will engage the Planning Commission in an interactive design exercise.

Approved by:

Scott Charney
Director of Community Development

Section 20.52.050 Findings and Standard of Review

A. Findings. In approving or conditionally approving a site plan and design review application, the director of planning and community development, the planning commission or city council, as the case may be, shall find that:

1. The proposed project is in conformance with the general plan, zoning ordinance, and other ordinances and regulations of the city;
2. The proposed project is in conformance with any redevelopment plan and regulations of the redevelopment agency and any executed owner's participation agreement or disposition and development agreement;
3. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and general welfare, and to prevent adverse effect on surrounding properties:
 - a. Facilities and improvements;
 - b. Pedestrian and vehicular ingress, egress, and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Signs;
 - f. Mechanical and utility service equipment;
 - g. Landscaping;
 - h. Grading;
 - i. Lighting;
 - j. Parking;
 - k. Drainage;
 - l. Intensity of land use;
4. The topography is suitable for the proposed site plan and the site plan, as proposed, is suitable for the use intended;
- 5. The proposed development provides for appropriate exterior building design and appearance consistent and complementary to present and proposed buildings and structures in the vicinity of the subject project while still providing for a variety of designs, forms and treatments.**

Section 20.52.050 Findings and Standard of Review

B. Site Plan and Design Review Criteria. In reviewing any site plan or design review application pursuant to the requirements of this chapter, the director of the department of planning and community development, the planning commission, or the city council, as the case may be, shall utilize the following criteria:

- 1. The overall development plan integrates land with building forms and achieves architectural unity and environmental harmony within the development, consistent with the objective of emphasizing and enhancing the positive aesthetic characteristics existing, developing or to be developed in the surrounding area;**
2. Structures shall be situated so as to respect and respond to the existing topography, to minimize alteration of natural land forms, to minimize disruption of desirable trees and vegetation, and to minimize interference with the privacy of and views from surrounding properties;
3. Building pads should be established and graded as near to existing topographic elevations as possible and in such manner as to blend with contours of adjoining properties and avoid abrupt transitions;
4. The size and location of proposed structures enhance, protect or minimize interference with the views of or vistas to the hill which is that area generally bounded by Willow Street on the north, 21st Street on the south, Cherry Avenue on the west and Temple Avenue on the east, from major, modified, and secondary modified streets and from any other public areas;
- 5. Exterior building treatments are restrained, not harsh or garish, and selected for durability, wear characteristics, ease of maintenance, and initial beauty. All exterior treatments are coordinated with regard to color, materials, architectural form and detailing to achieve design harmony and continuity. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;**
- 6. Rooflines on a building are compatible through-out the development and with surrounding development;**
- 7. Buildings and related outdoor spaces are designed to avoid abrupt changes in building scale. The height and bulk of buildings are in scale with surrounding sites and do not visually dominate the site or call undue attention to buildings. Structures higher than two stories emphasize horizontal, as well as vertical appearance, e.g., by the use of projection or recession of stories, balconies, horizontal fenestration, changes in roof levels or planes, landscaping or outdoor structures or detailing, to convey a more personal scale;**
8. The development protects the site and surrounding properties from noise, vibration, odor, and other factors which may have an adverse effect on the environment;
9. The designs of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting and other project features are responsive both to functional requirements, such as automobile, pedestrian and bicycle circulation, and to aesthetic concerns including the visual impact on other properties and from the view of the public street;
10. The designs of accessory structures, fences and walls are harmonious with main buildings, insofar as possible, the same building materials are used on all structures on the site;
11. Proposed signs, and the materials, size, color, lettering, location and arrangement thereof, are an integrated part of and complementary to the overall design of the entire development;
12. Landscaping is incorporated in such a way as to complement the overall development, enhance visual interest and appeal, and visually integrate buildings within the natural setting. Landscaping shall include combinations of trees, shrubs, turf, and groundcover with major emphasis

on utilization and retention of native species and drought tolerant plant materials suited to local climatic conditions. Landscaping in parking areas shall be located so as to provide visual relief from expanses of paved surfaces. Landscaping buffers shall be used to screen exterior trash and recycling areas, loading docks and ramps, electrical utility boxes and transformers, and fire flow valves and backflow preventers;

13. Landscape buffers should also be used, in conjunction with earthen berms, to minimize the visual impact and presence of vehicles by screening them from view to the extent feasible from both on-site and off-site vantage points;

14. Mechanical and utility service equipment is designed as part of the structure or is screened consistent with building design. Electrical transformers shall not be located in required front yard setbacks. Large vent stacks and similar features should be avoided, but if essential, are screened from view or painted to be nonreflective and compatible with building colors. Rooftop mechanical equipment shall be screened from view of public rights-of-way or integrated into the design of the structure. Particular attention should be paid to minimizing the visual impact of rooftop equipment which may be visible from properties or rights-of-way at higher elevations;

15. Natural space-heating, cooling, ventilation and day lighting are provided, to the extent possible, through siting, building design and landscaping. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged;

16. Trash enclosures and truck loading areas, to the extent feasible, shall be located out of view from public rights-of-way, and shall be of appropriate size and shape to accommodate additional receptacles for recycling materials;

17. Proposed building, walkway, and parking lighting enhances building design and landscaping, as well as security and safety, and does not create glare for occupant on adjoining properties;

18. Drainage is provided so as to avoid flow onto adjacent property;

19. On new development, all utility facilities are underground;

20. Adequate provisions are made for fire safety;

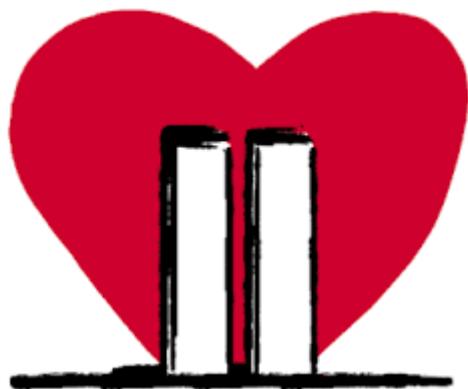
21. All Oil and Gas Code development standards contained in Chapter 16.24 are met., and a condition of approval has been added that prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the area of development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the city for issuing project permits.

22. All zoning ordinance development standards are met.

(Ord. 2015-05-1475 § 9 (part); Ord. 2013-07-1459 §§ 9, 10; Ord. 2013-07-1460 §§ 9, 10; Ord. 91-09-1112 (part); Ord. 90-05-1067 § 1 (part))

September

5b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: COLLEEN DOAN
SENIOR PLANNER

SUBJECT: DIRECTOR'S REPORT – ROADMAP FOR A ZONING ORDINANCE
AMENDMENT TO PROHIBIT ALL MARIJUANA RELATED ACTIVITIES
ALLOWED UNDER THE ADULT USE OF MARIJUANA ACT CITYWIDE

Summary:

Following a public workshop regarding Proposition 64 - The Adult Use of Marijuana Act, the City Council directed staff to prepare a Zoning Ordinance Amendment (ZOA) to prohibit all marijuana related activities allowed under the Proposition citywide. Staff has prepared a roadmap with key dates for processing the ZOA.

Recommendation:

Receive and file.

Background:

In 1996, California voters approved the Compassionate Use Act (Proposition 215) which decriminalized medical marijuana.

On July 7, 2009, the City Council adopted Urgency Ordinance No. 2009-07-1400 imposing a 45-day moratorium on the establishment or operation of medical marijuana dispensaries after the discovery of two dispensaries operating illegally in the City. At the time, dispensaries were not a listed use in any zoning district and therefore were considered a prohibited use. To ensure that the record was clear, the City Council adopted a moratorium after finding that there were potential negative and harmful effects on the public health, safety and welfare associated with unregulated dispensaries including:

- Increase of crime such as burglary, robbery and loitering;
- Use of marijuana in public around dispensaries;
- Increase of marijuana DUIs;
- Illegal resale of marijuana to individuals without physician recommendations;
- Street dealers attempting to sell marijuana to dispensary customers; and
- Increase of sale of illegal drugs in the vicinity of dispensaries.

At the August 4, 2009 City Council meeting, four persons addressed the City Council during public business from the floor to speak in opposition to the moratorium.

At the August 18, 2009 City Council meeting, the City Council extended the moratorium for an additional 10 months and 15 days to June 28, 2010. Two persons spoke in opposition to the moratorium extension.

On June 15, 2010, the City Council extended the moratorium for the maximum time allowed under State law, a period of one year. The extension was granted to allow staff and the Planning Commission time to establish standards to regulate medical marijuana dispensaries under the zoning code.

On March 8, 2011, the Planning Commission conducted a public workshop to discuss possible regulations, including prohibiting the use of medical marijuana dispensaries in the City. During the workshop, two community residents spoke in favor of prohibiting the use. Staff, including the then Interim Chief of Police, were also supportive of prohibiting the use. The Planning Commission unanimously directed staff to proceed with a ZOA to list the use as prohibited.

On April 12, 2011, the Planning Commission conducted a public hearing and unanimously recommended City Council approval of ZOA 11-02 listing medical marijuana dispensaries as a prohibited use in all commercial and industrial zoning districts, including specific plans and as a home occupation.

On April 19, 2011, the City Council conducted a public hearing and introduced ZOA 11-02 by unanimous vote. At the time, the City Council determined that dispensary prohibition was justified for the following reasons:

- There were many dispensaries already available in the City of Long Beach within close proximity and, therefore, not essential for Signal Hill patients;
- The City had given ample time for the dispensary industry to work with staff to develop regulations. The City Council had encouraged dialogue between operators and staff to develop standards and regulations and no operators responded by showing genuine interest in working with the City;
- It was in the City's best financial interest to avoid the legal costs that cities attempting to regulate dispensaries had been subject to;
- Prohibition would help the City avoid the most harmful secondary effects associated with dispensaries;

- The City Attorney believed that the City could prohibit the use as there is no State law preempting such action, and the use was not a fundamental right or protected under the First Amendment; and
- The City did not have any existing operating dispensaries and was well-positioned to prohibit new dispensaries with prompt adoption of a new ordinance.

On May 3, 2011, the City Council approved the second reading of ZOA 11-02 by unanimous vote. The action did not address cultivation or delivery of medical marijuana.

On October 9, 2015, Governor Brown signed the Medical Marijuana Regulation and Safety Act. The law consists of three bills and is collectively referred to as the “MMRSA”. The law allows local agencies to maintain local control over land use decisions and does not require local agencies to allow dispensaries, cultivation operations and delivery services. Key provisions of the law include:

- AB 243 – Establishing a regulatory and dual licensing structure for the *cultivation of medical marijuana*. Both a State license *and* local approval are required (similar to the process for the sale and consumption of alcohol). The State Department of Food and Agriculture is the primary regulator.
- AB 266 – Establishing a dual licensing structure for the *delivery of medical marijuana*. Both a State license *and* local approval are required. The State Department of Consumer Affairs is the primary regulator.
- SB 643 – Establishing criteria for licensing of medical marijuana businesses, regulating physicians and providing authority for local taxes and fees.

On December 15, 2015, the Planning Commission held a public hearing and unanimously recommended two City Council actions:

- Approval of ZOA 15-03, prohibiting medical marijuana cultivation in all zoning districts including specific plans and as a home occupation, and revising the definition of medical marijuana dispensary to include mobile delivery services.
- Approval of Ordinance Amendment 15-06, prohibiting mobile medical marijuana dispensaries and delivery services citywide.

On January 12, 2016, the City Council unanimously approved two Ordinance Amendments as follows:

- ZOA 15-03 to explicitly prohibit delivery services and mobile dispensaries in all zoning districts including specific plans and as a home occupation; and
- Ordinance Amendment 15-06 to revise the definition of medical marijuana dispensary to include delivery services and mobile dispensaries.

ZOA 15-03 was in response to the MMRSA mandate that local agencies have cultivation regulations, or explicit prohibitions, in effect by March 1, 2016, otherwise, the sole regulatory tool would be the State license and the City would forfeit local control over:

- Prohibiting the activity for the foreseeable future; and
- Having local approval of operators of medical marijuana cultivation facilities.

Analysis:

On September 12, 2017, the City Council conducted a public workshop to receive information on Proposition 64 – The Adult Use of Marijuana Act (Prop. 64), approved by California voters in November 2016 (Attachment A). The Council acknowledged that there are many considerations and much to learn about the options and pitfalls of allowing adult use of marijuana. The State requires cities inform them of regulations prohibiting Prop. 64 activities by January 1, 2018, or they will lose the local control to prohibit. As a measure to maintain local control, the Council directed staff to prepare a ZOA to prohibit all marijuana related activities allowed under the Prop 64 citywide, until they had sufficient time to study the topic in greater detail.

Staff has prepared the following roadmap with the actions necessary to process the ZOA to be legally effective by January 1, 2018:

- October 6, 2017: notice of Planning Commission public hearing to consider the ZOA;
- October 17, 2017: Planning Commission public hearing to recommend adoption of the ZOA;
- November 3, 2017: notice of City Council public hearing;
- November 14, 2017: City Council public hearing and introduction of the ZOA;
- November 28, 2017: City Council second reading of the ZOA;
- November 29, 2017: notice of adoption is sent to the State; and
- December 29, 2017: ZOA becomes legally effective and notice is sent to State.

Approved by:

Scott Charney
Director of Community Development



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 12, 2017

AGENDA ITEM

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

**FROM: CHARLIE HONEYCUTT
CITY MANAGER**

**SUBJECT: WORKSHOP – PRESENTATION ON PROPOSITION 64 - THE ADULT
USE OF MARIJUANA ACT**

Summary:

A workshop will be conducted to present information on Proposition 64 – The Adult Use of Marijuana Act approved by California voters in November 2016. The presentation will be made by the HdL Companies Cannabis Management Program.

Recommendations:

Direct staff to:

1. Prepare a Zoning Ordinance Amendment to prohibit all marijuana related activities allowed under Proposition 64 in all zoning districts citywide.
2. Schedule the Zoning Ordinance Amendment for a public hearing before the Planning Commission.

Fiscal Impact:

None.

Strategic Plan Objectives:

Goal No. 2 – Ensure public safety is a high priority.

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

Attachment A

Background:

The City of Signal Hill currently prohibits medical marijuana dispensaries in all commercial and industrial zoning districts in the City, including commercial and industrial specific plan areas and as a home occupation. Also prohibited are mobile delivery services and mobile medical marijuana dispensaries citywide. The information below provides a chronology of medical marijuana laws and the actions taken by the City.

Proposition 215 – The Compassionate Use Act

In 1996, California voters approved Proposition 215, which made it legal under State law for individuals of any age to cultivate and possess marijuana in California for medical purposes only, specifically with a recommendation from a licensed physician. In 2003, the Legislature authorized the formation of medical marijuana cooperatives, which are nonprofit organizations of medical marijuana users that cultivate and distribute marijuana to their members through outlets known as dispensaries. State law also gave cities and counties the discretion to regulate the location and operation of such facilities.

On May 3, 2011, the City Council adopted Zoning Ordinance Amendment 11-02 by unanimous vote that defines 'medical marijuana dispensary' and prohibits the use in all commercial and industrial zoning districts in the City, including commercial and industrial specific plan areas and as a home occupation. At the time, the City Council determined that dispensary prohibition was justified for the following reasons:

- There were many dispensaries already available in the City of Long Beach within close proximity and, therefore, not essential for Signal Hill patients;
- The City had given ample time for the dispensary industry to work with staff to develop regulations. The City Council had encouraged dialogue between operators and staff to develop standards and regulations and no operators responded by showing genuine interest in working with the City;
- It was in the City's best financial interest to avoid the legal costs that cities were attempting to regulate had been subject to;
- Prohibition would help the City avoid the most harmful secondary effects associated with dispensaries;
- The City Attorney believed that the City could prohibit the use as there is no State law preempting such action and the use was not a fundamental right or protected under the First Amendment; and
- The City did not have any existing operating dispensaries and was well-positioned to prohibit new dispensaries with prompt adoption of a new ordinance.

Medical Marijuana Regulation and Safety Act

On October 9, 2015, Governor Brown signed the Medical Marijuana Regulation and Safety Act. The law consists of three bills and is collectively referred to as the "MMRSA".

The law allows local agencies to maintain local control over land use decisions and does not require local agencies to allow dispensaries, cultivation operations and delivery services. Key provisions of the law include:

- AB 243 – Establishing a regulatory and dual licensing structure for the cultivation of medical marijuana. Both a State license *and* local approval are required (similar to the process for the sale and consumption of alcohol). The State Department of Food and Agriculture is the primary regulator.
- AB 266 – Establishing a dual licensing structure for the delivery of medical marijuana. Both a State license and local approval are required. The State Department of Consumer Affairs is the primary regulator.
- SB 643 – Establishing criteria for licensing of medical marijuana businesses, regulating physicians and providing authority for local taxes and fees.

MMRSA included a mandate to put into place cultivation regulations or explicit prohibitions by March 1, 2016. Consequences to local agencies that failed to adopt regulations by the deadline included:

- The agency would forfeit its ability to prohibit the activity for the foreseeable future;
- Operators of medical marijuana cultivation facilities would not be subject to local approval; and
- The sole regulatory tool would be the State license.

Additionally, under provisions of the MMRSA, deliveries of medical marijuana would be allowed by State licensed medical marijuana dispensaries in all jurisdictions, except in jurisdictions that explicitly prohibit such deliveries.

After Planning Commission and City Council public hearings, on January 26, 2016, the City Council adopted ordinances prohibiting medical marijuana cultivation in all commercial and industrial zoning districts including specific plan areas and as a home occupation. The ordinances also revised the definition of medical marijuana dispensary to include mobile delivery services and prohibited mobile medical marijuana dispensaries and delivery services citywide.

Analysis:

HdL Cannabis Management Program, will make a presentation on Proposition 64 - The Adult Use of Marijuana Act (Act) and the provisions allowing local governments to regulate non-medical marijuana. A brief description of the 62-page Act is provided below. Cities have until January 1, 2018 to ban or regulate non-medical marijuana. If a city fails to act, the State can issue a license to a marijuana related business to operate under the provisions of the Act. Staff is recommending the development of a Zoning Ordinance

Amendment to ban non-medical marijuana related uses allowed under the Act in order for staff and City Council to learn more about the marijuana industry before deciding to develop a regulatory framework. Background information on the HdL Cannabis Management Program follows the discussion on Proposition 64.

Proposition 64 – The Adult Use of Marijuana Act

On November 8, 2016, California voters approved Proposition 64 – The Adult Use of Marijuana Act (AUMA). AUMA legalized non-medical use of marijuana by persons 21 years of age and over, and the personal cultivation of up to six marijuana plants. In addition, the AUMA created a state regulatory and licensing system governing the commercial cultivation, testing, and distribution of non-medical marijuana, and the manufacturing of non-medical marijuana products. The AUMA also provides local governments the ability to prohibit or regulate and license nonmedical marijuana within their community. However, local governments must take action to prohibit or regulate by January 1, 2018. The following is a brief description of the provisions in the AUMA:

Personal Use - Persons age 21 or older may possess, process, transport, purchase, obtain, or give away 28.5 grams of non-concentrated non-medical marijuana, or 8 grams of concentrated marijuana products. These products may be smoked or ingested. Personal use also includes the ability to possess, plant, cultivate, and harvest up to 6 marijuana plants. These plants may be cultivated indoors or outdoors.

Restrictions on Personal Use - Marijuana may not be smoked in a public place unless authorized locally nor in locations where smoking tobacco is prohibited. Smoking is prohibited within 1,000 feet of a school, day care center, or youth center. Marijuana may not be smoked while driving or riding in a vehicle. Cities may prohibit smoking and possession in buildings owned, leased, or occupied by the city and employers may maintain drug-free workplaces.

Personal Cultivation - Local governments may reasonably regulate but not prohibit personal indoor cultivation within a private residence. For example, a city may require a personal cultivation permit with an appropriate fee. Conditions of the permit may require periodic inspections to ensure that cultivation is not causing a health and safety issue such as fire hazard, mold growth, or excessive water use. Local governments may regulate or prohibit personal outdoor cultivation.

Commercial Operations - All non-medical marijuana business must have a state license to operate. The state will not issue a license to an applicant whose operations would violate the provisions of any local ordinance or regulations.

HdL Companies Cannabis Management Program

HdL Companies (HdL) has become one of the state's most recognized experts in cannabis horticulture, processing and dispensary operations. Their experience dealing

with the industry has enabled HdL to assist local and State agencies in developing cannabis policies for regulation, compliance, auditing, and economic development. Members of the Cannabis Management Program have unique experience in law enforcement, compliance auditing, and tax administration.

HdL has been helping local agencies navigate the industry and has participated in over 40 panels and discussions over the last few years and continues to be asked to participate in discussions and training sessions throughout the State. HdL has worked with many State agencies including law enforcement, California Department of Consumer Affairs, the state legislature, League of California Cities, California State Association of Counties, Rural Counties Representatives of California, State Board of Equalization, California Society of Municipal Finance Officers and many others.

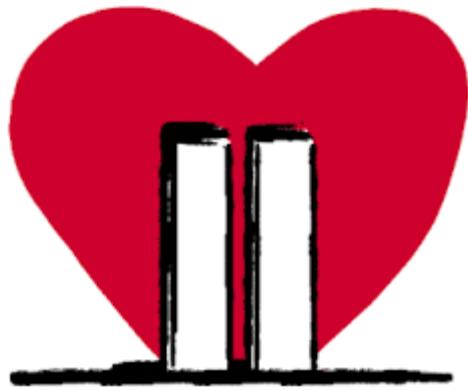
HdL staff worked proactively during the year preceding the passage of Proposition 64 to provide HdL clients with technical support to develop local tax and regulatory ordinances which all successfully passed. Their team continues to provide clients with technical support and subject matter expertise in this ever-changing environment. Recent cannabis-related presentations and workshops include:

- League of Cities – Economic Development Managers
- North Coast Regional Summit
- State Board of Equalization – Cannabis Traceability Workshop
- League of California Cities – City Manager Department Meeting 2016
- Placer County Chamber of Commerce
- California City Stakeholders Meeting
- San Bernardino City/County Conference – 2016
- State Board of Equalization – Marijuana Audit Training
- Central Valley Cities – City Attorney Association
- City of Banning Town Hall Community Meeting
- CACTTC – Bay Area Annual Conference
- CSFMO – Central Valley Chapter
- CSMFO – Channel Counties Chapter
- Bond Buyers Annual Conference
- California State Association of Counties – Orange County Chapter
- City of El Monte Council Workshop
- City of Lynwood Council Workshop
- League of California Cities Annual Conference – 2016
- County Administrative Officers Association
- CMRTA Annual Conference – 2016
- California Police Chiefs Association – Bay Area, Central CA and Southern CA
- San Joaquin County Cultivation Workshop
- CSMFO – Coachella Valley Chapter
- League of Cities – Prop 64 Workshop
- Solano County Board of Supervisors
- City of San Fernando City Council

- City of Arvin City Council
- CSMFO Annual Conference 2017
- League of City Managers Department Meeting 2017
- CMRTA Division 1 Chapter Meeting
- City of Blythe Council Workshop
- City of El Monte Council Workshop
- City of Cotati Council Workshop
- City of Pacifica Council Workshop
- City of Riverside Council Workshop
- California Police Chiefs Prop 64 Webinar
- City of San Carlos Council Workshop
- San Bernardino City/County Conference 2017
- CSMFO Orange County Chapter Meeting
- City of Live Oak Council Workshop
- Yuba City City Council Workshop
- North Coast Journal Cannabis Industry Conference 2017
- Local Government Managers Association of Nevada
- San Mateo Planning Directors Quarterly Meeting
- City of Benicia City Council

September

6a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: MINUTES

Summary:

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

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION**
August 15, 2017
7:00 P.M.

CALL TO ORDER

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

ROLL CALL

The Commission Secretary conducted roll call.

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

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Elena Gerli
- 5) Senior Engineering Technician Anthony Caraveo
- 6) Stormwater Consultant John L. Hunter

In addition, there were 25 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARINGS

- a. Continued Public Hearing – 3347 Brayton Avenue Second and Final Request for a Construction Time Limit Extension

Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

There were no comments or questions from the Commission. There being no public

testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Fallon and seconded by Commissioner Wilson to approve the request.

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

b. Public Hearing - Conditional Use Permit 17-01 to Allow the Retail Sale Of Alcoholic Beverages for On-Site Consumption and Site Plan and Design Review 17-04 to Make Facade Improvements to an Existing Retail Market Located at 2475 Cherry Avenue in the CTC, Commercial Town Center, Zoning District

Community Development Director Scott Charney read the form of notice and Senior Planner Colleen Doan gave the staff report.

Commissioner Brooks asked for clarification regarding the timeline for the interim parking along the street and whether the overall design would incorporate sustainable landscaping.

Staff clarified the CUP condition that required the interim parking to be accommodated into the overall parking count for the future Heritage Square Central Business District. Staff confirmed that the landscape plan will be reviewed and approved to incorporate the required WELO standards.

Vice Chair Parker asked if the electric charging stations would remain and staff confirmed that they would.

Commissioner Wilson asked if there are enough ADA parking spaces and it was confirmed that the project is proposing four total ADA parking spaces, which is one additional space than what the Fresh & Easy had, due to the expanded area to be used for dining.

Chair Richárd asked if the oil well abandonment was in process and it was confirmed that it was not.

Debra Russell (representing Signal Hill Petroleum) introduced herself and spoke in favor of the project.

Deborah Rubino (Chief Integration Officer at Mother's Market) introduced herself and spoke in favor of the project. She deferred to questions from the Commission.

Commissioner Fallon asked for clarification regarding the number of stores currently in operation. Ms. Rubino replied that there are seven stores in the Orange County area, and this would potentially be number eight. This would be the first store location in Los Angeles County.

Chair Richárd asked for the capacity of the indoor and outdoor seating areas. Staff gave the figures for seating: 54 seats outside, and 375 square feet for seating inside, but no count was provided for the number of seats.

Commissioner Brooks asked if the business has had any closures since they started.

Ms. Rubino confirmed that the business has not had any closures since opening, but that they have a need for larger stores.

Commissioner Parker asked if this proposed location would be the only Mother's Market store serving alcohol.

Ms. Rubino answered that alcohol is served at all but two of their current locations.

Kelly Heil, speaking as a Signal Hill resident and employee of Mother's Market, spoke in favor of the project.

Robert Dominguez, speaking as a Signal Hill property owner, spoke in favor of the project.

Larry Forester, speaking as a Signal Hill resident, spoke in favor of the project.

Keir Jones, speaking as a Signal Hill resident, spoke in favor of the project.

There being no further public testimony, Chair Richárd closed the public hearing.

Commissioner Fallon spoke in favor of the project.

Commissioner Brooks spoke in favor of the project.

Chair Richárd stated that she was excited for the business. She noted that she did not prefer the white exterior color of the building, but liked the brick accents.

It was moved by Vice Chair Parker and seconded by Commissioner Brooks to waive further reading and adopt the resolutions. Assistant City Attorney Elena Gerli read the titles of Resolutions No. 803-08-15 and 804-08-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 17-01, A REQUEST TO ALLOW THE RETAIL SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AT A MOTHER'S MARKET LOCATED AT 2475 CHERRY AVENUE IN THE CTC, COMMERCIAL TOWN CENTER, ZONING DISTRICT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-04, A REQUEST TO MAKE IMPROVEMENTS TO AN EXISTING RETAIL MARKET AT 2475 CHERRY AVENUE IN THE CTC, COMMERCIAL TOWN CENTER, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

c. Public Hearing – Vacant Parcel Ordinance

Community Development Director Scott Charney read the form of notice and Assistant Planner Ryan Agbayani and Stormwater Consultant John L. Hunter gave the staff report.

Commissioner Brooks asked for clarification regarding who bears the burden for inspection costs and further inquired about the potential fines for non-compliance and time frames for corrective measures.

Mr. Hunter stated the plan check and inspection costs will be recovered from the property owner and that inspections are ongoing and property owners would typically be given two weeks unless more time was necessary and properties would then be re-inspected.

Commissioner Brooks expressed concern over the installation and maintenance costs of the devices, and asked if there were any grants available to the affected property owners to install the devices.

Mr. Hunter stated that although there might be some grants available they are extremely difficult to obtain.

Vice Chair Parker asked if the City could extend the 180 day timeline to install the improvements.

Staff confirmed that this time period was strategically implemented into the ordinance, so that these sites would be in compliance prior to the 2018 rainy season.

Commissioner Wilson inquired about the response from the affected property owners during the community meeting.

Staff confirmed that 11 of the 17 entities were represented and that the presentation was well received by those in attendance. One comment received was that they had not received the notice in time to attend the meeting. Staff reiterated that the community meeting was a good faith effort by the City to educate the property owners prior to the public hearing process.

There being no further public testimony, Chair Richárd closed the public hearing.

It was moved by Commissioner Fallon and seconded by Vice Chair Parker to waive further reading and adopt the following resolution:

Assistant City Attorney Elena Gerli read the title of Resolution No. 805-08-15:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING SIGNAL HILL MUNICIPAL CODE CHAPTER 12.16 EXPANDING THE APPLICABILITY OF THE EXISTING STORMWATER AND URBAN RUNOFF POLLUTION CONTROL BY IMPOSING SOIL EROSION AND SEDIMENT CONTROL MEASURES ON UNIMPROVED VACANT PARCELS 1.0 ACRE OR MORE IN SIZE AS MANDATED BY THE CITY'S WATER MANAGEMENT PLANS

The following vote resulted:

AYES:CHAIR RICHÁRD; VICE CHAIR PARKER; COMMISSIONERS BROOKS, FALLON AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Chair Richárd noted the date for the last summer concerts in the park and invited all to attend.

ADJOURNMENT

It was moved by Commissioner Brooks and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, September 19, 2017, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 8:23 p.m.

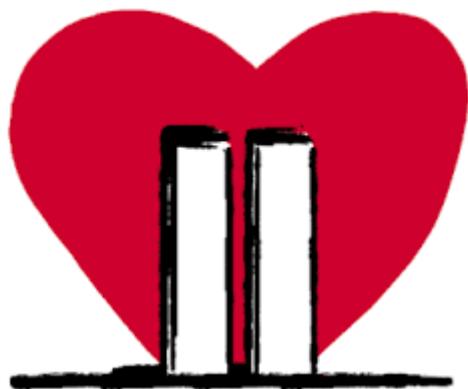
Chair

Attest:

Scott Charney
Commission Secretary

September

6b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

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

Recommendation:

Receive and file.

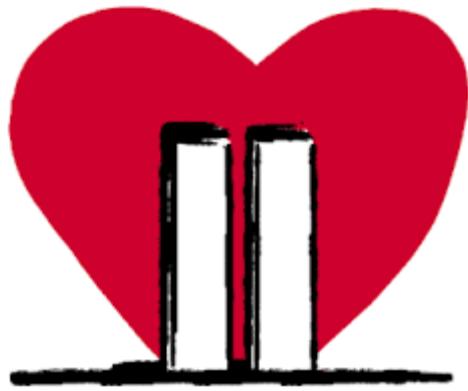
Background and Analysis:

1) At the September 12, 2017 City Council Meeting:

- The City Council introduced the Vacant Parcel Ordinance and conducted the first reading. The second reading is scheduled for September 26, 2017.
- The City Council authorized the City Manager to enter into two Contract Services Agreements, with CSG Consultants, Inc. and Interwest Consulting Group, for professional staffing of the Building and Oil Field Services Divisions, and for building plan check services.
- The City Council approved Conditional Use Permit 17-01, to allow the retail sale of alcoholic beverages for on-site consumption at Mother's Market, located at 2475 Cherry Avenue.
- The City Council conducted a public workshop to receive information on Proposition 64 – The Adult Use of Marijuana Act, and directed staff to prepare a Zoning Ordinance Amendment to prohibit all marijuana related activities allowed under the proposition citywide.

September

6c.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

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

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2351 Walnut Avenue	Proposal for a new warehouse (7,974 sf) and office building (first floor: 1,374 sf) (second floor: 635 sf) with associated landscaping, trash enclosure, and parking lot	Administrative Review <input checked="" type="checkbox"/> WELO req.	Required	N/A	N/A	Required						<ul style="list-style-type: none"> Revised preliminary plans submitted for planning review; well discovery completed and survey document received Agent submitted plans for preliminary review (7/17). Planning review comments emailed to agent on (7/11/17). Met with agent on (7/14/17) at public counter to go over design recommendations RA/JH
2200 E. Willow St.	Amendment to CUP 13-01 to extend the gas station hours of operation from 5 am to 10 pm seven days a week. Applicant: Costco Wholesale	Amendment to CUP <input type="checkbox"/> WELO req.	N/A	7/15/15	Required							<ul style="list-style-type: none"> Community meeting held (2/15). Planning Commission public hearing on 7/14/15. A permanent plan to address on-site circulation issues is pending (3/17). CTD
3201 California Ave. SHP Inc.	Abandoned well leak testing and WAR review. Applicant: SHP Inc.	Administrative Review <input type="checkbox"/> WELO req.	N/A						N/A			<ul style="list-style-type: none"> Methane leak tests approved. Three Well Abandonment Reports (WARs) approved. Development plans are on hold (6/16). CTD/JH

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

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2370 Walnut Avenue	Remodel for office and auto body repair facility. Applicant: Beetley Auto Center	Admin. SPDR and Lot Merger										<ul style="list-style-type: none"> Planning review is approved. Lot merger has been submitted for review by City Engineer (8/17). Permit issued (9/17) CTD
2499 PCH	Remodel of commercial laundry. Applicant: Bill Mylonas	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning and public works review 1st comments have been provided to the applicant. Public improvements bond and lot merger are pending. Applicant has indicated they would like to pursue a CUP amendment to extend hours of operation (8/17). Excavation permit to demo wall issued by PW (9/17). Fonnal plan check for bldg. remodel pending submittal of 2 additional sets of plans (9/17). CTD/AC
1501 E. 28 th Street	Site paving and LID BMPs for a mobile fueling facility. Applicant: Chuck Bleumel	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning, LID and preliminary grading review approved. Grading and plumbing permit issued (9/17). CTD

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

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2020 Walnut Avenue	Preliminary review of a 110,300 SF industrial park. Applicant: Xebec	ZOA, Parcel Map and SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Preliminary review 1st and 2nd comments have been provided to applicant and submittal is pending (8/17) <p>CTD</p>
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP <input type="checkbox"/> WELO req.	N/A	Required	Required							<ul style="list-style-type: none"> Deposit submitted to begin coordination of workshops w/HOA (7/14). Applicant requested to temporarily postpone request (12/14). Applicant submitted ZOA application to allow the indoor soccer use and a CUP to operate at the subject location. A workshop was conducted at the May PC mtg. Staff has conducted two evening site inspections and will schedule neighborhood and Commission visits, research parking standards, and prepare for a second neighborhood meeting in preparation of a zoning ordinance amendment and CUP for the use (8/17). <p>CTD</p>
Futsal Indoor Soccer	Applicant: Mike Biddle											

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

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status	
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.		
1136 Willow St.	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones.	ZOA 16-04 CUP 16-02 <input type="checkbox"/> WELO req.	N/A	6/21/16	7/12/16	Building Permit Issued: 11/28/16			5/22/18 			<ul style="list-style-type: none"> Planning Commission workshop held 5/17/16 to discuss the ZOA and CUP. City Council approved on 7/12/16, and the ordinance became effective on 8/25/16. Building permit issued on 11/28/16. Plumbing installation completed and inspected. (6/17) Grand Opening scheduled for September 16th (9/17). 	CTD/JH
Micro-brewery ZOA/CUP	Applicant: Daniel Sundstrom												
2750 Rose Avenue	Application for a CUP to allow vehicle body repair and painting as an Auto Center accessory use.	CUP 16-03 <input type="checkbox"/> WELO req.	N/A	11/15/16	12/13/16							<ul style="list-style-type: none"> Planning Commission recommended approval on 11/15/16. City Council approved on 12/13/16. Outdoor storage was removed. The draft parking covenant was submitted for review by legal counsel (6/17). 	CTD
Collision and auto body repair CUP	Accessory Dealership: Mercedes Benz Applicant: Class Auto Center Inc.												
999 Willow Avenue	Remodel of commercial bldg.	Admin SPDR Applicant: Construction LLC 2H										<ul style="list-style-type: none"> Planning Review 1st comments have been circulated to applicant and reviewed at a mtg. w/ Planning and Public Works and revisions are pending (8/17). 	CTD

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

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2501 Cherry Avenue 701 E. 28 th Street	Request to install solar panels over parking areas and on roof tops of existing commercial buildings. Applicant: Orion Systems Inc.	Admin SPDR <input type="checkbox"/> WELO req.	7/3/17	N/A	N/A							<ul style="list-style-type: none"> • Admin. Planning approval. Plan check submittal pending (7/17). • Plans submitted; will be sent to CSG (9/17). CTD/JH
2775 E Willow Street	New outdoor storage area with retaining wall at north property line and (8' high) security fence around the perimeter of the property Applicant: Jim Kirby (LA Prep, INC,)	Admin SPDR	9/11/17	N/A	N/A							<ul style="list-style-type: none"> • Received initial inquiry for project on 3/14/17. • Met with agent regarding requirements for submittal. • Public Works staff reviewed the plans for grading. • Visited the site on 6/15/17 to take photos of the existing conditions. • Building and Public Works Departments gave applicant their approval for the grading and retaining wall plans. • Planning staff gave approval of the plans on 9/11/17. • Permits are ready for issuance through Building Department (9/17).. RA

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

Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 16 business licenses.
- Building Department staff issued 21 permits including 3 residential solar permits. The valuation of the projects is approximately \$269,000 with permit revenues at \$2,780.

Training/Tours/Events

- The SCC summer concerts booth featured recycling, water conservation and sustainability information and activities. The final concert was August 16, 2017.
- The next Mayor's Clean-up event will be held Oct. 21, 2017 with base camp at the Islamic Center, 995 E. 27th St.
- Staff participated in a Southern California Associations of Governments webinar on 9/14 regarding High Quality Transit Area Vision Plans – promoting housing in close proximity to transit.

Ongoing / Upcoming Projects

- Vacant Parcel Ordinance (approved by City Council Sept.12, 2017).
- Mother's Market (approved by City Council Sept.12, 2017)
- Prop. 64 – The Adult Use of Marijuana Act ZOA PC public hearing scheduled for Oct mtg.
- Oil Well Inspections.
- Density Bonus Ordinance Amendment.
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding a master development agreement for future projects citywide.

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

Auto Center Vehicle Storage/Auction

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

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

Auto Center Dealership Improvements

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

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

Auto Center Dealership Improvements

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
1400 Spring St. City of SH Successor Agency	In preparation for a new Mazda dealership. Applicant: City Successor Agency and Glenn E. Thomas	SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> • Methane leak tests completed and approved. • Two WARs have been submitted and approved. • DDA and Neg. Dec were approved, by Council on 6/13/17. State DOF reviewing transaction (9/17). EM

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

Wireless Communication Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2411 Skyline Dr.	A request to add 2 new Tower Dishes and 3 Antennas, to the Cell Tower as allowed by CUP 99-05 (Cal. Internet). Applicant: Crown Castle	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A	Building permit issued 2/5/16						<ul style="list-style-type: none"> Revised plans for Telepacific equipment approved and bldg. permits issued (6/17). No inspection requested yet (9/17). CTD/JH
1855 Coronado rooftop facility	Six 6' high panel, 9 RRUs antennas, new hybrid cables and larger screen boxes screen the equipment Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A							<ul style="list-style-type: none"> Plans ready for permit issuance, applicant notified on 5/16 and 9/16. Third reminder sent (1/17). CTD
2525 Cherry Avenue	Removing and replacing the 3 existing antennas Applicant: Core Dev. for Sprint	Administrative to modify CUP 02-01	✓	N/A	N/A							<ul style="list-style-type: none"> Building permit ready for issuance 1/26/16. Reminders sent to applicant for permit issuance on 3/16, 7/16, 9/16, and 12/16. Final reminder sent notifying the applicant that the plans will expire on 1/25/17. Building permit issued on 1/13/17. No inspection requested yet. (9/17). CTD/JH

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

Wireless Communication Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2201 Orange Avenue	Remove 3 existing antennas and replace them with 3 antennas which are the same size and shape Applicant: Crown Castle for T-Mobile	Administrative to modify 07-04	✓	N/A	N/A							<ul style="list-style-type: none"> • Building permit issued on 12/7/16. • No inspection requested yet. CTD/JH
1220 E. Hill St.	Installation of a new (67'+/-) Verizon Wireless Monopalm with Related Equipment Applicant: Peter Cavanna	Administrative	✓	N/A	N/A							<ul style="list-style-type: none"> • Application with deposit was received on 8/7/17 • Correction list of first review was emailed to applicant-agent on 9/11/17. RA

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

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2518 Willow St.	New front entry electronic gate w/stone veneer pilasters, update guard shack Applicant: Willow Ridge Homeowners Association	Administrative Review <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued 6/2/16						<ul style="list-style-type: none"> Building permit issued 6/2/16. Front gate installed and inspected. Landscaping being installed (8/17). New monument sign being installed (9/17). CTD/JH
2016 E. 19 th St	441 sf addition for a new bedroom, new bathroom and new detached 2-car garage to an existing single-family dwelling Applicant: Miguel Munoz	Administrative Review <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16			11/21/17 			<ul style="list-style-type: none"> Building plans approved (12/16). Building permit issued 11/21/16. Foundation and framing complete (5/17). Construction continuing (9/17). CTD/JH
3347 Brayton Ave.	Remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition Applicant: Reginald McNulty	SPDR 15-02 <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16			5/31/17 	6/04/17 	3/04/18 	<ul style="list-style-type: none"> Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (4/17). School fees paid (5/17). 2nd extension request for 200-day extension granted. Project is on track to meet new CTL deadline (9/17) CTD/JH

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

Residential

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2085 Freeman Ave.	New two-story 4,050 sf SFD with attached 3-car garage on a vacant lot	SPDR 16-01 <input checked="" type="checkbox"/> WELO req.	N/A	Approved 1/19/16	N/A	Building Permit Issued 9/8/16			3/2/18 			<ul style="list-style-type: none"> • Grading and building permit issued on 9/8/16. • Grading completed, foundation installation underway (12/16). • Methane barrier is installed. Foundation poured. Framing started (3/17). • Retaining walls have been completed (4/17). • Framing completed (5/17). • Stucco and drywall completed (7/17). • Public Works improvements completed (9/17). • C of O requested, but inspection revealed alterations to landscape and balcony was enclosed. Corrections are pending (9/17). <p>CTD/JH</p>
1900 Temple Ave.	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06 <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A							<ul style="list-style-type: none"> • Application submitted 10/7/16. • A view analysis is required and story poles installed 3/2016. • No view requests were received. • Reviewed by PC at 5/16/17 workshop. PC direction was to add design

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

Residential

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	Applicant: Phala Chhean											elements to reduce the bulk and mass of the exterior walls. • Applicant has indicated they will hire an architect to work on design alternatives (9/17). CTD
1995 St. Louis Ave.	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage	SPDR 15-04 <input checked="" type="checkbox"/> WELO req.	N/A	8/11/15	N/A	Demo Permit Issued 4/1/16 Grading Permit Issued 4/27/17	9/28/16 (Demo finalized) 10/19/18					• Demolition permit finalized on 8/31/16. • Building plans are approved. (1/16). • Landscape plans are approved (3/16). • Methane assessment approved, no barrier required (12/16). • Grading permit issued on 4/27/17. CTL expires on 10/19/18. Notices mailed (5/17). • On 5/15/17, applicant inquired about floor plan revision to relocate bedroom #3 to the second floor. Staff informed that change requires Planning Commission review. • Staff has not heard further from applicant about the change (6/17). RA
	Applicant: Seth Sor for Kimberly and Phat Ly											

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

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2260 Walnut Ave.	A proposal for a new two story 1,894 sf SFD with attached 2-car garage on a vacant lot	SPDR 16-05 <input type="checkbox"/> WELO req.	N/A	Required	N/A							<ul style="list-style-type: none"> Leak test passed, vent cone was not installed (2/15). Well survey and access exhibit approved (9/15). Story poles were installed 1 month late and a letter extending the comment time frame was mailed. The extended comment time frame ended on 8/12/16. One request for a view analysis was made and the report has been prepared. Revisions to the design to improve views have not been submitted; however, new story poles have been installed (8/17).
Applicant: Santana Investors												CTD

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

Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot	SPDR 14-04 ZOA 14-03 VTTM 72594 <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16			8/14/19 			<ul style="list-style-type: none"> 2 Model home permits issued on 12/7/16. Model construction and landscaping complete. Foundations in progress for rest of homes. Revisions to the model home parking plan were approved by PC at the July mtg. (7/17) Streets, fences and retaining
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City of Signal Hill
Community Development Department
Development Status Report
September 19, 2017

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Walnut/ Crescent Heights St.	Applicant: Far West Industries											walls are in process (8/17). • DOGGR and BRE clean-up items pending for 8/25 homes. • Building permits pulled for Phase 1 and Phase 2 SFDs (9/17). CTD/JH
Zinnia (formerly Gundry Hill)	72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot and courtyard with on-site management on a 1.61-acre lot	Administrative Review (SPDR 15-01) <input checked="" type="checkbox"/> WELO req.	Approved 2/18/15	N/A	N/A	Building Permit Issued 11/30/15		11/09/19 				• Framing for all three buildings are completed, roofing started. • Underground utilities installed (3/17). • Exterior finishes being applied (5/17). • Building one completion date estimated October 2017 (9/17). JH/SC
1500 E Hill St.	Applicant: Meta Housing											
The Courtyard 1939 Temple Avenue	Residential development on a .6-acre lot for 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height. SP-21, Courtyard Residential Specific Plan to deviate from current RH zoning for 3-stories height and a reduced front and rear setback.	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan) <input type="checkbox"/> WELO req.	N/A	5/17/16	Required							• 2 wells discovered, leak tested and vent cones installed (8/15). • View Notice mailed 10/26/15. Planning Commission (PC) workshop #1: 12/15/15. • View Notice for revised plans mailed 2/17/16. PC workshop #2: 3/15/16. PC public hearing: 5/17/16. • At the 6/28/16 City Council (CC) meeting, CC continued the ZOA to the 9/13/16 CC meeting. • New story poles were installed (10/16). Neighborhood meeting held on 10/10/16.

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

Residential

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The Courtyard 1939 Temple Avenue (cont.)												<ul style="list-style-type: none"> • CC held a study session on 12/13/16 and recommended denial without prejudice of ZOA at the next CC meeting. • City Council denied the project without prejudice on 1/10/17. • New project can be submitted without a 1 year waiting period. • As preparation for the new submittal, a neighborhood meeting was conducted to review revised plans. • Following the meeting four new view analyses were requested. • New plans and application were submitted on 3/16/17 and the view analysis was received 4/10/17. • PC workshop was conducted on 5/16/17. PC directed the applicant to: <ul style="list-style-type: none"> • Clean-up and maintain the site, • Revise the story pole ribbons to match the roof pitch and • Revise the view report photos to be more clear, • Deliver and review the view reports with the residents, • Respond to workshop questions from the public per bldg. heights; and • Revise plans per staff direction (6/17). • Revised plans and view reports were received and a
The Courtyard	Applicant: High Rhodes Property Group											

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

Residential

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1939 Temple Avenue (cont.)												neighborhood mtg. was conducted with residents, who requested the additional story poles and ribbons for the northerly bldgs. be installed to accurately reflect roof lines and view impacts (8/17). <ul style="list-style-type: none">• Applicant reported that new story poles had been installed but certified plans have not been submitted as required to proceed with new view analysis (9/17). CTD
Applicant: High Rhodes Property Group												
2599 Pacific Coast Highway	Residential SP-10 on a .4-acre lot 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 detached units	ZOA, SPDR, TTM,	N/A	Required	Required							<ul style="list-style-type: none">• Staff met w/owner who reported an unsuccessful lot consolidation outreach effort (9/12).• A revised design (10 units) more closely meets the intent of SP-10.• Access & guest parking revised (6/14).• PC requested additional design changes. Plan revised to 9 units & met most of the standards. Some buildings still exceed height limit.• Condo map and story pole plan were submitted and view analysis request letter was sent 4/1/16.• Due to delays of story pole

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

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2599 Pacific Coast Highway (cont)												installation, viewing period was extended 4/14/16. Story poles were installed and comments received. A view analysis report was prepared & reviewed with residents.
	Applicant: Mike Afiuny											<ul style="list-style-type: none"> • Due to impacts on views, the applicant further reduced bldg. heights however, most still exceed the 30' height limit. • City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line. • Review of the revised view report completed, story pole cert submitted. • Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence and site clean-up items are required. Final inspections (3/17). • A neighborhood mtg. was held 2/23/17 and nearby residents and property owners noted that 6/9 of the bldgs. are over the height limit and blocking views. • Concerns were voiced about traffic, the density of the project, and parking and traffic impacts on an already

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

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2599 Pacific Coast Highway (cont)												impacted neighborhood and alley. <ul style="list-style-type: none"> • The applicant was instructed to meet with the neighbors and develop options to revise the project. • The applicant has not revised the project and requested a meeting to discuss how to proceed. • Staff prepared a detailed memo following the meeting regarding project deficiencies and past Council direction on a similar project. • Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views. • Applicant request mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views. • Applicant indicated they would revise plans. • Staff noted revised plans would have to be reviewed by City Traffic Engineer to address parking and traffic impact concerns (7/17). • Revised plans with a
		Applicant: Mike Afiuny										

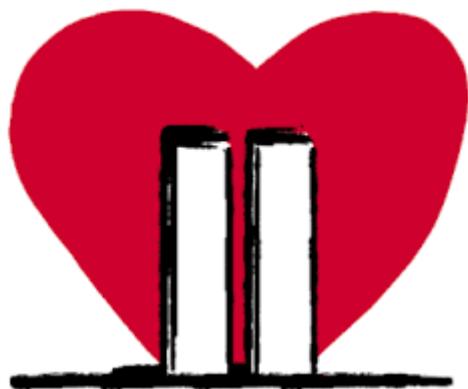
City of Signal Hill
Community Development Department
Development Status Report
September 19, 2017

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	Applicant: Mike Afiuny											combination of two and three-story units were submitted and installation of story poles is pending (9/17).
2055 Terrace Drive	N. SFGD remodel and elevator install, Phase I View Analysis and request for Reasonable Accommodation	Admin. SPDR	9/13/2017	NA	NA	9/13/18						<ul style="list-style-type: none"> Applicant submitted a written request for Reasonable Accommodation for elevator encroachment into garage. A Phase I View Analysis was conducted and letters of "No Impact" were received. Plan check plans for bldg. permits are pending (9/17). CTD
	Applicant: Rama Singhal											CTD

September

6d.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

September 19, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: IN THE NEWS

Summary:

Articles compiled by Staff that may be of interest to the Commission include:

- Builders Pull Back on Home Construction Despite Strong Demand
- Community Centers
- Hotel Building Boom Stalls As Demand Plays Catchup
- Mather Veterans Village
- More Borrowers Are Defaulting on Their 'Green' PACE Loans
- Not Enough Chargers

Recommendation:

Receive and file.

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<https://www.wsj.com/articles/u-s-housing-starts-dropped-in-july-1502886989>

ECONOMIC DATA

Builders Pull Back on Home Construction Despite Strong Demand

Multifamily housing starts decline significantly after a five-year boom



Workers installing wall frames at a home under construction in Ellenton, Fla., in July. PHOTO: TY WRIGHT/BLOOMBERG NEWS

By *Laura Kusisto*

Updated Aug. 16, 2017 3:35 p.m. ET

The apartment-construction boom is coming to an end, and builders aren't ramping up single-family construction quickly enough to fill the void.

Developers for the past several months have slowed down on new apartment projects, reversing a five-year trend in which rental construction boomed while for-sale home construction has lagged behind.

For apartment dwellers and landlords, that suggests a recent slowdown in rent growth might be short-lived.

"For landlords it means there won't be as much of this fear of overbuilding, but unfortunately for renters ... it just shows that the market is going to remain tight," said Jay Lybik, vice president of research services at Marcus & Millichap, a commercial real-estate firm.

Overall U.S. housing starts declined for the fourth time in five months in July, the Commerce Department reported Wednesday. Total housing starts decreased 4.8% from the previous month to a seasonally adjusted annual rate of 1.155 million.

While starts edged 0.5% lower for single-family construction, they plummeted 17.1% for construction on buildings with five or more units.

That isn't necessarily bad news for the U.S. economy, because single-family construction employs three times as many workers per unit as multifamily construction, according to Rob Dietz, chief economist at the National Association of Home Builders.

Housing starts data are volatile and often are subject to large revisions, but a clear pattern has emerged over the past few months of slowing activity driven by a drop in apartment construction and only gradual improvement in single-family building.

That is likely good news for landlords in places like New York and San Francisco who have struggled to fend off declining rents, although it could also mean less relief for tenants.

With a strong economy and increasing household formation, any decline in construction activity is likely to lead to more competition. Families who are unable to find a single-family home to buy will be forced to keep renting, increasing competition for apartments.

Taking into account population growth, single-family housing starts are 17% below the 50-year average, according to Ralph McLaughlin, chief economist at housing search website Trulia.

Economists said single-family starts are being constrained by a lack of construction workers and land. That is likely to mean continued gradual recovery in the sector rather than a turbocharged expansion.

"If we could overcome those hurdles, the demand is there," said Gus Faucher, chief economist at PNC Financial Services Group.

Starts reached a post-recession peak in October 2016. Since then the pace of building has slowed despite growing confidence among builders and consumers, a rising stock market and low unemployment—all factors that should support construction.

Banks have been pulling back on apartment lending, which is weighing on construction. At the same time, flattening or declining rents in major U.S. cities after years of aggressive building are making it more difficult for developers to make a profit.

Starts in the first seven months of the year were up 2.4% from the same period in 2016, including an 8.6% jump in single-family construction. Apartment and condominium starts for buildings with five or more units are down 10.4% so far this year.

"It's really important to separate the single-family trends from the multifamily trends because they are going in different directions," said Mr. Dietz.

The homeownership rate hit 63.7% in the second quarter, the Census Bureau said last month, a jump of nearly a full percentage point from a year ago and a sign the trend toward more households renting is reversing. Some 1.26 million new-owner households have been formed since the second quarter of 2016, while there are 702,000 fewer renter households than there were a year ago, according to the Census.

The average size of new single-family homes under construction declined slightly during the second quarter, another indication that builders are tilting toward starter-home construction, which in turn could help bring more buyers into the market. The median new home built during the second quarter was 2,388 square feet, 3.6% smaller than the median two years ago.

Starts so far this year have climbed most strongly in the West, which has consistently led the housing recovery. Total housing starts jumped 11.3%, including a 14.2% jump in single-family construction.

Write to Laura Kusisto at laura.kusisto@wsj.com

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COMMUNITY CENTERS

New facilities provide much-needed services while creating neighborhood gathering spaces and bringing together diverse populations.



Boston Public Library Boston

William Rawn Associates

A DUNGEON, a prison, a bunker—locals had many nicknames for Philip Johnson's landmarked 1972 addition to the central branch of the Boston Public Library (BPL), none of them flattering. (Johnson himself called it “a fortress without windows,” which seems less outrageous when you realize that it was surrounded by vacant lots and

rundown properties when it was constructed.) Last year, Boston-based William Rawn Associates completed a sweeping \$78 million, 156,000-square-foot renovation that improves its connection to the branch's renowned 1895 Renaissance Revival building by McKim, Mead & White and, perhaps more critically, opens up the imposing granite building to Copley Square for the very first time.

BPL spent a year soliciting input on the project from the





local community and its millions of patrons, and formed an advisory committee that transformed their feedback into key principles for the city-funded effort. (Topping the list: fun.) William Rawn was then selected via an interview process, and the architects continued to reach out to key constituents as the design progressed. "Given the library's central location, the outreach effort was necessarily broad and inclusive all along," says Rawn, whose firm had designed two

other branches for the BPL.

The ambitious renovation comprised upgrades to the library's numerous collections, a revamped lecture hall, and ADA improvements, among many other enhancements. But the new heart and soul of the building is the double-height Boylston Hall (a "big urban room," says Cliff Gayley, co-principal on the project), which enlivens a 210-foot stretch of the busy street it's named after. Gone are the fence-like granite slabs and mirror

glass that once shrouded the ground floor from public view; in their place are crystal-clear, low-iron glass walls that lure passersby into the dynamic interior via three new entrances. The space houses a welcome center, borrower services, new and notable titles in print and digital forms, seating areas, public computers and research kiosks, a café (yes, food is allowed), and a glass-enclosed broadcast studio for local public radio station WGBH.

With its remarkable transparency, the redesign of the BPL celebrates its role as a forward-thinking public institution that elevates civic life. Boylston Hall itself has become a popular meet-up and hangout spot, attracting a larger and more diverse crowd to the building than ever before. It's a vibrant tribute to the nation's first large municipal library, whose motto, "Free To All," could be the resistance theme for our times.

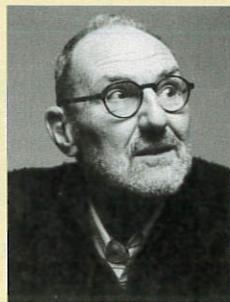
Deborah Snoonian Glenn

Thom Mayne

MORPHOSIS, LOS ANGELES AND NEW YORK

On Infrastructure vs. Design

The architecture world seems to be overly invested in design with a capital D. I'm interested in broadening that. The problems in the 21st century are going to be much more infrastructural than architectural, and they're the ones I'm preparing my students for. I'm not giving up design; it isn't either/or. But the most compelling work in front of us today is infrastructural. I've run the Now Institute at UCLA for 10 years. We did social housing in Madrid, and in Haiti we're about to complete a system to bring people drinkable water. And our report on the future of L.A. is about to come out. The goals are to make L.A. energy-neutral and water-neutral by 2050—and it's anticipating that, by 2050, one-third of the city's food will come from hydroponic farms. We're building a prototype now. Overall, I'm attacking what I see as a passivity in architectural education. And I'm reuniting with my '60s activist past.





Central Recreation Center Pool
South Los Angeles
 Lehrer Architects LA

THE CITY of Los Angeles operates dozens of community pools each summer to help residents beat the heat. But South L.A.'s Council District 9 had been without one since 2004, when the Central Recreation Center Pool closed due to earthquake damage. In June 2016, city officials finally unveiled a new \$4 million pool and bathhouse in its place. Designed by Lehrer Architects LA, the sparkling facility was an instant hit, quickly becoming a popular gathering spot for the working-class neighborhood.

As he's done for other public projects, principal Michael B. Lehrer relied on humble, durable materials—painted concrete masonry units (CMUs), corrugated and perforated metal, and ceramic tile—to craft a dignified space on a tight budget. Bright whites and citrus greens and yellows announce the entry from the street, and a metal canopy nods to the dormers of 1920s-era houses on the block. Once inside, guests can take a dip in the 6,300-square-foot pool, or lounge and congregate on built-in bench seating that's arranged in clubhouse-like configurations at the pool's perimeter. The bathhouse's extended roof canopy and a quartet of 30-foot shade towers filter sunlight and cast dynamic

shadows on the water and deck. The towers, visible for several blocks and illuminated at night, have become a local landmark.

Park staff report less gang activity in the area since the pool reopened. For years, the boarded-up site was such a blight on the community that when city officials solicited comments about replacing the pool, says Lehrer, some neighbors were skeptical that a pool should go there at all. Those doubts have been put to rest. "We wanted the project to be a source of pride, a place that tells the neighborhood that where they live matters," says Lehrer. "Great design is almost a moral enterprise when you're using public funds to accomplish it." D.S.G.



PHOTOGRAPH: COURTESY LEHRER ARCHITECTS (TOP AND BOTTOM); © MATTHEW MILLMAN (OPPOSITE, 3)





Boeddeker Park

San Francisco

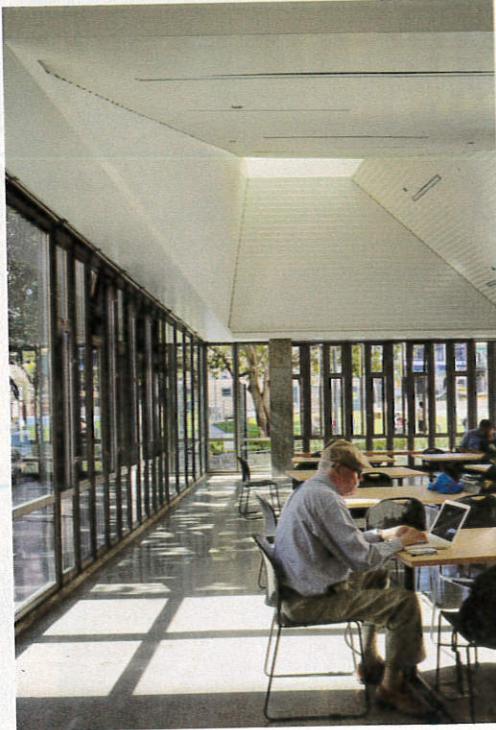
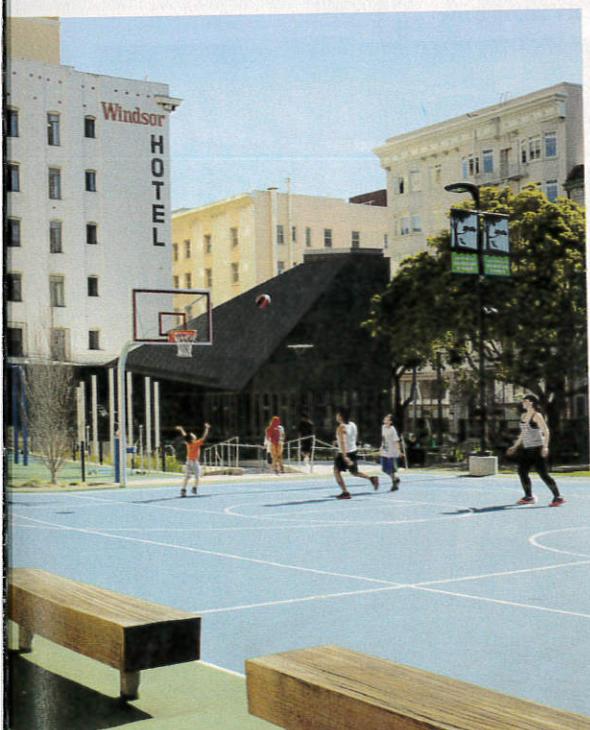
WRNS Studio

AFFECTIONATELY CALLED the "Green Dragon" by its architects, the new clubhouse for San Francisco's Boeddeker Park is clad in scale-like zinc panels and has a rakish form: a long, low structure, the building rises to a 30-foot-high "head" on one end and a tail-like roof monitor on the other. The playful 4,000-square-foot facility, designed by local firm WRNS Studio, replaces a sunken, bunker-like clubhouse and is central to the park's welcoming new approach. "There's been a threshold moment where we've moved from defensible architecture to open and transparent spaces," says design partner Bryan Shiles.

Located in the Tenderloin, the city's poorest and densest neighborhood, the park opened in 1985 to provide much-needed public space. However, security measures designed to prevent people from camping out overnight (among other things) overwhelmed its usability. The one-acre infill site was surrounded and subdivided by formidable fences. It was also bisected diagonally by a wide walkway, breaking the space up into awkward parcels.

The \$9.3 million redesign, funded through a combination of public money and private donations to the Trust for Public Land (TPL), represents a complete rethinking of the amenity. WRNS Studio and TPL collaborated on the master plan, moving the park entrance so that all comings and goings are in view of the at-grade clubhouse. In addition to providing full transparency to the activity outside—"It's like a porch overlooking the street," says Shiles—the building's window walls face the full-size basketball court, playground, and large lawn. The architects also removed the internal fences and switched out the wrought iron perimeter enclosure to a visually porous wire mesh. The clubhouse is one of the first city-operated properties to use geothermal wells for radiant heating.

Since opening at the end of 2014, park usage has increased threefold, with a large leap in numbers of children, teens, and seniors. For the latter group, there are now amenities designed just for them, including a walking path that encircles the park, and a community garden. *Lydia Lee*



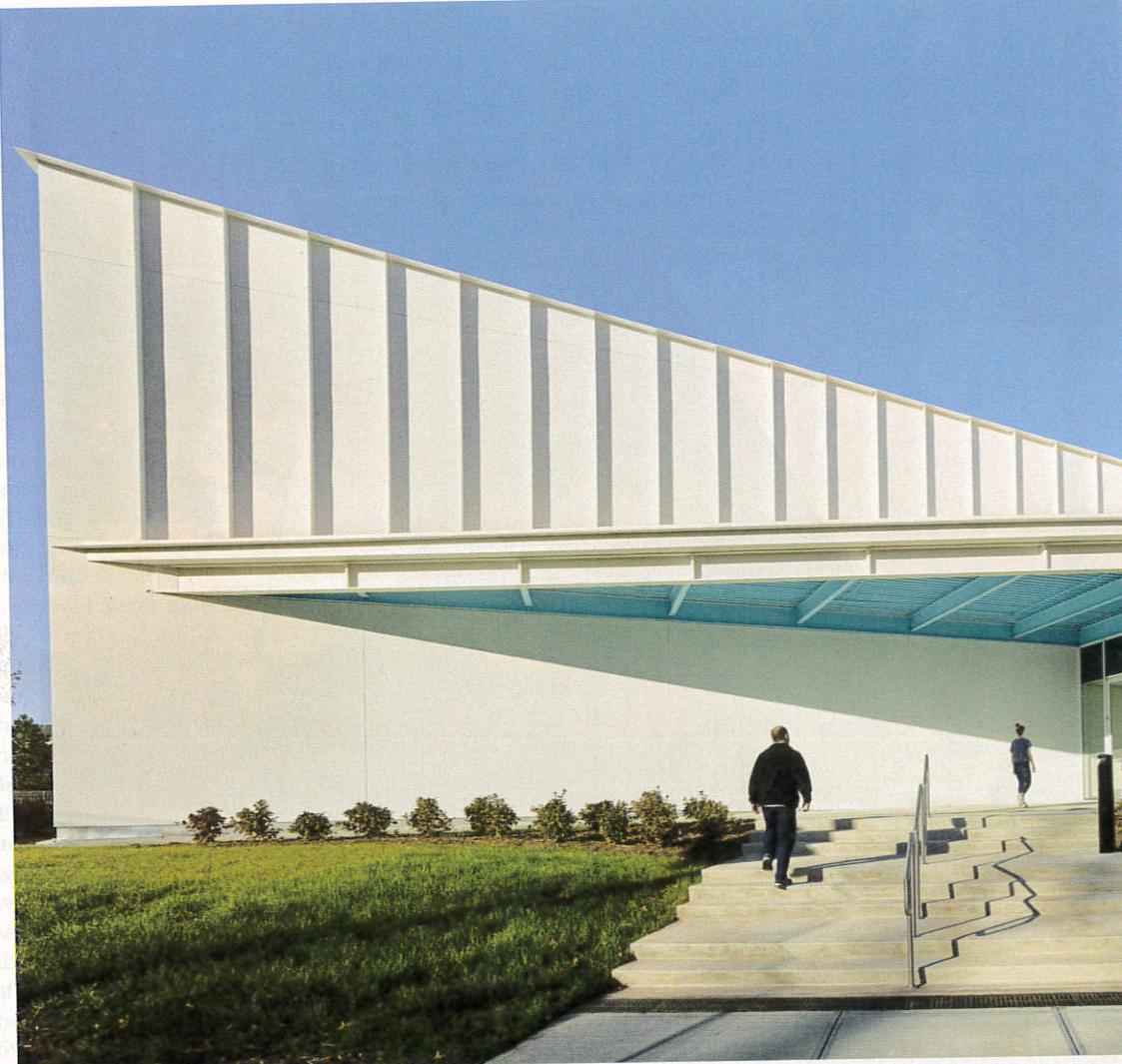
Training Recreation Education Center Newark

Ikon 5 Architects

WHILE PROVIDING much-needed services to a marginalized community in Newark, the Training Recreation Education Center (TREC) also demonstrates design excellence on a budget. The \$11 million facility, which opened in November 2016, was commissioned by the Newark Housing Authority for the city's South Ward and designed by Princeton, New Jersey-based Ikon 5 Architects. The goal was to give the area's low-income families more economic opportunities by providing easily accessible job training and continuing-education classes. To increase the center's gravitational pull, recreation and fitness were also part of the brief. The resulting 24,000-square-foot building includes a regulation-size basketball court, a community meeting room and kitchen, classrooms, and a daycare center.

The building's parti, two triangular wedges (a transparent one that holds training spaces and an opaque one that houses athletic facilities), is a subtle nod to the surrounding diagonal street grid. But, more overtly, it is an iconic volume that announces its presence within the neighborhood of modest clapboard homes and brick public housing. "The city wanted this building to be unique in its appearance so that it would attract people from the community," says Ikon 5 principal Joseph Tattoni.

To this end, the architects used white aluminum fins to create a rhythm on the facades while also shading the curtain wall. And to dress up the stucco expanses, the team installed the fins across the opaque surfaces as well, in place of control joints—the architectural equivalent of a white pinstripe suit. Since the start of the year, more than 550 people have come to the center; the city is still negotiating with providers for job training, but the children's "Rising Stars Sports Academy" is in full swing and has been very successful, reports TREC. L.L.





PHOTOGRAPH: © JEFFERERY TOTARO (OPPOSITE, 2); KARA BOYD (TOP, RIGHT); COURTESY RIPPLE ARCHITECTURE STUDIO (MIDDLE, RIGHT); COURTESY UNITED STATES CONGRESS (BOTTOM, RIGHT)



ArtHouse: A Social Kitchen

Gary, Indiana

Ripple Architecture Studio with Barbara Brown Wilson

A BUFFET restaurant in downtown Gary, Indiana, is becoming a different kind of cultural smorgasbord. Following a recent facelift, the former eatery is now the home of "ArtHouse: A Social Kitchen"—a culinary business incubator and community events space.

Built in 2008, the restaurant was short-lived and sat vacant for the better part of a decade. To revive the 14,300-square-foot building, owned by the Gary Economic Development Corporation, the city collaborated with artist Theaster Gates's Place Lab and successfully applied for grants to create and operate the ArtHouse for two years. The \$1.65 million in grants included \$177,000 for an exterior art intervention that would draw attention to the nondescript building (outfitted with a large commercial kitch-

en, it did not need substantial interior renovations). Charlottesville, Virginia-based architect Jeana Ripple and urban planner Barbara Brown Wilson won the competition for the public art portion.

The resulting lighting installation, which crowns the building, comprises a 257-foot-long stretch of wire scaffolding hung with 2,000 solar-powered lights made from acrylic tubing. To create a daytime effect, Ripple lined the lanterns with dichroic film, which changes colors depending on the viewing angle. Protruding above the roof, the artwork acts as a modern "false front" and creates a beacon for the neighborhood.

Working with the designers, the ArtHouse team made the transformation a community project. As work progressed, they held workshops for foster youth that focused on public artwork,



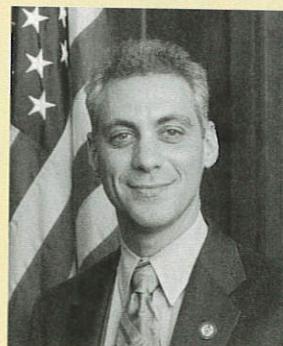
and they invited community members to furniture-making classes, enlisting them to build outdoor benches. Since ArtHouse's opening last November, hundreds of people have attended its weekly events and 20 individuals are enrolled in the culinary business program. "As with a lot of other Rust Belt cities, the narrative in Gary has been about the decay of the city—but we're showing that there's a really rich network of ambitious entrepreneurs here," says Michele Larimer, ArtHouse's project manager. L.L.

Rahm Emanuel

MAYOR OF CHICAGO

On Urban Revival

To make the renaissance that is currently happening in cities continue, we need to underscore and amplify our values of tolerance, inclusion, and equity. In Chicago, projects like the Riverwalk, the 606 elevated trail, and the Maggie Daley Park help to bring distinct neighborhoods together.





Edible Schoolyard New York

WORKac

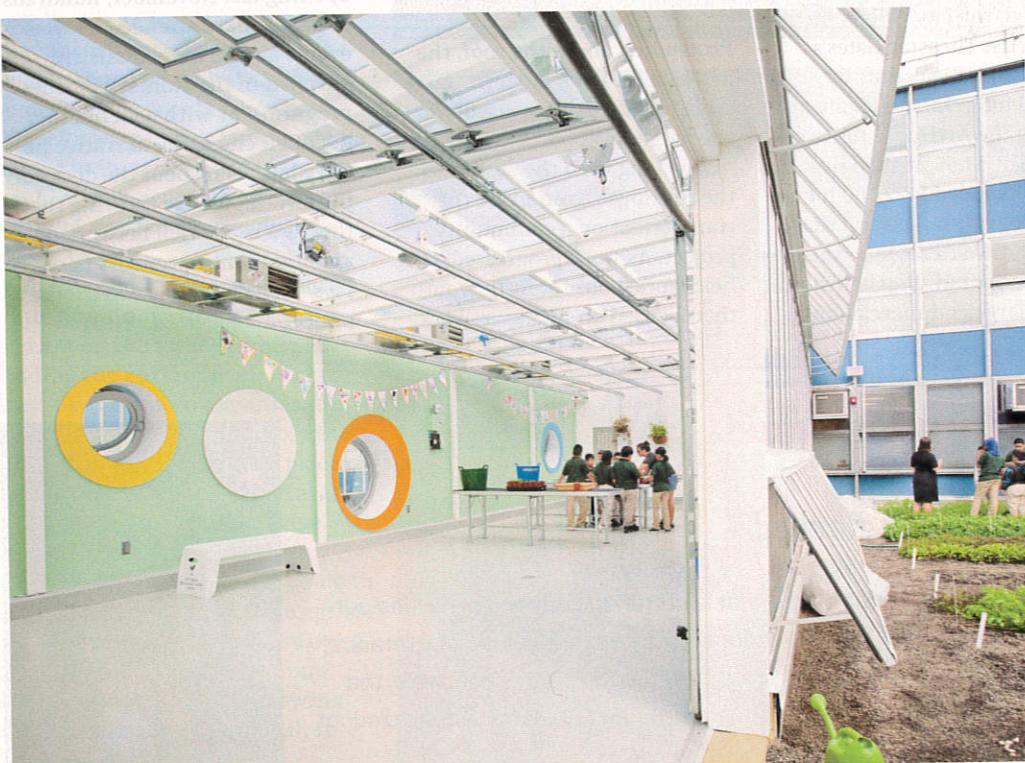
BACK IN 2008, when WORKac created an installation at MoMA P.S.1 in Queens, NY—an urban farm planted in giant cardboard tubes within the museum's courtyard—it caught the attention of a celebrity chef and a filmmaker on the opposite coast. Chez Panisse founder Alice Waters had begun the Edible Schoolyard Project in Berkeley a decade before. When Waters later collaborated with movie producer and philanthropist John Lyons to

bring the program to New York, WORKac seemed a perfect fit.

The architects designed their first Edible Schoolyard for a public elementary school in Brooklyn in 2014. Then-City Council speaker Christine Quinn had already set aside enough money to have at least one built in each of the five boroughs. (The city pays for construction and maintenance, while the nonprofit Edible Schoolyard NYC raises funds to pay for teachers, supplies, and programming.) Now a second version has just been completed at Public School 7 in Harlem. Since the goal of the program is to transform the eating habits of kids by integrating gardening and kitchen classes into the school day, neighborhoods with little public green space and access to healthy grocery stores were selected.

As they did with their Brooklyn project, WORKac created a greenhouse clad in colorful cementitious shingles that form a pixelated version of a flower pattern designed by Venturi Scott Brown. Adjacent to this bridgelike structure—which is built over a reinforced foundation and the existing one-story cafeteria—a green roof is used to grow garlic, beets, turnips, and a host of other vegetables. A garden on the lower level features painted troughs that serve as planters.

The greenhouse has become a gathering space for special events, including parent breakfasts, and its visibility has attracted neighbors to volunteer in the program. "As a project, it's so rewarding because it's really a typological invention," says WORKac principal Dan Wood. "And, of course, everyone involved is so committed, compassionate, and creative. We're impacting an urban community while transforming a school." Josephine Minutillo



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<https://www.wsj.com/articles/hotel-building-boom-stalls-as-demand-plays-catchup-1504020828>

BUSINESS

Hotel Building Boom Stalls As Demand Plays Catchup

Tighter lending conditions and a surging supply of rooms are cooling plans for new construction



The under construction citizenM hotel in New York, shown in April. Several markets, including New York, Seattle, Denver and Nashville, Tenn., have construction pipelines that currently represent more than 10% of existing supply. PHOTO: RICHARD B. LEVINE/ZUMA PRESS

By *Sharon Nunn, Chris Kirkham and Sarah Chaney*

Aug. 29, 2017 11:33 a.m. ET

Hotel developers are slowing down new U.S. construction projects after years of rapid growth, a result of tighter lending conditions and a ballooning supply of rooms in large markets.

Though consumer demand remains healthy, hotel construction spending was down 2% to \$27.5 billion in June at a seasonally adjusted annual rate from December, according to Census Bureau data, after more than tripling since bottoming in 2011. A combination of increased travel spending, growing consumer confidence and cheap credit prompted developers to pour money into hotel-construction projects in the aftermath of the 2007-09 recession. Now, growth in new hotel rooms is outpacing the number of consumers able to stay in them in cities like New York, Houston and Miami, prompting banks and developers to take a breather.

“As soon as they started seeing a lot of cranes in the air, people started getting cautious again,” said Inigo Ardid, co-president of Key International, a Miami real-estate investment and development company that develops hotels throughout Florida.

Overall growth in the U.S. hotel room supply has been slower in recent years than it was going into the last downturn, but there has been rapid growth in the nation’s largest markets, leading to pockets of oversupply. Hotel room supply has grown at 2.5% in the nation’s top 25 markets so far this year, according to STR Inc., a data company that tracks the hotel industry, compared with 1.5% in all other markets.

Adding to the challenge: Construction labor shortages have pushed up the cost of building new hotels at a time when revenue growth for hotel rooms across the U.S. is also beginning to slow.

“That kind of one-two punch doesn’t make it exciting to build another hotel,” said Mark Laport, president and chief executive of Concord Hospitality Enterprises Co., which develops, owns and manages properties across the U.S. for most of the major U.S. hotel chains.

Banks tightened commercial real estate lending standards in the second quarter across categories including construction, nonresidential and multifamily development, according to a July survey of 76 U.S. banks and 22 U.S. branches of foreign banks conducted by the Federal Reserve.

David Kong, president and CEO of Best Western Hotels & Resorts, said his company created a dedicated team last year to work with owners and developers who were having difficulty getting construction financing. He said the company has been much more focused on acquiring existing hotels under its brands because “we recognize there are going to be less and less new construction projects.”

Some large cities that bounced back early in the economic recovery have seen huge growth in the number of new rooms, dragging down revenues from each available room. New York, Miami, Austin and Dallas all saw declines in revenue per available room for the first seven months of this year compared with a year earlier. Given the pipeline of projects, growth in new hotel rooms is projected to accelerate over the next two years in these four major markets, according to a forecast from CBRE Hotels Americas Research.

Developers said the construction lending environment has tightened as the cycle has gotten longer, with the wounds from the financial crisis and the recession still weighing on many investors’ minds.

“If we were going to market with a new project three years ago, we would maybe have had 10 lenders that were interested in the project,” said Amit Patel, president of Winwood Hospitality Group, which owns and develops hotels in North Carolina and has an existing hotel investment in Nashville. “That number today is probably closer to three.”

Miami’s growing supply and recently declining lodging market is a microcosm of the trend and a warning to developers and investors alike; almost 3,500 rooms were under construction in the city as of March, which is 6% of Miami’s existing supply, and the city’s occupancy rates and revenue per room have ticked down by almost 7% since 2015.

Houston was experiencing similar perils before flooding hit the city this week. The oil-rich city had almost 5,000 rooms under construction as of March 2017, which is 6% of Houston’s existing supply. Almost half of Houston area hotel loans are distressed because of declines in hotel room occupancy and dwindling income to pay back mortgages, according to Kroll Bond Rating Agency.

Still, some economic fundamentals still point in the sector’s favor. The average annual U.S. occupancy rate at the peak of hotel construction last cycle was 62.8%, and was rapidly declining. By comparison, occupancy was at 65.5% over the last year, which is a slight uptick from a year earlier.

Unlike in past cycles, when developers overbuilt across the board, this last growth period has been much more moderate. Average room supply growth was less than 2% across the U.S. in June, according to STR. That is in line with long-term averages and lower than supply growth of about 3% going into the 2007-2009 recession and 4% growth before the 2001 recession.

Kevin Jacobs, chief financial officer at Hilton Worldwide Holdings Inc., said that kind of growth bodes well for the industry going forward.

“It’s definitely a blessing this late in the cycle to be only at long-term averages,” Mr. Jacobs said.

Write to Chris Kirkham at chris.kirkham@wsj.com and Sarah Chaney at sarah.chaney@wsj.com

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A large mural of the American flag is painted on the side of a building, with stars on the left and stripes on the right. The building appears to be a modern residential complex with solar panels on the roof. In the foreground, there is a paved walkway with a bench, a circular garden bed with a stone border, and a dog running in the grass. Two people are sitting on a bench on the right side.

Mather Veterans A Place



Village:

to Call Home



The first permanent supportive housing for homeless veterans with disabilities in the Sacramento region opened Aug. 31, 2016, in the City of Rancho Cordova on a 3.65-acre lot that was formerly part of Mather Air Force Base. The base was decommissioned in 1993.

Mather Veterans Village is a three-story, garden-style community with 50 apartment homes and 3,500 square feet of meeting rooms, staff offices, a kitchen and lounge area and a computer lab. In addition to exceeding California's energy and water usage standards, the site features drought-tolerant landscaping and drip irrigation using 100 percent on-site gray water and rooftop solar panels that generate power for the hot water system and provide electric generation for tenant net metering. The village's community hub is located in a portion of a repurposed 1950s military building.

Partnership Makes Project Possible

"The City of Rancho Cordova, once the site of an active Air Force base, is still home to more than 5,000 veterans and their families. In 2006, we began to explore the feasibility of creating a village dedicated to the care and housing of our nation's veterans," says City Council Member Robert McGarvey. "This city project, 10 years in the making, is the result of a partnership between our city, Mercy Housing, Veterans Resource Centers of America (VRC) and the County of Sacramento."

continued

"The County of Sacramento is pleased to be a partner in helping make Mather Veterans Village a reality," says County Supervisor Don Nottoli. "Our veterans will benefit from this outstanding and much-needed project, which provides a

safe and welcoming home and supportive services for their overall well-being."

"Everyone at Mercy Housing California feels enormous pride whenever we complete a new affordable housing com-

munity for low-income residents," says Doug Shoemaker, president of Mercy Housing California, which is the master developer of this project and part of a larger national nonprofit organization focused on providing affordable hous-

The 50 permanent supportive homes are just the first of three phases planned for Mather Veterans Village.

LCW LIEBERT CASSIDY WHITMORE



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The Road From Hopelessness to Home

Joe Qualls served in the U.S. Navy from 1987-91. He returned to Placerville, his hometown, after completing his service. "I went from Desert Storm to Placerville," he says. "It's hard to describe how that felt — it was like going from a major roller coaster to a kiddie ride at the fair."

Qualls worked in construction, but found it increasingly difficult to hold a job. He was suffering from post-traumatic stress disorder (PTSD) and didn't realize it. "I was angry all the time," he says. "I would get upset and quit. I went through dozens of jobs. And then the economy tanked, and there was no work in construction."

Without a job, Qualls became homeless. "I was living on the river in Sacramento, and I was suicidal," he says. "Finally, a friend told me to go to the Veterans Administration (VA), and it was the best thing I ever did. I got a nice doctor who did a physical evaluation and talked to me about mental health. They gave me anger management classes for my PTSD and helped me find work."

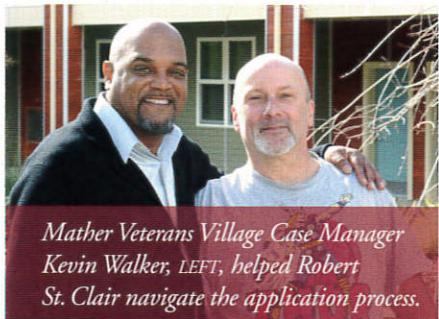
With assistance from the VA and the Veterans Resource Centers of America, Qualls found temporary housing and applied for a slot at Mather Veterans Village, where he now makes his home. He shows his tidy apartment and kitchen to visitors and explains, "I love to cook."

Today, Qualls works in a veterans' support program. He says, "I go out on the streets to look for homeless vets and help them get the services they need." Qualls offers his fellow veterans help — and hope.

ing for low-income families, seniors and people with special needs. "But there is an extra-special feeling we all share when we open a new community for formerly homeless and disabled veterans," he adds. "Mather Veterans Village would not have been possible without the amazing group of collaborative partners who worked tirelessly to turn this concept into a beautiful reality."

George Thomas couldn't agree more. George, now a resident at Mather Veterans Village, is just one of 50 formerly homeless veterans who now have a place to call home.

continued on page 20



Mather Veterans Village Case Manager Kevin Walker, LEFT, helped Robert St. Clair navigate the application process.

A New Lease on Life

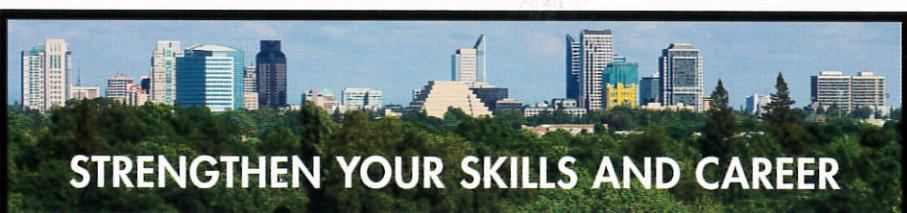
Robert St. Clair served in the U.S. Army from 1980–83. After his service concluded, he struggled with methamphetamine addiction and homelessness for years. In 2013, he entered a substance abuse treatment program with the help of the Veterans Resource Centers of America (VRC) and the Mather VA Hospital (VA). "It took two rounds of rehab," says St. Clair. "And I've stayed clean and sober for two years now."

In 2016, St. Clair learned about Mather Veterans Village and applied for housing there. "The wait was a time of extreme anxiety," he says. "Kevin Walker was assigned as my case worker, and I called every day about my application."

When he got the OK to move in, St. Clair was joyful and relieved. He says, "God gave me a new lease on life through VRC and the VA's inpatient drug treatment program — and the support of my fellow veterans."



George Thomas, a former U.S. Army sergeant, speaks at the opening ceremony for Mather Veterans Village, where he now lives.



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"I had been living in my car. One weekend I found myself praying to God, asking him to please help me. That Monday, I got the phone call that I could move into Mather Veterans Village," says George.

Keeping a Promise to Veterans

George served in the U.S. Army from 1979–86 as a field radio repairman and earned the rank of sergeant. Six years ago, his father — who was his best friend — passed away. Beset by grief, George turned to drugs to stop the pain. He became addicted and then homeless. Living on the streets was hard. George

didn't know if he'd be alive the next day or where his next meal was coming from. But he had a family who loved him and 11 grandchildren he wanted to see grow up, so he decided to make a change.

George reached out to Veterans Resource Centers of America (VRC), the co-developer and master service provider for Mather Veterans Village, to ask for help. VRC provides a spectrum of supportive services at the village, including counseling, job training, medical assistance, group and individual therapy and a healing environment. They placed George on the waiting list for Mather Veterans Village.

"We as Americans made a promise to these brave veterans," says Marc Deal, executive director of VRC. "We said, 'Fight our wars, keep the wolves at bay, stand the wall and when your watch is done, we will take care of you.' Often, we have not kept our part of the bargain, but with Mather Veterans Village and this collaboration, we are. This is the finest

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



HUMAN RESOURCES/RISK MANAGER

*Salary: DOQ. Current salary under review: \$8,215–\$11,000/mo.
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Baldwin Park, the hub of the San Gabriel Valley, is located 20 miles east of Los Angeles and is seven square miles.

The City is seeking a dedicated professional to plan, manage and direct the programs of the Human Resources Department. Candidate will possess at least five years of progressively responsible personnel and risk management experience, including three years of supervisory experience; Bachelor's degree in business/public administration; Master's degree is preferred.

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Filing deadline: Open Until Filled

Deputy Community Development Director



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

The City is recruiting two Deputy Community Development Directors. One position will direct and manage all planning and development functions from concept to final inspection including the Permit Processing, Planning and Building functions, and will be the Planning Commission Liaison. The other position will direct and manage process improvement initiatives (including e-planning and e-permitting, etc.), the Code Compliance, Open Space, CDBG/Housing, Budget and Administrative Services functions.

The position requires at least eight years of responsible community development and planning experience including five years management/supervisory responsibility and a Bachelor's Degree (Master's preferred). Salary range \$115,862–\$173,793. For more information please visit our website: www.toaks.org or contact Sandra Bill at 805-449-2144. **Closing Date:** March 24, 2017, 5:00 p.m.



Working Toward a Dream

Jerry Bradbury served in the U.S. Army from 1985–90. "After I left the service," he says, "I went to college and raised a family. After the kids were grown, I moved home to Roseville and went to work as a truck driver." On a day off work, he took a walk, and two strangers assaulted him. Bradbury fell from a bridge and suffered severe head injuries.

"I woke up in the hospital," says Bradbury, who subsequently received extensive rehabilitation for his injuries. His recovery was a prolonged process. In the years following his assault, he became depressed and started drinking. His daughter urged him to seek help, and he completed a drug and alcohol rehabilitation program in Redding.

Bradbury ultimately made a fresh start. "I came back to Sacramento to be closer to my daughter," he says. "I applied for a slot at Mather Veterans Village. After they approved my application, I moved in and got my dog, Twoface."

The dog has been a catalyst for Bradbury, who is earning a certification as a dog trainer. His face lights up when he describes the program. "My dream is to breed these dogs, train them to be service dogs, and then give them to members of the armed services," he says. "It's great that we can have our pets here." He adds with a smile, "And it's not just dogs — my neighbors have cats, too!"

example of not only keeping a promise but also giving a veteran the best gift you can: hope."

"I am living in my new home in Mather Veterans Village, enrolled in a drug recovery program and applying for a job," says George. "I have hope for the future."

continued



Finding a Community to Call Home

Sheila Austin served in the U.S. Army from 1979-81. For the past several years, finding a place to live has presented a challenge. Sheila and her son stayed for a time in housing provided by members of her church and then at her sister's house. The Veterans Resource Centers of America helped her secure temporary transitional housing two years ago and connected her with Mather Veterans Village, where she and her 16-year-old son now reside.

The many amenities of her new home include a recent bicycle giveaway called "Freedom Wheels." The Cameron Park Rotary Club and Folsom Moose Lodge gathered discarded bikes, which were repaired and refurbished by individuals in the pre-release program at Folsom Prison. Residents at Mather Veterans Village received 20 of these bikes in November 2016. "It was great!" says Austin. "We each got to pick one."

Austin describes life at Mather Veterans Village. "There is a shuttle to the light rail station and a bus stop right across the street, so my son can catch the bus to school," she says. "We have cooking classes that are a lot of fun. There are computers for the vets to use and a nice TV to watch. The VA hospital is just across the street, and we have access to a gym." Perhaps best of all, Austin says, she likes the sense of community here.

Over 92,000 veterans live in the Sacramento region, and the area has the 10th highest number of homeless veterans of all California counties.

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

Deputy City Attorney I/II



City of Tracy, CA

The City of Tracy is seeking a professional with previous experience working in a fast-paced law office, preferably in municipal government operations. The ideal candidate for this position must be a legal professional, a creative problem solver, and be adaptable to change. A salary range of **\$105,620-\$141,220** Annually includes a generous benefit package.

To apply, visit www.ci.tracy.ca.us and complete an application, supplemental questionnaire and submit writing sample representing your legal writing skills. For additional information call Human Resources at (209) 831-6150. EOE

Public Works Director City of Signal Hill, CA



Located just 30 miles south of downtown Los Angeles and four miles from the Pacific Ocean, the City of Signal Hill is home to a residential population of 11,465 and a daytime population of 40,000. The Public Works Department is responsible for Engineering and Project Services, Environmental Programs, Maintenance Operations, Vehicle and Equipment Services, Water Operations, and the City's Lighting and Landscape Maintenance District.

Signal Hill is seeking a strong and engaged leader to serve as its next Public Works Director. The ideal candidate will be a team player who offers impressive engineering and capital improvement project depth. Six years of progressively responsible experience in municipal engineering and public works administration with at least four years of supervisory experience is desirable. A Bachelor's degree is required. Registration in California as a professional civil engineer is preferred, but not required.

Salary range \$130,686 - \$171,475. Placement within the range DOQE. Salary is supplemented by a generous benefits package. Closing date: **Sunday, March 19, 2017**. For detailed brochure and to apply online, visit www.tbcrecruiting.com.

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Over 92,000 veterans live in the Sacramento region, and the area has the 10th highest number of homeless veterans of all California counties. Nevertheless, housing to support the unique needs of veterans who are homeless and have disabilities was virtually non-existent — until now.

Plans for Future Expansion

The 50 permanent supportive homes are just the first of three phases planned for Mather Veterans Village. Phase II comprises the supportive services and transitional housing component of the overall project and will include a 46-bed transitional housing program, a com-

mercial kitchen and chef and administrative offices. Phase III will consist of an additional 50 permanent homes on the site, which is surrounded by supportive services including education and training, job opportunities and the Mather Veterans Administration Hospital, just a block away. The partners hope to break ground on Phases II and III in 2018.

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

CITY OF EL SEGUNDO

El Segundo, a Los Angeles County beach city of almost 17,000, is located on the Santa Monica Bay. There are tree-lined neighborhoods with award winning schools, parks and athletic fields. A wealth of dining and retail experiences are thriving that range from historic Main Street to recently constructed lifestyle shopping centers. The City offers all the natural elements of fun and adventure that you'd expect from a beach city.

The Information Systems Director (ISD) is a newly created role that represents an extraordinary opportunity to create and implement a new

IT service model for the City. While reporting to the City Manager, the ISD will work closely with other city executives and a Council appointed Technology Committee in defining,

prioritizing and addressing City information technology needs. The ISD will also help establish an IT governance model that allows for prioritization of key city projects and initiatives.

The new IS Director will have six or more years of progressively responsible experience in IT and IS management with at least three of those years as a senior level manager within a complex, full service IT operation. A Bachelor's degree in Computer Science, Business Information Systems, Business Administration or a related field is required. The salary is up to \$173,000 annually, DOQ. To be considered, please submit (email preferred) a letter of interest, resume, salary history and contact information including email addresses for five work-related references to Bill Avery by March 17, 2017. A formal job announcement is available at <http://www.averyassoc.net>.



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The modern apartment homes surround a central courtyard, where benches are a popular destination for residents both day and night. It's not uncommon to see veterans on these benches, either alone or with a service dog, quietly watching the American flag wave in the breeze. At other times, lively conversations, hearty

laughs and encouragement can be heard when residents gather in the courtyard. Whether they are in their homes or in the courtyard, these veterans and their families are now living in a peaceful and safe place, helping each other heal and giving each other hope. ■

More Information Online

For links to related resources about homelessness in California, read the online version of this article at www.westerncity.com.

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

Police Chief, City of Mesa, Arizona

Located in the southeast part of the Phoenix metro area, Mesa is a city of more than 460,000 enjoying the community's overall quality of life. The City provides the advantages of a thriving metropolis while maintaining a suburban feel. The award-winning Mesa Police Department partners with community leaders, stakeholders, and citizens in developing solutions to multi-faceted community and quality of life issues. The City is seeking a Police Chief with demonstrated experience in leading and motivating staff and in fostering teamwork, innovation, and creativity in problem solving. A Bachelor's degree in Criminal Justice, Public or Business Administration, or a related field is required, along with 10+ years of progressively responsible management experience in law enforcement at the rank of Police Lieutenant or higher. A Master's degree is preferred. A background in investigation and polygraph is highly desired. Candidates must possess current Arizona Peace Officer Standards and Training certification or have the ability to obtain certification within one year of appointment. The salary for the Police Chief is highly competitive, dependent upon education, experience, and qualifications. The salary range for the position is \$143,062-\$192,546. If you are interested in this outstanding opportunity with the City of Mesa, please apply online at www.bobmurrayassoc.com. Contact **Regan Williams** at (916) 784-9080 with any questions.

Closing date is March 17, 2017.



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City Manager, City of Dana Point, CA

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LEFT TO RIGHT Jerry Bradbury, Sheila Austin, Ernesto Hayles and Joe Qualls, all formerly homeless veterans, enjoy the friendly and supportive community provided at Mather Veterans Village.

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MARKETS

More Borrowers Are Defaulting on Their 'Green' PACE Loans

One of America's fastest-growing loan types was designed to help homeowners make eco-friendly upgrades.



Property Assessed Clean Energy, or PACE, loans are issued by private companies, but the balances are attached to homeowners' property tax bills. PHOTO: MICHAEL NAGLE/BLOOMBERG NEWS

By Kirsten Grind

Updated Aug. 15, 2017 7:41 p.m. ET

Loan defaults in a popular program meant to finance energy-saving home upgrades have increased substantially, despite lenders' claims that few borrowers have missed payments.

The small, high-interest-rate loans were made as part of the Property Assessed Clean Energy program, or PACE, a nationwide initiative designed to help people afford solar panels, energy-efficient air-conditioners and other "green" appliances. PACE loans are among the fastest-growing types of loans in the U.S.

The rise in defaults means some borrowers are at risk of losing their homes over relatively small loan amounts and that local governments find themselves in the awkward position of having to collect troubled debt for private companies.

Private lenders in the PACE program have told Wall Street investors, as well as local and federal government officials, that borrower defaults are rare and that no homeowners have gone into foreclosure as a result of the program, according to investors and public officials.

But a Wall Street Journal analysis of tax data in 40 counties in California—by far the biggest market for PACE loans—shows that defaults have jumped over the last year. Roughly 1,100 borrowers missed two consecutive payments in the tax year that ended June 30, compared with 245 over the previous year. That means they are in default, and could potentially have their homes auctioned off by local governments within five years.

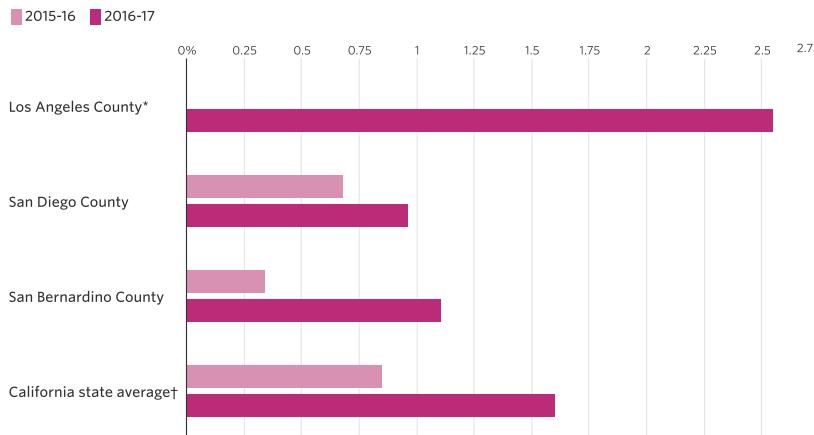
The lenders, including Renovate America Inc., Ygrene Energy Fund and Renew Financial Inc., say the overall default rate of less than 2% provided by the Journal's analysis is in line with the rate for people who miss property-tax payments.

A spokeswoman for Renovate America said the partial data gathered by the Journal is more negative than what the company is seeing. Rocco Fabiano, the chief executive of Ygrene, said in a statement that "Ygrene's PACE delinquency rate remains far below that of average property tax delinquencies in California." A spokesman for Renew Financial

said property owners in its CaliforniaFIRST PACE program "have similar delinquency and default rates as all other property owners."

Rising Tide

Default rates for homes with PACE loans



*Data not available as LA's PACE loan program started in 2015-16 tax year. †Average of 40 counties reporting
Sources: WSJ analysis of California Association of County Treasurers and Tax Collectors (state) and county tax collectors (counties)

THE WALL STREET JOURNAL

In the PACE program, private companies make the loans and the balances are placed on a homeowner's property tax bill. Local governments are responsible for collecting the payments and, in the event of a default, potentially seizing the home to recoup the loan amount.

The average PACE loan is about \$25,000. But unpaid balances get bigger quickly; they accrue additional interest at the rate of 18% annually. Under California law, homes can be auctioned off in a tax sale within up to five years if the homeowners don't pay the balance.

"For us to be the heavy hand and make [borrowers] go through the tax sale process is onerous on us," says Jon Christensen, the tax collector in Riverside County, where 227 PACE borrowers are in default.

Wall Street is hungry for bonds made from PACE loans. In July, asset managers and pension funds piled into a \$205 million deal from the largest PACE lender, Renovate America. It was the company's 11th securitization since its 2008 founding.

Investors are attracted to the bonds' relatively high yield of about 4% and the loans' priority structure. If a borrower defaults, PACE lenders are paid back before mortgage lenders. The deals have received high marks from rating agencies, which have said the program is too new to predict future defaults.

Still, some investors are getting nervous.

"If we can't get more data, it's going to limit our ability to take the risk," says Dave Goodson, the head of securitized products at Voya Financial Inc., noting that monthly updates on the PACE bond deal he has invested in don't include default rates. Mr. Goodson said he has shared his concern about lack of delinquency data in the PACE program with lenders.

Indeed, such performance data are hard to come by. It is up to local tax collectors to track default rates. "No one is even collecting all the data," said John Rao, an attorney with the nonprofit National Consumer Law Center.

The Journal analyzed data from the California Association of County Treasurers and Tax Collectors, which collected the information from local tax collectors and from counties. The association is advocating state legislation to increase consumer protections in the PACE program.

The data, which only offer a limited view of overall PACE loan performance, show that the average default rate has climbed to 1.6% from 0.9% in the previous tax year.

The default rate is lower than the average credit-card default rate of roughly 3.5%, and higher than the first-mortgage rate of 0.6%, according to the S&P Dow Jones Indices.

But the PACE default rate doesn't capture borrowers whose missed payments are covered by mortgage escrow accounts, which appears to be a common occurrence, according to borrowers, banks, real estate agents and attorneys.

Last year, California tax collectors reported that roughly 1.1% of homeowners missed property-tax payments, according to the tax collectors association.

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PACE loans totaling nearly \$3.7 million are past due across the state, up from about \$520,000 in the 2015-2016 tax year. Tax collectors don't know for sure whether homes

with PACE loans attached defaulted specifically because a homeowner was perhaps unable to pay the entire property tax payment as they are lumped together.

PACE lenders have made roughly \$3.6 billion in PACE loans nationwide, making the total number of loans roughly 140,000.

Some borrowers say they were pushed into loans by plumbers and repairmen who serve as middlemen in the transactions, and that they were approved for loan amounts they couldn't afford, the Journal has reported.

A bipartisan group of U.S. senators has introduced legislation to subject the loans to the same level of regulations as faced by mortgages.

Kern County, with a population of about 874,500 people in central California, logged just two defaults from PACE loans in the 2015-2016 tax year. As of June 30, 42 borrowers with PACE loans were in danger of losing their homes to tax sales.

The county earlier this year started training its tax collectors on how to deal with struggling PACE borrowers, said county tax collector Jordan Kaufman. In July, Kern County voted to terminate the PACE program.

In Hemet, Calif., homeowner Everett Cain, 87, says he and his wife are on the verge of foreclosure after a contractor representing Renovate America said a PACE loan would "be a complete financial wash" and wouldn't cost anything. Instead, his annual tax bill jumped from \$800 to roughly \$4,000.

Mr. Cain, who is suing Renovate, says he has missed several tax payments, but his mortgage lender initially pulled the money from his escrow account. Now he is also behind on house payments. A spokeswoman for Renovate declined to comment because of the litigation.

The PACE program, Mr. Cain said, "is a great way to steal someone's home."

Write to Kirsten Grind at kirsten.grind@wsj.com

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KEYWORDS

The Problem With Electric Cars? Not Enough Chargers

To hit its sales targets, Tesla has to sell 430,000 cars by the end of 2018 and 10,000 a week after that—but where are they all going to plug in?



Public charging stations that exist are in parking lots and at businesses in cities where early adopters live. PHOTO: DANIA MAXWELL/BLOOMBERG NEWS



By

Christopher Mims

Updated Aug. 6, 2017 1:32 p.m. ET

It's the dawn of the age of the electric vehicle. For real, this time. Probably.

The evidence: Tesla's delivery of its first "affordable" compact sedans, the Model 3, and the road maps of more or less every other automaker on the planet promising widely available electric cars in the next three to five years.

Within a decade, electric cars will even have similar sticker prices to their gasoline competitors, says Stephen Zoepf, executive director of the Center for Automotive Research at Stanford. Some analyses say EVs are already cost-competitive, if you factor in savings on fuel and maintenance.

Aggressive pricing and sales projections are all part of the seemingly self-fulfilling prophecy of rapid EV adoption. To hit Chief Executive Elon Musk's targets, Tesla must sell 430,000 cars by the end of 2018 and continue to sell 10,000 a week after that.

But if Tesla and its competitors succeed, they face a new problem: Where are all those cars going to plug in?

At present, electric cars represent only about 1% of cars sold in the U.S., and 0.2% of our total automobile fleet. They aren't yet taxing our electrical grid or fighting each other for the roughly 44,000 public charging stations now available in the U.S. Yet if anything like analysts' projections come to pass, they could rapidly dwarf that number.

Electric-car owners at present overwhelmingly charge at home. What public stations exist are found in parking lots and at businesses in cities and wealthy suburbs where early adopters reside. But the current charging infrastructure offers little support for a larger pool of people who have both the income and the impetus to buy EVs: city dwellers who lack garages.

"You see models that say, 'We'll sell a million EVs this year, then two, then four and so



A ChargePoint Inc. charging station in Los Angeles, one of 44,000 charging stations in the U.S. Many more may be needed in coming years. PHOTO: DANIA MAXWELL/BLOOMBERG NEWS

on,’ but I have concerns about the practicalities of this transition,” says Francis O’Sullivan, director of research for the MIT Energy Initiative.

“All things cannot be sorted before the industry starts,” says Pasquale Romano, chief executive of ChargePoint, which controls the largest U.S. network of charging stations.



On-street parking doesn’t offer many options for adding charging stations. Shown, a Tesla Model S, a full-size luxury liftback, in Trondheim, Norway, in October 2016. PHOTO: ISTOCK

Charging infrastructure is adequate to meet current demand, and there’s no reason to believe it won’t continue to scale in line with future demand, he argues. ChargePoint makes and sells charging stations to businesses, individuals and governments, charging monthly to maintain the stations and accepting payments for the electricity they provide.

ChargePoint was part of an initiative in Los Angeles to put charging stations in existing lampposts, says Matt Petersen, until recently L.A.’s chief sustainability officer. (The city has installed 82 so far.)

That makes sense because a good chunk of a new charging station’s cost—which can hit \$5,000—is installing it and wiring it up, ChargePoint’s Mr. Romano says.

German firm Ubitricity is pioneering relatively low-cost, low-power plugs that go directly into lampposts, and can be accessed with an internet-connected “smart” power cable that handles all metering and billing.

Kieran Fitsall, head of service improvement and transformation for the Westminster City Council of central London, says it has installed 20 Ubitricity plugs in street lamps. The plan is to increase that to 100 by March 2018.



A Tesla charging station at Cochran Commons shopping center in Charlotte, N.C., on June 24. The U.S. power grid is handling demand from electric vehicles now but might not be up to it in the future. PHOTO: CHUCK BURTON/ASSOCIATED PRESS

One of Ubitricity’s advantages is the plugs don’t require the council to designate EV-only parking spots, which are unpopular with people who don’t drive them, Mr. Fitsall

says. Ubitricity currently has no U.S. presence but is seeking investment to expand, says company co-founder Knut Hechtfischer.

While these efforts may show where the technology is headed, it isn't clear that it's rolling out at anywhere close to the pace automakers anticipate they will sell vehicles.

The biggest challenge for those building out charging infrastructure is that no one can predict the demand for charging as EVs become commonplace, says MIT's Dr. O'Sullivan. In fact, he calls some of the behavioral factors needed to make such predictions "exceptionally opaque." These include the time of day people will choose to charge, how responsive they will be to price incentives on electricity designed to encourage them to charge at the "right" time, and how often they'll use "superchargers" versus lower-power outlets for overnight charging.

This brings us to another looming issue: America's often-overtaxed power grids won't be able to handle a large influx of new demand without careful management. This generally won't be a problem if cars charge at night, when the power grid is underutilized. But as EVs proliferate, drivers who can't charge them at home will want to charge them at work, during the day. They'll also seek superchargers, which typically are installed along highways and designed for fast charging and long-distance travel.

"Superchargers are enormous power draws," says Jesse Jenkins, a researcher at the MIT Energy Initiative. "Chargers in parking garages or superchargers at rest stops are not a solution for charging EVs en masse unless we are OK with significant costs to upgrade distribution grids."

Even the regular charger found in homes and businesses could present a costly problem when cars charge during demand peaks. Anything that increases peak demand could increase the cost of electricity for everyone, says Stanford's Dr. Zoepf.

The sheer scale of the transformation of the electrical grid to accommodate mainstream adoption of EVs boggles the mind. A major portion of the energy currently trapped in automotive fuels will have to arrive in the form of electrons, instead. While some analyses indicate America's existing electrical grid can handle it, it may be only if millions of American consumers can be coaxed to play along and charge at the right place and time.

That's also assuming private companies and public utilities can get the needed charging infrastructure to the public at a price they are willing to pay.

If Elon Musk and his competitors succeed at selling as many electric vehicles as they project, keeping them all full of electricity will be a long, hugely expensive and potentially contentious undertaking. It could also be quite lucrative for the people who figure it out.

Write to Christopher Mims at christopher.mims@wsj.com

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