



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
November 21, 2017

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

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

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

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

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC HEARING

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

Summary: In anticipation of construction of the City's Dog Park, it is necessary to amend the Generalized Land Use Map, the Official Zoning Map, and Signal Hill Municipal Code (SHMC) Chapters 20.18 and 20.14, entitled "Open Space District" and "Public Institutional District".

Recommendations:

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

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
GENERAL PLAN AMENDMENT 17-01 AMENDING THE
GENERAL PLAN LAND USE ELEMENT GENERALIZED
LAND USE MAP BY RECLASSIFYING AN APPROXIMATE
1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM
"3.2, COMMERCIAL GENERAL" TO "OS, OPEN SPACE"
AND "PI, PUBLIC INSTITUTIONAL"**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING ORDINANCE AMENDMENT 17-02 AMENDING**

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

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 11/22/17(1), RELATIVE TO GENERAL PLAN AMENDMENT 17-01 AND ZONING ORDINANCE AMENDMENT 17-02 ASSOCIATED WITH CONSTRUCTION OF A CITY DOG PARK

(6) DIRECTOR'S REPORTS

a. Award Programs

Summary: Staff will give an overview of the Beautification and Sustainability Award program goals and expectations for 2018.

Recommendation: Receive and file.

b. Study Session: The Zoning Ordinance Amendment Process

Summary: Staff will present a Director's Report regarding the Zoning Ordinance Amendment (ZOA) process. During the presentation, staff will provide the Planning Commission with different examples of recent ZOAs.

Recommendation: Receive and file.

(7) CONSENT CALENDAR

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

a. Minutes of the Following Meeting

Regular Meeting of October 17, 2017.

Recommendation: Approve.

b. City Council Follow-up

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

Recommendation: Receive and file.

c. Development Status Report

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

Recommendation: Receive and file.

d. In the News

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

Recommendation: Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(9) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, December 19, 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.

November
5a.





Negative Declaration
GPA 17-01 and ZOA 17-02
Signal Hill Dog Park

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper on November 10, 2017
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Discovery Well Park, Reservoir Park and Signal Hill Park Community Center on or before November 10, 2017.
 - c. Notice was mailed to property owners within a 300' radius on or before November 10, 2017.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

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

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



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 2017

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: COLLEEN DOAN
SENIOR PLANNER

SUBJECT: PUBLIC HEARING – GENERAL PLAN AMENDMENT 17-01, AMENDING THE GENERALIZED LAND USE MAP, AND ZONING ORDINANCE AMENDMENT 17-02, AMENDING THE OFFICIAL ZONING MAP, THE OPEN SPACE AND PUBLIC INSTITUTIONAL USE CLASSIFICATIONS, AND THE PUBLIC INSTITUTIONAL BUILDING HEIGHT LIMIT

Summary:

In anticipation of construction of the City's Dog Park, it is necessary to amend the Generalized Land Use Map, the Official Zoning Map, and Signal Hill Municipal Code (SHMC) Chapters 20.18 and 20.14, entitled "Open Space District" and "Public Institutional District". Proposed changes include:

- Amending the Generalized Land Use Map to reclassify an approximate 1.5-acre area from "3.2, Commercial General" to "OS, Open Space" and "PI, Public Institutional";
- Amending the Official Zoning Map to reclassify an approximate 1.5-acre area from "SP-4, Auto Center Specific Plan" to "OS, Open Space" for a .4-acre portion and "PI, Public Institutional" for the remaining 1.1-acre;
- Amending the Open Space and Public Institutional zoning district use classifications to add "Public Dog Park" as a permitted use and "Outdoor Advertising Structure" as a conditionally permitted use; and
- Amending the height limit development standard within the Public Institutional zoning district to allow up to 90' tall for the existing auto center freeway sign to avoid making it non-conforming.

Recommendations:

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

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
GENERAL PLAN AMENDMENT 17-01 AMENDING THE
LAND USE ELEMENT GENERALIZED LAND USE MAP BY
RECLASSIFYING AN APPROXIMATE 1.5-ACRE PARCEL
AT 3100 CALIFORNIA AVENUE FROM "3.2,
COMMERCIAL GENERAL" TO "OS, OPEN SPACE" AND
"PI, PUBLIC INSTITUTIONAL"**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING ORDINANCE AMENDMENT 17-02 AMENDING
THE OFFICIAL ZONING MAP TO CHANGE A 1.5-ACRE
PARCEL AT 3100 CALIFORNIA AVENUE FROM "SP-4,
AUTO CENTER SPECIFIC PLAN" TO "OS, OPEN SPACE"
AND "PI, PUBLIC INSTITUTIONAL," AND ADDING
PUBLIC DOG PARK AS A PERMITTED USE WITHIN THE
OPEN SPACE ZONING DISTRICT AND OUTDOOR
ADVERTISING STRUCTURE AS A CONDITIONALLY
PERMITTED USE AND AMENDING THE HEIGHT LIMIT
WITHIN THE PUBLIC INSTITUTIONAL ZONING DISTRICT**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF
NEGATIVE DECLARATION 11/22/17(1), RELATIVE TO
GENERAL PLAN AMENDMENT 17-01 AND ZONING
ORDINANCE AMENDMENT 17-02 ASSOCIATED WITH
CONSTRUCTION OF A CITY DOG PARK**

Background:

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

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

On March 15, 2016 the Planning Commission recommended City Council approval of a General Plan Amendment (GPA) and Zoning Ordinance Amendment (ZOA) regarding the City's dog park, along with a Mitigated Negative Declaration with measures to ensure that MS4 stormwater compliance plans were prepared prior to construction. It was also necessary for the City to prepare a Surface Use Relinquishment and Grant of Easements Agreement (SURGE) with the adjacent property owner and oil operator. Refinement of the SURGE agreement took an extended amount of time. In that time, the design of the park was refined, and construction plans were prepared that included an MS4 compliant LID Plan, satisfying the stormwater mitigation measures in the Mitigated Negative Declaration.

The current construction market is very busy, which has caused bid amounts to increase; therefore, the City, being desirous to go out to bid sooner rather than later, circulated the bid package for the City Dog Park in August 2017, and on September 7, 2017, the City Clerk received 13 bids for the project.

On September 26, 2017, the City Council awarded the contract to build the City Dog Park to the lowest responsible bidder, DD Systems.

On October 24, 2017, the City Council adopted a Negative Declaration 09/29/17(1) for construction of the City Dog Park at 3100 California Avenue. The Council did not review the GPA or ZOA at that time.

Analysis:

The GPA and ZOA are necessary to establish the appropriate land use designations to accommodate the dog park and auto center freeway sign. The Commission is required to review the GPA and ZOA and the associated Negative Declaration, and to make recommendations to the City Council, who have the final authority for approval. Since it has been nearly a year from the 2016 review by the Commission and there are three new Commission members it is appropriate that the Commission reconsider the GPA and ZOA prior to Council review.

Park Design Details

The Planning Commission had the opportunity to provide comments and take public comment on the design of the dog park when they reviewed the GPA and ZOA in 2016. Key features of the park design approved by the Council include:

- The total area for the park and parking lot is approximately .4-acres;
- The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite, and mulch, with overhead micro-spray irrigation; and
- Park amenities will include:

- Two dog runs (one for small dogs and one for large dogs).
- Benches.
- Shade sails.
- A water fountain.
- Play elements for dogs.
- An outdoor seating area for patrons.
- Perimeter fencing.
- A 13-space parking lot with LED lighting.

Adjacent Uses

There are two additional facilities within the subject area, located west and east of the dog park, which are included in the new land use designations proposed by the GPA and ZOA. The west side of the site has an existing double face illuminated pylon sign, referred to as the Signal Hill Auto Center freeway sign. East of the park, there is an existing metal building which will be used to store City emergency supplies. Access to the building will be provided through a gate on the east side of the parking lot (Attachment A).

General Plan Amendment & Generalized Land Use Map

The Generalized Land Use Map displays the general pattern and boundaries of land use designations listed within the General Plan Land Use Element. The entire subject area including the auto center freeway sign and the metal storage building is currently designated as "3.2, Commercial General" on the Generalized Land Use Map. General Plan Amendment 17-01 modifies the designation for the 1.5-acre area as follows:

- Reclassifies the approximate .4-acre dog park from "3.2, General Commercial" to "OS, Open Space"; and
- Reclassifies the remaining 1.1-acre area from "3.2, General Commercial" to "PI, Public Institutional" (Attachment B).

Open Space Land Use

Within the General Plan, the Open Space land use category includes public parks, public trails, and privately owned trails/enhanced walkways where the general public has access to the use of the trail/walkway. Therefore, it is an appropriate designation for the dog park.

Public Institutional Land Use

The Public Institutional land use category is for public school sites, institutions, utility facilitates, and public buildings, formerly included in the Open Space land use category. It is an appropriate designation for the existing auto center freeway sign, and for the City emergency supplies storage facility.

Zoning Ordinance Amendment

The Official Zoning Map shows parcel specific boundaries for the zoning districts listed within the SHMC. The Open Space zoning district is an appropriate zoning designation for the dog park. The Zoning Ordinance describes the intent as follows:

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

The Public Institutional zoning district is an appropriate designation for the existing auto center freeway sign, and for the City emergency supplies storage facility. The Zoning Ordinance describes the intent as follows:

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

Zoning Map

The entire 1.5-acre subject area is currently zoned as “SP-4, Auto Center Specific Plan” on the Official Zoning Map. Zoning Ordinance Amendment 17-02 includes the following map changes:

- Rezone the entire subject area from “SP-4, Signal Hill Auto Center” to two different zoning designations:
 - Rezone .4-acres to “OS, Open Space” to accommodate the dog park; and
 - Rezone the remaining 1.1-acres to “PI, Public Institutional to accommodate the existing auto center freeway sign and metal storage building (Attachment C).

Zoning Regulations Amendments

The use classifications table of the “OS Open Space” zoning district will be amended as follows:

- “Public Dog Park,” will be added as a permitted use.

The “PI Public Institutional” zoning district will be amended as follows:

- “Outdoor Advertising Structure,” will be added as a conditionally permitted use in the use classifications table; and

- A new height standard will be added to allow up to 90' tall to accommodate the existing auto center freeway sign (consistent with the standards in most commercial and industrial zoning districts).

Negative Declaration

An Initial Study was prepared for the Dog Park and associated General Plan and Zoning Ordinance Amendments, and found no significant environmental impacts. A Negative Declaration has been prepared. The previous Mitigated Negative Declaration which included mitigation measures addressing storm water impacts no longer applies because a L.I.D. plan in compliance with MS4 stormwater regulations was approved as part of the construction plans. The City Council will be the approving authority of the Negative Declaration.

Approved by:

Scott Charney

Attachment

SUBJECT SITE

SAN DIEGO FWY (405)

DOG PARK .4 ACRES

SUBJECT SITE 1.5 ACRES

Auto Center Freeway Sign

Metal Building

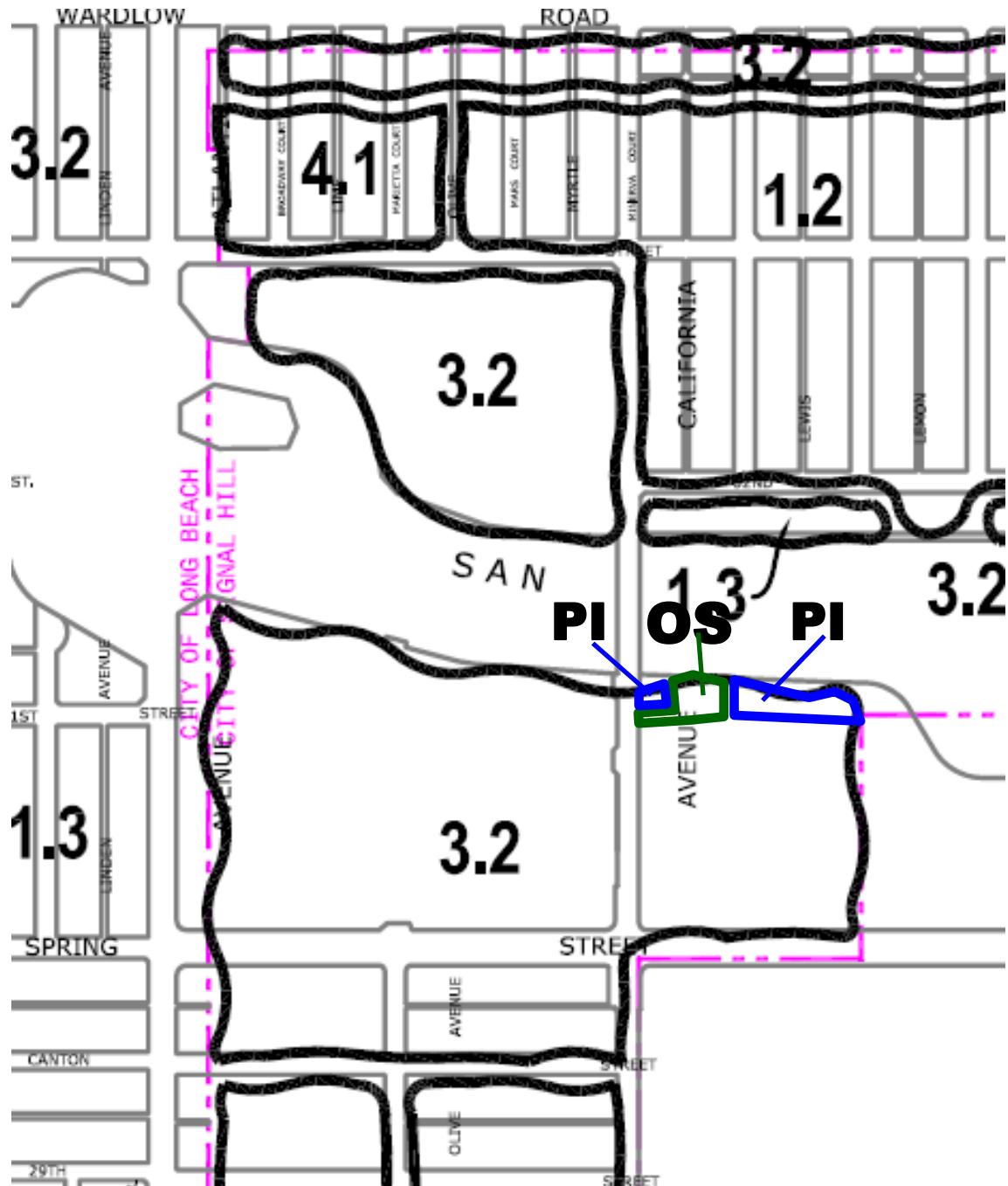
SIGNAL HILL
GATEWAY
CENTER

CALIFORNIA AVENUE

OIL FIELD

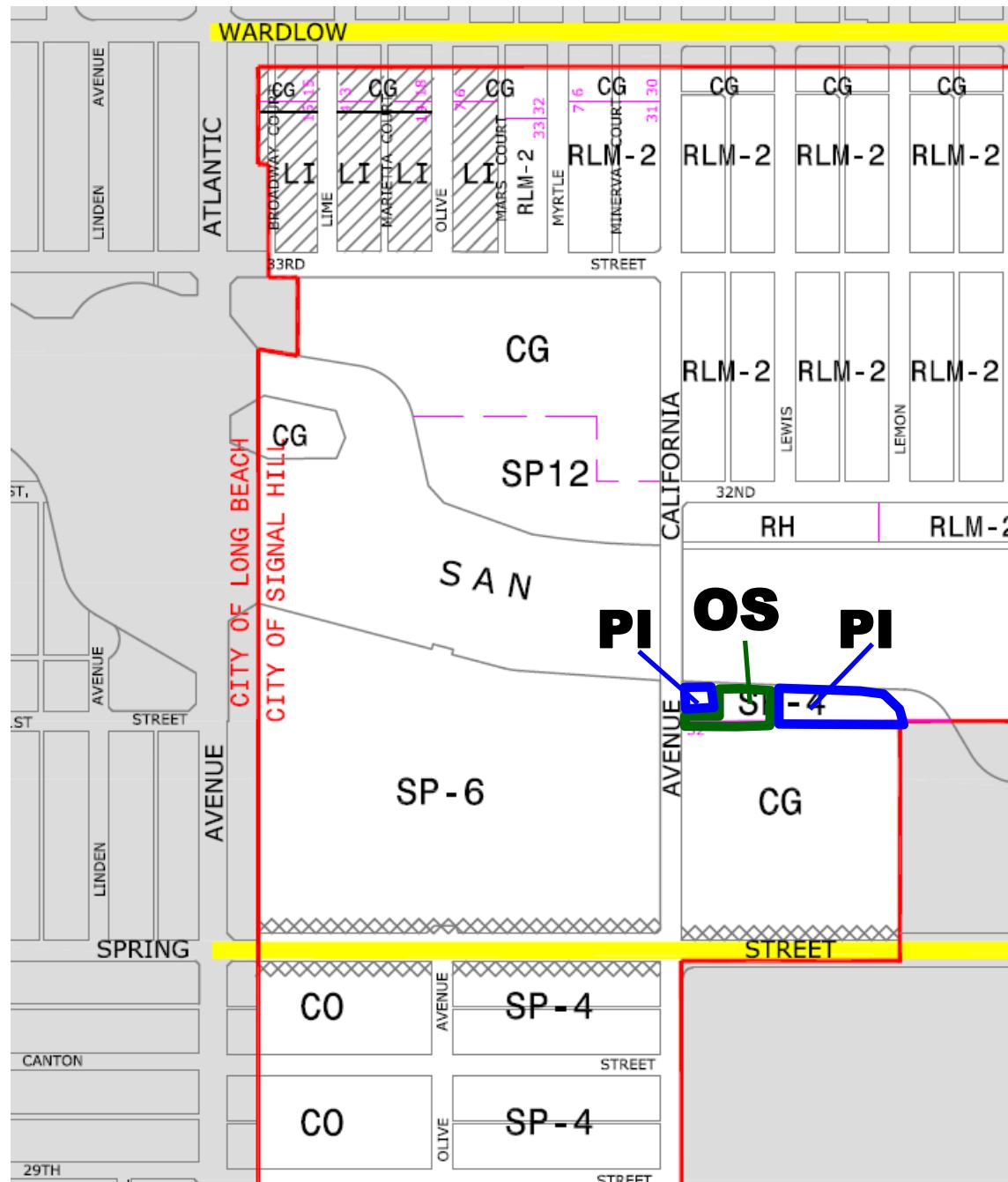
COMMERCIAL

SPRING STREET



General Plan Amendment 17-01

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



Zoning Amendment 17-02

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

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
GENERAL PLAN AMENDMENT 17-01 AMENDING THE
GENERAL PLAN LAND USE ELEMENT GENERALIZED
LAND USE MAP BY RECLASSIFYING AN APPROXIMATE
1.5-ACRE PARCEL AT 3100 CALIFORNIA AVENUE FROM
“3.2, COMMERCIAL GENERAL” TO “OS, OPEN SPACE”
AND “PI, PUBLIC INSTITUTIONAL”**

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

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

WHEREAS, the City of Signal Hill General Plan Land Use Element was updated in 1989 and 2001; and

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

WHEREAS, the Planning Commission has recommended City Council adoption of Negative Declaration 11/22/17(1) related to the Dog Park and associated

General Plan Amendment 17-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on November 10, 2017, a notice of a Planning Commission public hearing regarding the subject project was mailed to all property owners within 300 feet of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on November 21, 2017, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding the General Plan Amendment; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, has reviewed General Plan Amendment 17-01 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following Goals and Policies of the Signal Hill General Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of General Plan Amendment 17-01 to reclassify an approximate 1.5-acre parcel at 3100 California Avenue from "3.2, Commercial General" to "OS, Open Space" and "PI, Public Institutional", as follows:

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

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 21st day of November, 2017.

ROSE RICHÁRD
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 21st day of November, 2017, by the following vote:

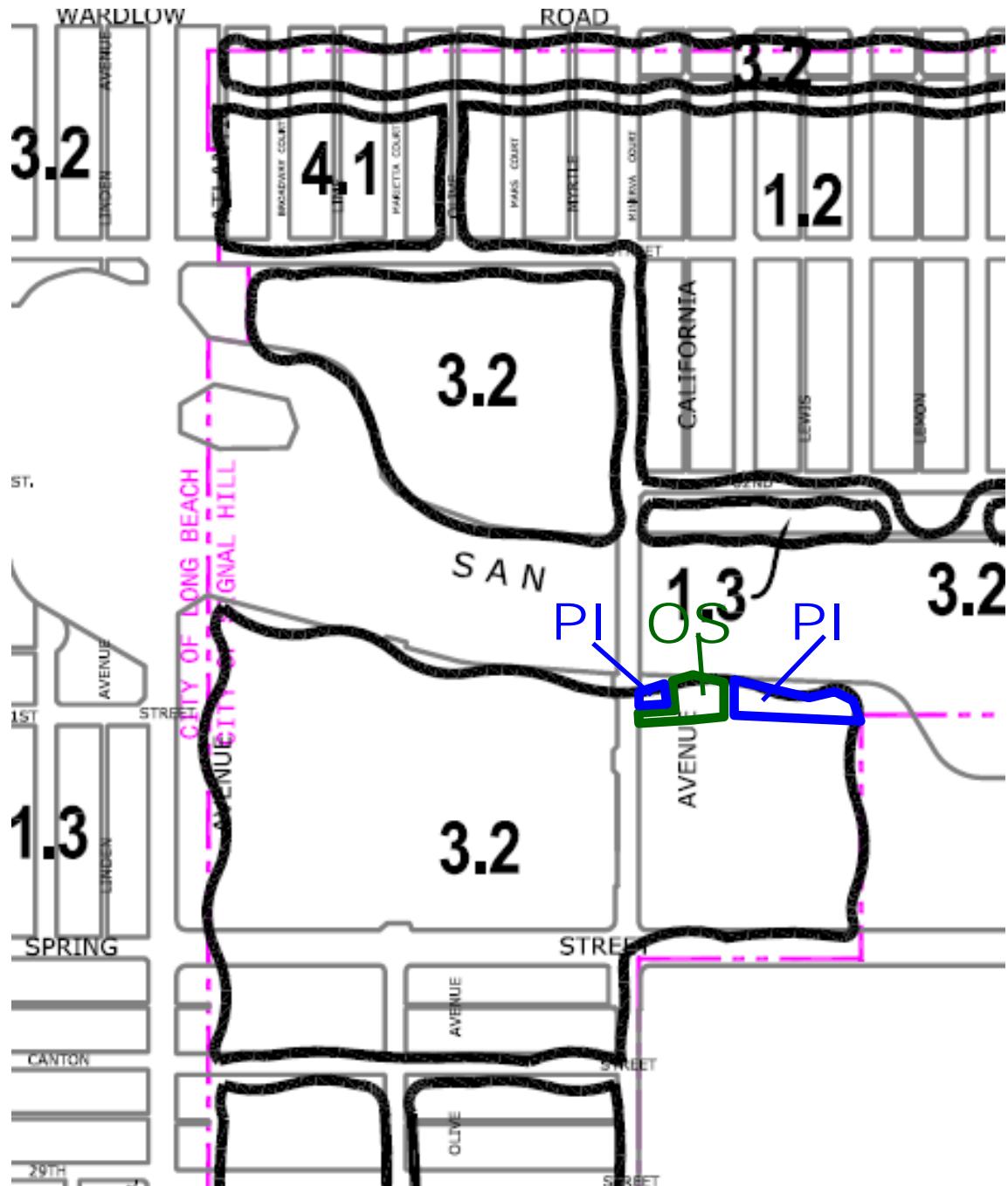
AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL



General Plan Amendment 17-01

Amending the Generalized Land Use Map to change the designation from "3.2, Commercial General" to "OS, Open Space" for an approximate .4-acre area and to "PI, Public Institutional" for the remaining 1.1 acre.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
ZONING ORDINANCE AMENDMENT 17-02 AMENDING
THE OFFICIAL ZONING MAP TO CHANGE A 1.5-ACRE
PARCEL AT 3100 CALIFORNIA AVENUE FROM "SP-4,
AUTO CENTER SPECIFIC PLAN" TO "OS, OPEN SPACE"
AND "PI, PUBLIC INSTITUTIONAL," AND ADDING
PUBLIC DOG PARK AS A PERMITTED USE WITHIN THE
OPEN SPACE ZONING DISTRICT AND OUTDOOR
ADVERTISING STRUCTURE AS A CONDITIONALLY
PERMITTED USE AND AMENDING THE HEIGHT LIMIT
WITHIN THE PUBLIC INSTITUTIONAL ZONING DISTRICT**

WHEREAS, the City is proposing to amend the Official Zoning Map to change the designation of 3100 California Avenue, a 1.5-acre parcel from "SP-4, Auto Center Specific Plan" to "OS, Open Space" and "PI, Public Institutional" (Exhibit A) and to adopt a Zoning Ordinance Amendment adding "Public Dog Park" as a permitted use within the Open Space zoning district and "Outdoor Advertising Structure" as a conditionally permitted use within the Public Institutional zoning district and to amend the height limit to accommodate the existing auto center sign; and

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

WHEREAS, Zoning Ordinance Amendment 17-02 is consistent with the General Plan; and

WHEREAS, the Planning Commission has recommended City Council adoption of Negative Declaration 11/22/17(1) related to the City Dog Park and associated Zoning Ordinance Amendment 17-02 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on November 10, 2017, a notice of a Planning Commission public hearing regarding the subject project was mailed to all property owners within 300 feet of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on November 21, 2017, a public hearing was held before the Planning Commission and all interested parties were given an opportunity to be heard regarding Zoning Ordinance Amendment 17-02; and

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

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

1. That Zoning Ordinance Amendment 17-02 is consistent with applicable state and federal law for the protection of the health, safety and welfare of the community.

2. That the Planning Commission has reviewed Zoning Ordinance Amendment 17-02 and found the proposed amendment to be in the best interest of the community and its health, safety and general welfare in that it is consistent with the following goal and policies of the City of Signal Hill General Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 17-02, as follows:

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

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

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

Open Space Districts

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

Swimming pool	P
Tennis court, lighted	C
Tennis court, unlighted	P
View corridor	P
Wildlife preserve	P

P - Permitted use

C - Conditional use permit required

A - Accessory use

X - Prohibited

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

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

Public Institutional

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

P - Permitted use

C - Conditional use permit required

A - Accessory use

X - Prohibited

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

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

District	Feet/Stories
PI	25 - 2-1/2

B. Within the public institutional district, building heights may be permitted in excess of the maximum listed, subject to approval of a conditional use permit. In granting a conditional use permit for additional building height, the planning commission shall determine that three or more of the following conditions have been met:

1. Required building and/or parking setbacks along street frontages have been increased by at least fifty percent and have been fully landscaped and irrigated;
2. Parking has been provided within a subterranean facility of a multilevel parking structure;
3. On-site use amenities have been provided, such as public eating facilities, outdoor courtyards, or plaza areas which will serve the public.

C. Within the public institutional district, outdoor advertising structures may be permitted up to 90' in height, subject to approval of a conditional use permit.

C. D. Exceptions. Rooftop appurtenances such as air-conditioning equipment, skylights, elevator shafts, etc., shall not be considered as contributing to building height, but must be completely screened from public view.

D. E. The provisions of Sections [20.04.102](#), Building Height and [20.66.090](#), Building Height, shall apply.

Section 5. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 6. Certification and Effective Date. The City Clerk shall certify to the passage and adoption of this ordinance by the City Council of the City of Signal Hill and shall cause a summary of this ordinance to be published in accordance with Government Code Section 36933, in a newspaper of general circulation which is hereby designated for that purpose, and this ordinance shall take effect thirty (30) days after its passage.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 21st day of November, 2017.

ROSE RICHÁRD
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary of the Planning Commission of the City of Signal Hill, do hereby certify that Resolution No. _____ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 21st day of November, 2017, by the following vote:

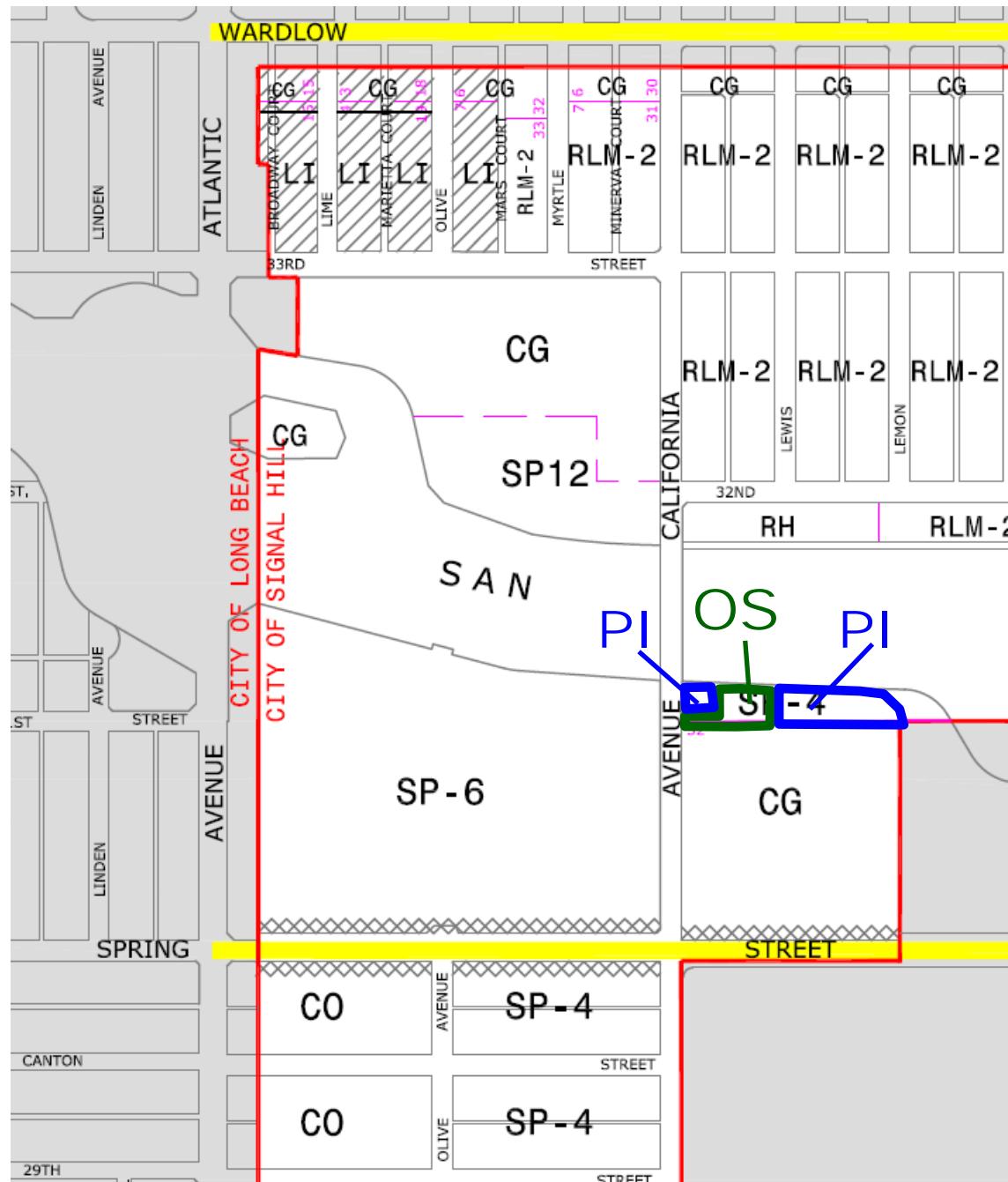
AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL



Zoning Amendment 17-02

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

Exhibit A

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA,
RECOMMENDING CITY COUNCIL ADOPTION OF
NEGATIVE DECLARATION 11/22/17(1), RELATIVE TO
GENERAL PLAN AMENDMENT 17-01 AND ZONING
ORDINANCE AMENDMENT 17-02 ASSOCIATED WITH
CONSTRUCTION OF A CITY DOG PARK**

WHEREAS, the City of Signal Hill, California, has prepared Negative Declaration 11/22/17(1) relative to General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02 to assign appropriate land use designations for a future City Dog Park, an existing auto center freeway sign and an existing metal storage building to be used for storage of City emergency supplies at 3100 California Avenue; and

WHEREAS, pursuant to Guidelines for the Implementation of the California Environmental Quality Act, an Initial Study relative to the proposed project reveals that no substantial evidence exists that the land use amendments in anticipation of construction of a City Dog Park, and to accommodate an existing freeway sign and metal storage building may have a significant effect on the environment; and

WHEREAS, Negative Declaration 11/22/17(1) was prepared indicating that the project would have a less than significant environmental impact now that a L.I.D. stormwater plan in compliance with MS4 regulations was approved with the dog park construction plans, and replaces the previously prepared Mitigated Negative Declaration 03/04/16(1) which had mitigation measures to address storm water impacts prior to preparation of a stormwater plan; and

WHEREAS, on November 10, 2017, a Notice of Intent to adopt the Initial Study and proposed Negative Declaration 11/22/17(1) was published in the Signal Tribune newspaper and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, the documents related to Negative Declaration 11/22/17(1) were made available for public review and comments; and

WHEREAS, on November 10, 2017, a notice of a Planning Commission public hearing regarding the associated General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02 for a City dog park was published in the Signal Tribune newspaper, mailed to property owners within 300 feet, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, on November 21, 2017, the Planning Commission held a Public Hearing and all persons were given an opportunity to comment on the associated documents; and

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

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

1. The Initial Study prepared for the proposed City dog park identified no potentially significant effects on the environment.
2. The associated General Plan Amendment and Zoning Ordinance Amendment are consistent with the Signal Hill General Plan and the Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends City Council adoption of Negative Declaration 11/22/17(1) attached hereto as Attachment A.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California held on the 21st day of November, 2017.

ROSE RICHÁRD
CHAIR

ATTEST:

SCOTT CHARNEY
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 21st day of November, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SCOTT CHARNEY
COMMISSION SECRETARY
CITY OF SIGNAL HILL

Negative Declaration 11/22/17(1)
City of Signal Hill
Community Development Department
2175 Cherry Avenue
Signal Hill, CA 90755

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

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

Project: The City of Signal Hill is proposing a new public dog park at 3100 California Avenue. The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The park area is approximately 7,143 square feet and provides two dog runs: one for small dogs and one for larger dogs. Amenities include benches, shade sails, a water fountain, play elements for dogs, an outdoor sitting area for patrons and perimeter fencing. There will be 13 on-site parking spaces with an LED lighted parking lot. A vehicle gate will be located at the driveway along California Avenue which will limit public access to daylight hours. Street improvements include a new curb, parkway and sidewalk. The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite and mulch with overhead micro-spray irrigation. The park will not include a recreation room/building or restroom facilities.

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

General Plan Amendment 17-01 will be reviewed to reclassify a 1.5-acre parcel from "3.2, Commercial General" to "OS, Open Space" for a .4-acre portion of the parcel and to "PI, Public Institutional" for the remaining 1.1-acre. A Zoning Ordinance Amendment 17-02 will be reviewed to rezone the 1.5-acre parcel from "SP-4, Signal Hill Auto Center" to "OS, Open Space" for a .4-acre portion and to "PI, Public Institutions" for the remaining 1.1-acre and to add "Public Dog Park" as a permitted use in the Open Space zoning district and "Outdoor Advertising Structure" as conditionally permitted in the Public Institutions zoning district.

Hearing Dates:	Planning Commission Public Hearing	November 21, 2017, at 7:00 PM
	City Council Public Hearing	December 12, 2017, at 7:00 PM
	at the City Hall Council Chambers, 2175 Cherry Avenue, Signal Hill, CA, 90755	

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

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

Attachment A

Name: Colleen Doan, Community Development Department

Phone: (562) 989-7344

Email: cdoan@cityofsignalhill.org

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY FORM

1. **Project Title:** City of Signal Hill Dog Park - General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02
2. **Lead Agency Name and Address:** City of Signal Hill, 2175 Cherry Avenue, Signal Hill, CA, 90755
3. **Contact Person and Phone Number:** Colleen Doan, Community Development Department (562) 989-7344
4. **Project Location:** 3100 California Avenue, Signal Hill, California 90755
5. **Project Sponsor's Name and Address:** City of Signal Hill
6. **General Plan Designation:** 3.2, Commercial General
7. **Zoning:** SP-4, Auto Center Specific Plan
8. **Description of the Project:** The City of Signal Hill is proposing a new public dog park at 3100 California Avenue. The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The park area is approximately 7,143 square feet and provides two dog runs: one for small dogs and one for larger dogs. Amenities include benches, shade sails, a water fountain, play elements for dogs, an outdoor sitting area for patrons and perimeter fencing. There will be 13 on-site parking spaces with an LED lighted parking lot. A vehicle gate will be located at the driveway along California Avenue which will limit public access to daylight hours. Street improvements include a new curb, parkway and sidewalk. The park will be landscaped with drought tolerant trees and shrubs, synthetic turf, decomposed granite and mulch with overhead micro-spray irrigation. The park will not include a recreation room/building or restroom facilities.

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

General Plan Amendment 17-01 will be reviewed to reclassify a 1.5-acre parcel from "3.2, Commercial General" to "OS, Open Space" for a .4-acre portion of the parcel and to "PI, Public Institutional" for the remaining 1.1-acre. A Zoning Ordinance Amendment 17-02 will

be reviewed to rezone the 1.5-acre parcel from "SP-4, Signal Hill Auto Center" to "OS, Open Space" for a .4-acre portion and to "PI, Public Institutions" for the remaining 1.1-acre and to add "Public Dog Park" as a permitted use in the Open Space zoning district and "Outdoor Advertising Structure" as conditionally permitted in the Public Institutions zoning district.

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

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

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

VICINITY MAP



ENVIRONMENTAL CHECKLIST

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

Date: 03/04/16(1)

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

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

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

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

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

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

1. AESTHETICS

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The dog park is 7,143 square feet and includes two dog runs; one for small dogs and one for larger dogs. Amenities include benches, shade sails, play elements for dogs, and an enclosed outdoor sitting area for patrons. The park will not include a recreation room/building or restroom facilities. There will be a paved parking lot with 13 on-site parking spaces. The new park will not have an adverse effect on a scenic vista as it will enhance a site that is currently vacant, with equipment, dust and weeds. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies and will not substantially damage scenic resources including trees, rock outcroppings, or historic buildings. The existing site and surrounding area does not have any scenic resources. The I-405 freeway is not considered a State Scenic Highway. Therefore, no mitigation measures are required.

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The dog park is approximately 7,143 square feet with new landscaping, benches, and outdoor sitting area. The dog park will not degrade the existing visual character of the site or surrounding area. The dog park will enhance a site that is currently vacant, with equipment storage, dust and weeds and the surrounding area is industrial and retail uses. Therefore, no mitigation measures are required.

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The dog park will not create a new source of light and glare that would adversely affect day or nighttime views. LED lighting will be installed in the parking lot for security purposes. The parking lot lighting will be shielded and directed so as to not interfere with adjacent properties. Therefore, no mitigation measures are required.

2. AGRICULTURE AND FORESTRY

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

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

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

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

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

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

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

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

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

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

3. AIR QUALITY

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

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

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

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

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

No impact: The project will not result in a cumulatively considerable net increase of a criteria pollutant and is required to comply with South Coast Air Quality Management District (SCAQMD) standards. Therefore, no mitigation measures are required.

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

No impact: The new park will not expose sensitive receptors to substantial pollutant concentrations. High traffic freeways like the I-405 are considered to be a pollution source, but SCAQMD does not consider a dog park to be sensitive land use. Grading and construction will have to comply with SCAQMD construction best management practices and mitigate impacts to sensitive receptors. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will be maintained by City services and will not result in any objectionable odors. The closest residential homes are approximately 400-feet away north of the I-405-freeway. Patrons are required to clean up after dogs and dispose of waste in appropriate receptacles. In addition, the Dog Park will be maintained daily by a vendor for trash services and maintenance as needed. Therefore, no mitigation measures are required.

4. BIOLOGICAL RESOURCES

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not have a substantial adverse effect, either directly or through habitat modifications on species identified as candidate, sensitive or special status species. The park will be creating additional habitats for urban species through the creation of additional open space in the City. Landscaping includes drought tolerant trees, shrubs and ground cover. The City of Signal Hill is an urbanized area. The city does not contain areas of viable wildlife habitat. Currently, there are no known candidate, sensitive or special status plant or wildlife species as designated by the California Department of Fish and Game or U.S. Fish and Wildlife Service within the City of Signal Hill. Therefore, no mitigation measures are required.

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

No impact: The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community. The City of Signal Hill is an urbanized area. The General Plan indicates that there is no riparian habitat or other

sensitive natural community as designated by the California Department of Fish and Game or U.S. Fish and Wildlife Service within the City of Signal Hill. Therefore, no mitigation measures are required.

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

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

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not have adverse effects on any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The site is currently an unimproved dirt area that is utilized for active oil operations offering very little habitat even for common wildlife. Currently, eucalyptus trees are the only vegetation on-site and they will be removed and replaced with new trees. The General Plan indicates that most animals within Signal Hill are expected to be common, widespread and highly adaptable species. In addition, there are no wildlife corridors or nursery sites within the City. Therefore, no mitigation measures are required.

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

No impact: The park will not have adverse effects on any local policies or ordinances protecting biological resources. The City of Signal Hill does not have a tree preservation policy or ordinance, the existing eucalyptus trees on-site are common trees that will be removed and replaced with drought tolerant trees, shrubs and ground cover. Therefore, no mitigation measures are required.

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

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

5. CULTURAL RESOURCES

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

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not cause a substantial adverse change in the significance of an archaeological resource. There are no known archaeological resources identified at the site or within Signal Hill. Therefore, no mitigation measures are required.

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

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

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

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

6. GEOLOGY AND SOILS

a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? 2) Strong seismic ground shaking? 3) Seismic-related ground failure, including liquefaction? 4) Landslides?**

No impact 1, 3, 4; and

Less than significant impact 2: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The subject site is not located within the Alquist-Priolo fault zone study area and does not result in the construction of a building/structure. Signal Hill like much of California is subject to strong seismic ground shaking. The subject property is not located within a known liquefaction or landslide area. Construction of the project will follow the recommendations of the geotechnical study/report for construction. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park and parking lot construction area is less than 1-acre and the project will not result in soil erosion or loss of topsoil. Erosion sediment control BMP measures will be required and implemented at the time of project construction. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The subject site is not located in a landslide or liquefaction hazard area. A soils report will be required for the grading and construction of the site. Therefore, no mitigation measures are required.

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

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not result in septic tanks or alternative wastewater disposal systems. The park will not have restroom facilities. Therefore, no mitigation measures are required.

7. GREENHOUSE GAS EMISSIONS

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not directly or indirectly generate greenhouse gas emissions. The project site is small in area and will result in more open space/parks. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not conflict with an applicable

plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases. The project is not expected to result in greenhouse gas emissions. Therefore, no mitigation measures are required.

8. HAZARDS AND HAZARDOUS MATERIALS

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The park will not require routine transport for any materials. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park project does not have any foreseeable hazard to the public through the release of hazardous materials in the environment. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies and has no relation to hazardous emissions or handling of hazardous materials. There is no direct construction associated with the amendment. Therefore, no mitigation measures are required.

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

No impact: The 1.5-acre site is not on the States hazardous material sites list. Currently, there are not any listed hazardous material sites within the City of Signal Hill. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not be located within an airport land use plan. Therefore, no mitigation measures are required.

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

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not impair or interfere with an adopted emergency response plan. Therefore, no mitigation measures are required.

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

No impact: The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires including where wildlands are adjacent to urbanized areas as it will not result in the construction of any

buildings/structures. According to Cal Fire, Signal Hill contains a small area designated as a moderate fire hazard zone around the hilltop. The project site is not located in the moderate fire hazard zone and is at the lowest wildland fire risk. Therefore, no mitigation measures are required.

9. HYDROLOGY AND WATER QUALITY

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not violate any water quality standards or waste discharge requirements with implementation of a LID Plan. The project complies with storm water regulations which were reviewed during the grading plan check for compliance. The park does not require a LID Plan as it is under 1-acre, however, a LID Plan for both the park and parking area was approved during project review and incorporates Best Management Practices (BMPs) in conformance with the requirements of the MS4 Permit (Order No. R4-2012-0175). Requirements of the LID Plan and includes construction of onsite water treatment and maximization of infiltration, unless adequately deemed infeasible. All recommendations of the plan must be installed prior to the dog park opening.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the project will include permeable surfaces and drought tolerant plantings which were reviewed during administrative review and plan check for compliance with hydrology and water quality standards. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will alter the existing drainage pattern of a site but will not alter the course of a stream or river which would result in erosion or siltation on or off-site. In addition, there are no streams or rivers within the City of Signal Hill. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff. With the implementation of National Pollution Discharge of Erosion and Sediment (NPDES) plan there be less storm water runoff than existing conditions. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park is less than 1-acres in size and complies with MS4 regulations. A L.I.D. plan was approved and the park will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. NPDES Best Management Practices (BMPs) and drainage devices were approved and will be installed as approved. Therefore, no mitigation measures are required.

f) Would the project otherwise substantially degrade water quality?

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not substantially degrade water quality. The park less than 1-acre in size and will not negatively impact water quality. With the implementation of National Pollution Discharge of Erosion and Sediment plan there will be less storm water runoff than existing conditions. Therefore, no mitigation measures are required.

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

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not place structures within 100-year flood hazard area as no structures will result from the park. The City of Signal Hill is located in Flood Zone C which is not a flood hazard area. Therefore, no mitigation measures are required.

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

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

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

No impact: The project will not expose people or structures to risk of loss, injury or death involving flooding due to a seiche, tsunami or mudflow. The City of Signal Hill is located in Flood Zone C which is not a flood hazard area and is not subject to threat of seiche, tsunami, or mudflow. Therefore, no mitigation measures are required.

10. LAND USE AND PLANNING

a) Would the project physically divide an established community?

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not physically divide an established community. The park will be for public use. As early as 2006, the desire to have a dog park in Signal Hill was identified in the 2006-2011 Strategic Plan. In 2008, a dog park was identified in the Recreation Needs Assessment Survey as a recreation facility desired by the community. In 2010 and 2011, staff analyzed 18 potential locations for a dog park. Staff determined that a portion of the 3100 California Avenue site was suitable for a dog park. Therefore, no mitigation measures are required.

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The project will not conflict with an applicable land use plan, policy, or agency regulation adopted for the purpose of avoiding or mitigating an environmental effect. The site is currently zoned SP-4, Auto Center Specific Plan and General Plan designation is 3.2 Commercial General. A General Plan Amendment will be completed to change the land use designation from "3.2 Commercial General" to "PI Public Institutional" and a Zoning Ordinance Amendment will be reviewed to rezone the site from "SP-4 Signal Hill Auto Center" to "Public Institutions" and add the following uses in the PI zoning district "Public Dog Park" as permitted and an "Outdoor Advertising Structure" as conditionally permitted. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not conflict with any applicable habitat or conservation plan. The City of Signal Hill does not have a habitat or conservation plan. The City of Signal Hill is an urbanized area and does not contain areas that serve as a habitat for biological resources. Therefore, no mitigation measures are required.

11. MINERAL RESOURCES

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

No impact: The project will result of the construction of a dog park. The site does not have any known mineral resources on it, but there are active oil wells nearby. Signal Hill Petroleum has surface use easements throughout the property. Currently, SHP drives oil drilling rigs on the site for operation and maintenance of wells. SHP also stores pipes needed for oil operations on the property. The City is working with Signal Hill Petroleum for release of the surface right easements a mutually agreeable plan to allow for construction and use of the site for a dog park. Therefore, no mitigation measures are required.

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

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

12. NOISE

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

Less than significant impact: The project will not result in exposure of persons to or generation of noise in excess of City standards. Noise is regulated in Signal Hill by Chapter 9.16 of the Signal Hill Municipal Code which establishes standards related to construction, vehicular, and machinery sources. Construction and development will comply with SHMC Chapter 9.16. The I-405 freeway is a significant source of noise due to the velocity of vehicular traffic. The noise report dated January 28, 2016 by P.A. Penardi & Associates (Exhibit A) found that the noise levels from the freeway at the site, are low enough to allow verbal communication between dog owners and their pets and between park patrons when using reasonable vocal effort. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not result in exposure of persons to groundborne vibrations or noise. Construction or development at the site may expose people to short term ground-borne vibrations for grading, but impacts will be short term and are not expected to be significant. Therefore, no mitigation measures are required.

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

Less than significant impact: Noise is regulated in Signal Hill by Chapter 9.16 of the Signal Hill Municipal Code which establishes standards related to construction, vehicular, and machinery sources. Construction and development will comply with SHMC Chapter 9.16. Once the park is constructed it is not expected to generate noise that would permanently increase the ambient noise levels without the project. On January 12, 2016 at 1 p.m., noise measurements were conducted by P.A. Penardi & Associates. Ambient noise levels at the site varied from 65 to 71 dB(A). The source of the noise was from the free flowing traffic on the I-405 freeway. Noise measurements were also taken for the residential area north of the I-405 freeway. Noise measurements were also taken at the closest residences (directly north of the I-405), noise measured from 63 to 67 dB(A). The report found that it is not likely that the nearest residential properties would hear any barking dogs above the overwhelming continuous noise from the vehicular traffic on the freeway and therefore would not increase the ambient noise levels. Therefore, no mitigation measures are required.

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

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

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

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

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

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

13. POPULATION AND HOUSING

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. Construction of the new park will not result in substantial population growth either directly or indirectly. The park is small and will be used by the surrounding community. Therefore, no mitigation measures are required.

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

No impact: The project will not displace any existing housing. The park will be replacing not have any existing housing, the current zoning is auto center specific plan which could not be used as a legal lot for housing. Therefore, no mitigation measures are required.

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

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

14. PUBLIC SERVICES

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

- 1) Fire protection? No impact
- 2) Police protection? No impact
- 3) Schools? No impact
- 4) Parks? No impact. The project will result in the construction and operations of a dog park.
- 5) Other public facilities? No impact

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

15. RECREATION

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park is less than 1-acre. The site will be landscaped with drought tolerant trees, shrubs and ground cover. The dog park is expected to increase the use of existing recreational facilities. Therefore, no mitigation measures are required.

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

Less than significant impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new public dog park is approximately 7,143 square feet and provides two dog runs; one for small dogs and one for larger dogs. Amenities include benches, shade sails, play elements for dogs, and an enclosed outdoor sitting area for patrons. The park will not include a recreation room/building or restroom facilities. There will 13 on-site parking spaces within a new paved parking lot. The project will add an additional park like amenities for the public. The park will not have a significant adverse physical effect on the environment as it is a small scale park that supports the goals and policies of the City's Park and Recreation Master Plan. Therefore, no mitigation measures are required.

16. TRANSPORTATION/TRAFFIC

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not conflict the General Plan or Regional Transportation Plan. The General Plan established Level of Service as the measure of effectiveness of the effect of traffic flow factors, such as speed, delays, travel time, interruptions, freedom to maneuver, driver comfort and convenience, and indirectly, safety and operating costs. The park is small in scale and accessible from California Avenue a local collector street. The park is intended for the local community and is not expected to add additional trips that would reduce the level of service of California Avenue.

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

No impact: The park does not conflict with the Regional Transportation Plan. The park is intended for the local community and would not conflict with the goals of the General Plan. Therefore, no mitigation measures are required.

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

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park does not have any design features that would be a transportation hazard. There is a gate off of California Avenue that would limit vehicle access at night, but the gate is setback off of California Avenue so if a car pulls into the site it does not impede traffic on California Avenue and has room to back out.

e) Would the project result in inadequate emergency access?

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

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

No impact: The project will not conflict with adopted policies, plans or programs supporting public transportation or the use of such facilities. A sidewalk will be installed along the property to allow for pedestrian access to the site. Therefore, no mitigation measures are required.

17. UTILITIES AND SERVICE SYSTEMS

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will comply with the state's wastewater treatment requirements which were verified during plan check prior to issuance of permits for construction. In addition, there are no sewer systems proposed with the park. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not require the construction of new water or wastewater treatment facilities. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. A LID Plan was approved to mitigate impacts on storm water. Therefore, no mitigation measures are required.

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

No impact: The City of Signal Hill operates its own municipal water system. Signal Hill's water supply consists of groundwater produced from the Central Basin and the purchase of treated surface water from the Metropolitan Water District. The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not have restroom facilities and landscaping will be drought tolerant with overhead micro-spray irrigation and the City has adequate water supplies to manage the park. In addition, the project complies with the Chapter 13.10 water conservation in landscaping. Therefore, no mitigation measures are required.

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. There are no sewer lines or sewer facilities necessary for the new park. Therefore, no mitigation measures are required.

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

No impact: The Park will have trash receptacles which will be serviced regularly and regular dog waste removal services will be provided by the City. The trash generated from the site is not estimated to be significant. Therefore, no mitigation measures are required.

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

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

18. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

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

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new park will not result in storm water system discharges from areas for material storage, vehicles or equipment fueling, vehicle or equipment maintenance, waste water handling, or hazardous materials. Emergency supplies or materials will be stored within the existing metal warehouse building, storage in an enclosed structure. The new park does not pose a significant hazard to the storm water system and a LID plan has been approved for the project. Therefore, no mitigation measures are required.

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

No impact: The project will not result in a significant environmentally harmful increase in the flow rate or volume of storm water runoff. The park site is less than 1-acre and includes NPDES BMPs to regulate the flow and rate of storm water runoff. Installation of synthetic turf, decomposed granite, and mulch will reduce the amount of erosion and sediment runoff from the site. Therefore, no mitigation measures are required.

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

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

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

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

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

No impact: The new park will not harm the biological integrity of drainage systems or water bodies. Patrons are required to pick up and properly dispose of pet waste and the park will be maintained by a City service to remove trash and clean the park area as necessary to keep the site in a first class condition. Drainage from the synthetic turf will be contained or discharged to the sewer. Therefore, no mitigation measures are required.

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

Less than significant impact: There will be a less than significant impact to storm water runoff with construction of the park with the implementation of the NPDES plan. Grading will not start until BMPs such as sandbags and silt fences have been installed to reduce impact to storm water runoff. Therefore, no mitigation measures are required.

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

No Impact: There will be a reduced impact to storm water runoff after the project has been constructed. Currently, the site is an unimproved vacant lot and sediment can flow from the site. The park will include drought tolerant landscaping, synthetic turf, mulch and decomposed granite which will reduce the amount of sediment flowing from the site. A LID Plan was approved to mitigate post-construction park impacts on storm water. Therefore no mitigation measures are required.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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

No impact: The project is a General Plan Amendment and a Zoning Ordinance Amendment to assign appropriate land use designations in anticipation of construction of a dog park and to accommodate an existing auto center freeway sign and metal storage building to be used for storage of City emergency supplies. The new City dog park, General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02 will not degrade the quality of the environment or substantially reduce the habitat of fish or wildlife. The less than 1-acre dog park will offer vegetation and landscaping such as drought tolerant trees, shrubs and ground cover that can serve as a habitat for common wildlife species like local birds and squirrels. The site is currently an unimproved dirt area that is utilized for active oil operations offering very little habitat even for common wildlife. Currently, eucalyptus trees are the only vegetation on-site they will be removed and replaced with new trees. Therefore, no significant impacts to wildlife or historical resources would result from the project.

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

No Impact: The General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02 and new City dog park will not have a cumulatively considerable impact on the environment. The Amendments will assign the appropriate land use designations for the new park and existing facilities. The park will add to the City's recreation facilities and is part of the City's Park Master Plan. Construction BMPs and a LID plan have been approved for stormwater compliance, the project complies with the Water Conservation in Landscaping Ordinance and noise and lighting impacts have been found to have no impact. Therefore, no significant cumulative impacts would result from the project.

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

Less than significant impact: The new City dog park, General Plan Amendment 17-01 and Zoning Ordinance Amendment 17-02 does not have any environmental effects that will cause a substantial adverse effects on human beings. The closest residential structures are across the I-405 freeway approximately 400 feet north of the site. Noise, traffic, water quality, utilities, recreation impacts from the project are not significant. Therefore, the project will not have environmental effects on humans.

DETERMINATION: On the basis of this initial evaluation:

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

X

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

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

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

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

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January 28, 2016

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

Subject: Noise Assessment Letter for Proposed Dog Park.

Dear Ms. Alanis,

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

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

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

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

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

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

Yours truly,

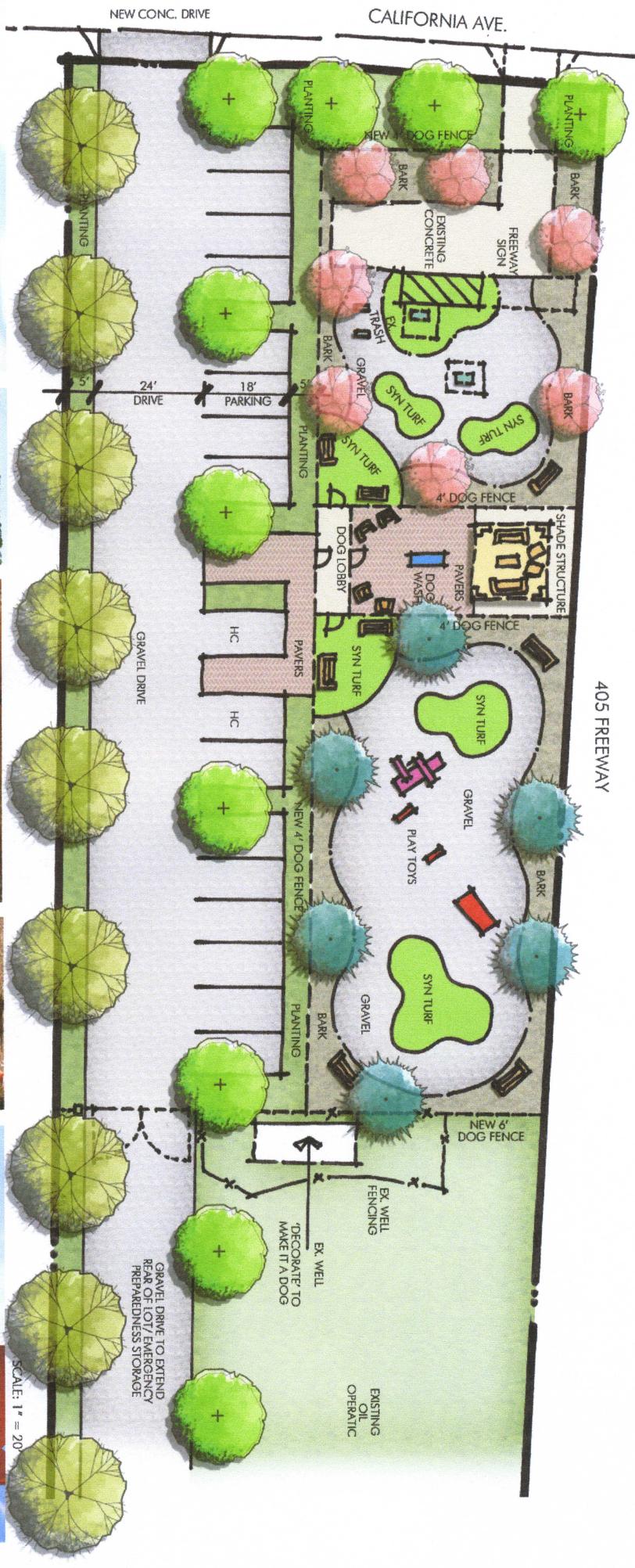
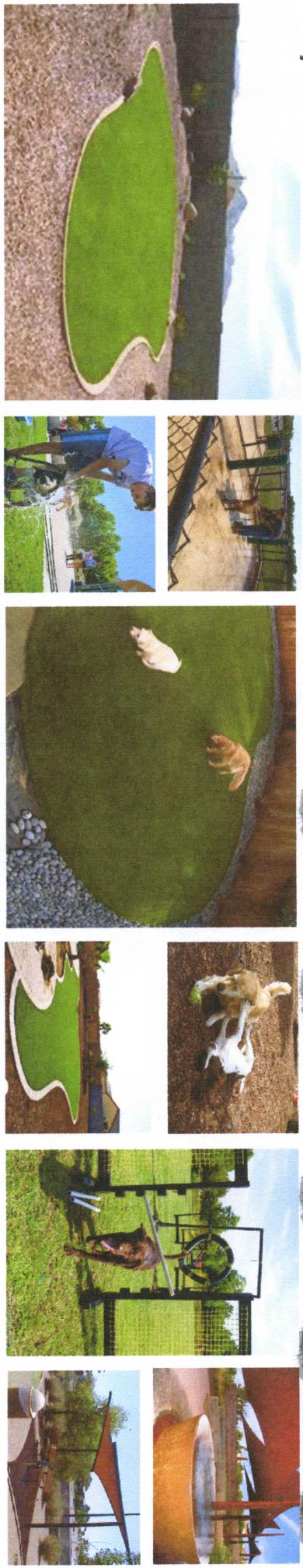


Paul A. Penardi
Acoustical Consultant
Member, Acoustical Society of America

Attachment

URBAN ARENA

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



November
6a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 2017

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DIRECTOR'S REPORT – AWARD PROGRAMS

Summary:

Staff will give an overview of the Beautification and Sustainability Award program goals and expectations for 2018.

Recommendation:

Receive and file.

Background:

The Community Development Department oversees two award programs: the Beautification Awards and the Sustainability Awards. The purpose of the award programs are to reward property owners and residents for improvements which improve the standard of living in Signal Hill.

Beautification Awards are given to commercial or residential properties that have made improvements such as:

- Upgrades to Fences or Gates
- Exterior Remodeling
- New Landscaping
- New Paint

Award recipients are selected by the Planning Commission. Beautification Awards are presented by the Chair at a regular Planning Commission meeting.

Sustainability Awards are given to residential or commercial properties, or businesses, which have made improvements such as:

- Using CalGreen Design and Construction
- Offering Recycled or Re-Usable Products
- Lighting Reduction or Upgrades
- Solar Power Installations
- Drought Tolerant Plants
- Irrigation Upgrades
- Reducing Waste

Award recipients are chosen by the Sustainable City Committee, and the awards are presented by the Mayor at a regular City Council meeting.

Analysis:

The Beautification Award program is one of the ways that the Planning Commission enriches the Signal Hill community. Residents and businesses who have been selected as winners are proud to accept the award, and display yard signs designated their properties as award winners.

The January 2018 Planning Commission meeting will be the start of the award year. Staff will actively solicit Beautification Award nominations from Commissioners throughout the year, so that the Commission can present at least one award per quarter. Ideally, Commissioners and the public will provide many nominations early in the year, so that multiple properties can be selected at a time, and awards can be presented in a timely fashion.

Nominations can be made by anyone, including the general public, using the nomination forms (Attachments A and B). A history of Beautification and Sustainability Award winners has been provided (Attachments C and D). This information can also be found on the Award Programs page of the City's website.

Approved by:

Scott Charney
Director of Community Development



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

PLANNING COMMISSION BEAUTIFICATION AWARD NOMINATION FORM

I hereby nominate the following Signal Hill property for a City of Signal Hill Planning Commission Award:

Property Address: _____

Contact name: _____ Phone No. _____

Email: _____ Date: _____

Category:

Small business Residential Large development Commercial/industrial

Reasons for nomination:

- Building Exteriors** – Remodel, upgrade or renovation making use of quality materials and finishes; use of architectural details.
- Walls, Fences, and Gates** – New or replacement of fence or wall making use of quality materials, enhancing overall aesthetics
- Landscape** – New or replacement of landscaping making use of a variety of plants, use of color, healthy and well-trimmed, well maintained.
- Maintenance** – Clean, free of trash, fresh paint, well kept property.
- Other** (circle an example or explain below) – upgrades appearance of neighborhood; repair/rehabilitation of historic site; creative re-use of vacant site or building; mitigates safety problem (e.g., landscape graffiti-covered wall).

Email to: ComDev@cityofsignalhill.org or mail to
City of Signal Hill, Attn: Community Development, 2175 Cherry Avenue, Signal Hill, CA 90755
You will be contacted regarding the status of the nomination.

For more information, please call (562) 989-7340.

Attachment A



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

SUSTAINABILITY AWARD NOMINATION FORM

I hereby nominate the following Signal Hill property for a Sustainability Award:

Property Address: _____

Contact name: _____ Phone No. _____

Email: _____ Date: _____

Category:

Small business Residential Large development Commercial/industrial

Reasons for nomination:

The Sustainable City Committee's Sustainability Award recognizes those who employ sustainable practices and have a positive environmental mentality. Please state reasons for nomination:

- Landscaping/irrigation upgrades, lighting upgrades, eliminating redundant lighting
- Solar panel installation
- Reducing the amount of waste the school site produces annually by recycling, composting and donating uneaten food
- Offering green products, recycling practices, reusable bags for online order delivery and energy efficiency
- Reducing to almost zero waste and participating in cardboards, waste and food recycling programs
- Using state-of-the-art construction methods and energy saving materials that meet or exceed all current building codes
- Details or other reasons:

Meetings of the Sustainable City Committee are open to the public and are held the first Tuesday of every other month at 6:00 p.m. in Council Chambers at City Hall.

Email to: ComDev@cityofsignalhill.org or mail to
City of Signal Hill, Attn: Community Development, 2175 Cherry Avenue, Signal Hill, CA 90755
You will be contacted regarding the status of the nomination.
For more information, please call (562) 989-7340.

Attachment B

2017 Beautification Awards			
Q1	Historic House Restoration 1790 E. Burnett Street	4/18/17	Restored the 1919 Craftsman style home with period appropriate custom Craftsmen doors, windows, fixtures and tile. Expanded deck. Re-landscaped.
Q1	2H Office Building 2653 Walnut Avenue	4/18/17	Contemporary architecture design including an open ceiling, glass rails, high end finishes, an inviting staff kitchen and break room space, spacious offices, and even a basketball free-throw court.
Q2	Crisell + Assoc 2199 E. Willow St	5/16/17	Contemporary and attractive redesign of the building's exterior.
Q3	Courtyard Care 1880 Dawson Ave	7/18/17	For improvements in the landscaping and exterior appearance of the building.

2016 Beautification Awards			
2	Proscape Landscape 1446 E. Hill Street	6/21/16	Designed an aesthetically pleasing yard with decorative rocks, plants, a stream bed and an ornamental bridge pathway.
3	Gateway Pad A 959-999 E. Spring Street	7/19/16	Contemporary architecture design such as height variations and tower elements; mix of metal and fabric awnings; and cultured stone veneer on pilaster bases. A spacious outdoor dining area with enhanced paving, planters, and a trellis was also constructed next to the Chipotle restaurant.

2015 Beautification Awards			
4 th Q 2014	2299 Molino Ave. Danny and Lizah Amat	1/13/15 (awarded in Dec.)	Water feature, flowerbeds w ornamental grasses, retaining wall w glass and metal railings

		2014 but presented in Jan)	
1	2001 Obispo Ave. Mary and Nicholas De Los Reyes	5/12/15	Handcrafted rock mosaic, native California plants, succulents, decorative flower beds
2	Vivir Properties 2799 E 21 st St	8/11/15	Exterior attention to details such as the hand-placed stone veneer, large front deck, broad windows, permeable driveway, minimal turf, decorative pathways that combine natural and hardscape materials, use of water efficient landscape materials including decorative bark and ornamental grasses
3	1101 E. 25 th Street Century Calibrating Company	10/13/15	replaced much of its turf, low maintenance plantings, mulch and decorative rock. Vines on front of the building and parking lot wall, attractive green-screen fencing miniature pumpjack

2014 Beautification Awards			
1	3233 Lemon Ave	03/12/14	unique design with window, door and fence treatments as well as upgraded landscaping
2	Signal Hill Petroleum at Willow/Walnut	6/10/14	new perimeter fencing with green screens, additional planting on all exterior sides, and installation of drip irrigation
3	Willow Ridge Community Association	9/9/14	Tennis courts, pool and spa refurbishment, drip system irrigation, drought tolerant plants
4	2299 Molino Avenue	12/9/14 (presented 1/13/15)	Retaining wall, metal & glass railing, water features, decorative grass

2013 Beautification Awards			
1 st Quarter	Police Facility - 2745 Walnut Ave	04/09/13	Architecture, landscaping with drought tolerant plants, tall ceilings, high windows, sky blue roofing
2 nd Quarter	2059 Stanley Ave	09/10/13	Replaced garage door, exterior re- finish and repainted, front door replaced, new landscaping with brick-trimmed flower bed
3 rd Quarter	Town Center East	12/10/13	repainting with a palate of fresh color and continued over several months with the brick area and columns

2012 Beautification Awards			
1 st Quarter	2850 Cherry Boulevard Buick/GMC	04/10/12	significant upgrades to the exterior façade
2 nd Quarter	2755 California EDCO	06/12/12	state-of-the-art recycling facility
3 rd Quarter	Boulevard Cadillac	09/11/12	new architectural design theme, entry portal and limestone panels with polished aluminum accent, customer lounge, sign program

2011 Beautification Awards			
1 st Quarter	2828 Junipero Tiger Cased Hole Services	03/08/11	including paint, wrought-iron fencing and landscape
2 nd Quarter	3350 Gundry Ave. – Rick and Dyana Anderson	06/04/11	new paint, a new roof and landscaping
3 rd Quarter	2017 Raymond	09/03/11	For: residential improvements
4 th Quarter	2898 Sunset View – Scott and Kim Burrows	12/13/11	New landscaping with hardscape, new garage doors, slate tile driveway and an outside entrance door

Sustainability Award History

2017 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	3347-49 Lemon Avenue	1/10/17	Water Efficient Landscape category Replaced turf in the front yard and parkway with mulch and colorful, drought tolerant plants.

2016 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	1843 Junipero Ave.	2/23/16	Water Efficient Landscape category Remove turf, planted drought tolerant plants and rocks, cut water bill by half
1	1881 Molino Ave.	N/A Proclamation mailed	Water Efficient Landscape category Replaced bushes and shrubs with drought tolerant plant materials and stepping stones; replaced turf in the parkway with gravel stones
1	3285 Orange Ave0	N/A Proclamation mailed	Water Efficient Landscape category Replaced 1/3 front lawn with sand and drought tolerant plants; replaced turf in the parkway with mulch and drought tolerant plants
3	1140 E. Willow St.	7/12/16	Water Efficient Landscape category Replaced turf in the parking lot with mulch and colorful, drought tolerant plants
3	3276 Lewis Ave.	N/A Proclamation mailed	Water Efficient Landscape category Replaced turf with vibrant, drought tolerant plants
4	3240-42 Cerritos Avenue	N/A Proclamation mailed	Water Efficient Landscape category Replaced turf with synthetic grass

2015 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	2070 Raymond	3/5/15	Landscape/irrigation upgrades, create

	Ave.		outdoor spaces, remove concrete/brick, low maintenance plantings
2	2060 Dawson Ave.	5/12/15	Remove turf, new watering system, desertscape plantings, rock path
3	2001 Obispo Ave.	9/15/15	Water efficient landscaping, turf removal, rock paths/borders
	Arkraft		Nomination withdrawn

2014 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
2	Promontory Crest HOA	5/20/14	Landscape/irrigation upgrades, lighting upgrades, eliminated redundant lighting, decrease by 40% of utility costs
	In-N-Out Burgers	08/19/14 not presented, unable to attend	recycles cardboard, paper and plastic, reduce package materials, reusable containers, recycle used cooking oil
3	Seeds of Change Environmental Club – Jessie Nelson	10/7/14	reduce the amount of waste the school site produces annually by recycling, composting and donating uneaten food
4	EDCO	1/6/15	Household Hazardous Waste program

2013 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	Office Depot	5/7/13	Offer green products, recycling practices, reusable bags for online order delivery and energy efficiency.
2	Costco	7/17/13	Reduced to almost zero waste and participate in cardboards, waste and food recycling programs.
3	MBK Homes	9/17/13	Aragon Townhomes crafted using state-of-the-art construction methods and energy saving materials that meet or exceed all current building codes.

2012 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	City Ventures	4/3/2012	Designing energy efficient homes within the Signal Hill Collection at PCH & Orizaba Avenue.
2	Signal Hill Petroleum	6/19/2012	Use of recycled water; production of natural gas & electricity.
3	EDCO Transfer & Recycling Station	10/2/2012	Achieving State mandated recycling goals. New facilities incorporate

			numerous green building design features.
4	Jessie E. Nelson Academy	12/4/2012	Commitment to environmentally sound sustainable building practices.

2011 Sustainability Awards			
Quarter	Recipient	CC Date of Presentation	Reason
1	Abode Community	4/19/2011	Installation of photovoltaic electric systems at the Las Brisas Community Center and Las Brisas II.
2	Conservation Corp of Long Beach	6/7/2011	Renovation of existing offices located on 19 th Street featuring numerous green building technologies and practices.
3	Kluger Architects	9/20/2011	Renovation at their home offices located on Coronado Avenue featuring numerous green building technologies and practices.
4	Sustainable Now Technologies	1/17/2012	Cutting edge research and development of clean-burning algae bio-fuel technology.

November

6b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 2017

AGENDA ITEM

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

**FROM: RYAN AGBAYANI
ASSISTANT PLANNER**

**SUBJECT: DIRECTOR'S REPORT – STUDY SESSION ON THE ZONING
ORDINANCE AMENDMENT PROCESS**

Summary:

Staff will present a Director's Report regarding the Zoning Ordinance Amendment (ZOA) process. During the presentation, staff will provide the Planning Commission with different examples of recent ZOAs.

Recommendation:

Receive and file.

Background and Analysis:

Overview

The ZOA process is outlined in Chapter 20.86 of the Signal Hill Municipal Code (SHMC) (Attachment A).

This process has two steps. It is subject to a public hearing at both the Planning Commission and (once Commission renders a recommendation) at the City Council. An amendment may be initiated by either of the following parties:

- *Applicant-initiated* (request by the property owner(s) or authorized representative)
- *City-initiated* (order of the City Council, Planning Commission, or Community Development staff)

Types of Zoning Ordinance Amendments

Zoning Map

- Change of a property or properties from one zoning district to an alternate zoning district.

Text Changes

- Implementation of a Specific Plan with its own zoning standards and parking requirements;
- Modification to the existing *use classification chart* to either allow or prohibit listed uses within the various zoning districts; or
- Addition of new listed uses with designations for each applicable zoning district (e.g. P – permitted use, C – conditional use permit required, X – prohibited, etc.).

Application Requirements

The applicant must provide a complete application submittal package including: a written request of the proposal, the required deposit fee amount (Attachment B), and any supplemental data that will justify the re-zoning. Supplemental data may include, but is not limited to:

- Zoning standards from other surrounding jurisdictions;
- Economic studies and surveys;
- Traffic studies;
- Populations studies; and
- Any other information deemed pertinent.

Neighborhood Outreach

The Community Development Department has published a document titled “*A Neighbor’s Guide to Development*” (Attachment C) to assist the applicant in navigating through the process. The initial step is for the applicant to conduct outreach to community groups, HOAs, and neighbors within close vicinity of the project site. This outreach is done independently of City staff. All successful zoning ordinance amendments are predicated on neighborhood engagement.

Public Hearing

Once the application submittal package is complete, staff will schedule the item for a public hearing at the Planning Commission meeting. The Commission is a *recommending*

body and will render its decision of approval or denial by formal resolution. The City Council is ultimately the *decision making* body.

Conclusion:

The ZOA process is dynamic and fluid. As the City evolves and new uses arise, the ZOA process will be utilized as a mechanism to update the City's existing Zoning Code and/or Official Zoning Map (Attachment D).

Approved by:

Scott Charney
Director of Community Development

SHMC CHAPTER 20.86 AMENDMENTS

20.86.010 Application of provisions.

An amendment to this title which changes any property from one district to another or imposes any regulation not heretofore imposed or removes or modifies any such regulations heretofore imposed shall be initiated and adopted by the procedure set forth in this chapter, except that any amendment to this title which does not make such a change or imposition may be initiated and adopted as other ordinances are initiated and adopted.

(Prior code § 19.88.010 (Ord. 557 § 408 (part), 1964))

20.86.020 Initiation of proceedings.

An amendment may be initiated by any one of the following:

- A. Order of the city council;
- B. Order of the planning commission;
- C. Upon the submittal of an application for amendment by the property owner or owners, or the authorized representative of such owner(s) of property affected by such amendment;
- D. Upon the submittal of an application for amendment by the director of planning and community development.

(Ord. 84-07-926 § 1: prior code § 9.88.020 (Ord. 582 § 1(63), (64), 1965; Ord. 557 § 408(A), 1964))

20.86.030 Application form and contents.

A. The commission shall prescribe the form in which applications for changes of zone are made. It may prepare and provide blanks for such purpose and may prescribe the type of data and information to be provided by the petitioner to assist in determining the validity of the request. No application shall be received unless it is full and complete and complies with such requirements.

B. The building inspector shall verify the accuracy and completeness of the application and the date of verification shall be noted on the application.

C. In addition, the applicant may provide to the city such data and information as will assist the building inspector to make a recommendation to the commission to justify its recommendations to the council as to location and size of the proposed rezoning. Such data may include the following:

1. Economic studies and surveys;
2. Traffic studies;
3. Population studies;
4. Any other information deemed pertinent.

(Prior code § 19.88.030 (Ord. 557 § 408(B), 1964))

20.86.040 Filing fee.

When an amendment is initiated by a property owner or their authorized representative pursuant to Section 20.86.020C, the application shall be accompanied by a filing fee, as provided in Section 20.88.010, for the purpose of defraying the cost incidental to the proceeding.

(Ord. 84-07-926 § 2: prior code § 19.88.040 (Ord. 557 § 408(C), 1964))

20.86.050 Investigation.

The city attorney shall study the proposed amendment and shall provide information necessary for action consistent with the intent of this title and the general plan.

(Prior code § 19.88.050 (Ord. 557 § 408(D), 1964))

20.86.060 Commission hearing--Date and notice.

A. The secretary of the planning commission shall set all proposals for amendments for public hearing not more than forty days after the verification of the proposal, or after the initiation of the amendment by the city council, planning commission, or director of planning and community development, as the case may be.

B. Notice of the required public hearing shall contain a general explanation of the matter to be considered, a general description of the property and area affected, the time and place of the hearing, and other pertinent data.

C. When the zoning ordinance amendment involves a change in the zoning regulations prescribed in the ordinance, notice shall be given by at least one publication in a newspaper of general circulation in the city; or if there is none, it shall be posted in at least three public places in the city, at least ten days before the hearing.

D. When the zoning ordinance amendment involves the reclassification of property, in addition to giving notice, as specified by subsection C of this section, notice of the hearing shall be given by mail or delivered to all persons, including businesses, corporations, or other public or private entities, shown on the last equalized assessment roll as owning real property within three hundred feet of the property which is the subject of the proposed zoning change. In the event that the proposed zoning change has been requested by a person other than the property owner as such property owner shown on the last equalized assessment roll, notice shall also be given by mail to the owner of the property as shown on the last equalized assessment roll.

E. In addition to the foregoing, notice shall be given by first-class mail to any person who has filed a written request therefor. Such request may be submitted any time during the calendar year and shall apply for the balance of such calendar year.

(Ord. 84-07-926 § 3: prior code § 19.88.060 (Ord. 557 § 408(E), 1964))

20.86.070 Commission hearing--Procedure and decision.

A. The commission shall, not less than ten days after the giving of notice of a public hearing on an amendment, hold the hearing.

B. If, for any reason, testimony on any case set for public hearing cannot be completed on the day set for such hearing, the commission presiding at such public hearing may, before the adjournment or recess thereof, publicly announce the time and place to, and at which, the hearings will be continued, and such announcement will serve as sufficient notice of such continuance and without recourse to the form of public notice as provided for in Section 20.86.060.

C. Upon the completion of a public hearing, the commission shall render its decision on the matter so heard. Failure to so act within forty days after the completion of a hearing shall serve to automatically and immediately refer the whole matter to the council for such action as it deems warranted under the circumstances. In the event of such failure on the part of the commission to act, the city administrative officer shall immediately deliver to the council all of the records of the matter involved.

D. The recommendation for approval of any amendment shall be by resolution of the commission carried by the affirmative votes of not less than a majority of its total voting members. An affirmative vote of less than a majority of its total voting members shall constitute a disapproval.

E. A disapproval shall be final unless appealed to the council within fifteen days after the commission renders its decisions.

F. The commission shall announce and record its action by formal resolution.

G. No later than ten days after final action by the commission on an application, notice of the decision shall be mailed to the applicant at the address shown up on the application.

(Prior code § 19.88.070 (Ord. 557 § 408(F), 1964))

20.86.080 Council decision.

The council may approve the proposed amendment and enact it into ordinance, or disapprove it. The council shall not alter the proposed amendment without referral back to the commission unless, in the case of a zone change, the alteration is more restrictive or reduces the area under consideration. A notice of the decision shall be mailed to the applicant at the address on the application.

(Prior code § 19.88.080 (Ord. 557 § 408(G), 1964))

20.86.090 Appeals to council.

A. The council, upon receipt of an appeal, if it finds that the facts stated by the applicant in his written notice of appeal do not warrant a further hearing, shall affirm the action of the commission and deny the appeal.

B. The council, upon determining that an appeal is for good cause warranted, shall enter such decision upon the minutes and set the matter for a public hearing. Notices shall be given as provided in Section 20.86.060.

(Prior code § 19.88.090 (Ord. 557 § 408(H), 1964))

20.86.100 Reapplication.

No person, including the original applicant, shall reapply for a change of zone on the same lot or lots within a period of one year from the date of the final decision on such previous application unless such decision is a denial specifically stated without prejudice.

(Prior code § 19.88.100 (Ord. 557 § 408(I), 1964))

20.86.110 Appeals of council decisions.

Appeals, if any, to a court of competent jurisdiction shall be made within thirty days after the final decision by the council.

(Prior code § 19.88.110 (Ord. 557 § 408(J), 1964))

Community Development Department

Description	Amount
<u>Building & Safety</u>	
Permit Fees	See Ordinance No. 78-9-805 and Resolution No. 82-8-3564
Minimum Building Permit Fee	\$73.00
Building Re-inspection Fee	\$60.00
<u>Planning</u>	
<u>Residential*</u>	
Single-story additions to existing dwellings less than 500 square feet floor area	\$500.00 flat fee
	<u>Initial Deposit</u>
Second-story additions and additions of more than 500 square feet floor area	\$4,000.00
New single-family or duplex dwellings when view analysis is not required	\$5,000.00
New single-family or duplex dwellings with view analysis	\$6,000.00
Multi-family and tract developments fewer than 10 dwellings	\$8,000.00
Multi-family and tract developments more than 10 dwellings	\$12,000.00
Other planning applications, including parcel map, parcel map waiver, lot line adjustments, etc.	\$4,000.00
Residential Inspections	
4 Units	\$170.00
5-10 Units	\$300.00
more than 10 Units	\$565.00
<u>Commercial & Industrial*</u>	
Signs	\$50.00 flat fee
Outdoor Sales or Temporary Events	\$50.00 flat fee
	<u>Initial Deposit</u>
Additions to existing buildings and tenant improvement projects	\$1,500.00
Minor Tenant Improvement	\$208
New buildings less than 10,000 square feet	\$6,000.00
New buildings more than 10,000 square feet	\$8,000.00
Description	Amount
Other planning applications including: Conditional Use Permits, Variances, Specific Plans, General Plan and Zoning Ordinance Amendments, etc.	\$4,000.00

Community Development Department	
<u>Miscellaneous</u>	
Administrative Citation	\$400.00 Fine
Appeals (Except for Administrative Citation)	\$315.00 Flat Fee
Banner Sign	\$25.00 Flat Fee
Business License Review For Zoning	\$50.00 Flat Fee
Garage Sales	\$20.00 Flat Fee
Due Diligence Letters	\$250.00 Flat Fee
Off-site Plan Retrieval	\$35.00
 *Deposit Fees For Services	
Deposit will be used to pay for the actual costs of planning review including: obtaining mailing labels for public notices, postage for mailing notices, public notice publication in local newspaper, landscape consultant plan check, traffic or environmental engineer consultant, City Attorney legal services beyond typical public hearings and report review, and other actual out-of-pocket consulting fees incurred by the City.	
 The Public Works Engineering Department collects a separate deposit for services related to outside engineering consultant review of grading and erosion control plans, street, water, sewer, and industrial waste plan checking.	
 Planning staff time for report preparation, project meetings and site inspections is billed at \$104 per hour. The initial deposits are estimates of the costs and hours anticipated for planners' project review and inspections. A larger initial deposit may be required for large or complex projects that include an environmental impact report, general plan amendment, zoning ordinance amendment, specific plan, conditional use permit, variance, view analysis, etc.	
 Applicants will be notified if the initial deposit becomes insufficient to pay for costs billed against the deposit. Before project approval, the applicant's deposit account must be adequate to pay for associated projector costs. Upon final project approval, excess deposits will be refunded to the applicant.	
 Planners will provide maximum one hour consultation regarding zoning issues at no cost to the applicant to identify zoning or site plan and design review issues before formal submittal of plans and full payment of the initial deposit. Applicants are encouraged to work with their architects and engineers to submit complete plans of sufficient detail to assure that the City and its consultants can perform a complete plan review. Please contact the Community Development Department at (562) 989-7340 if you have any questions.	

A Neighbor's Guide to Development



Community Development Department

Site Plan and Design Review

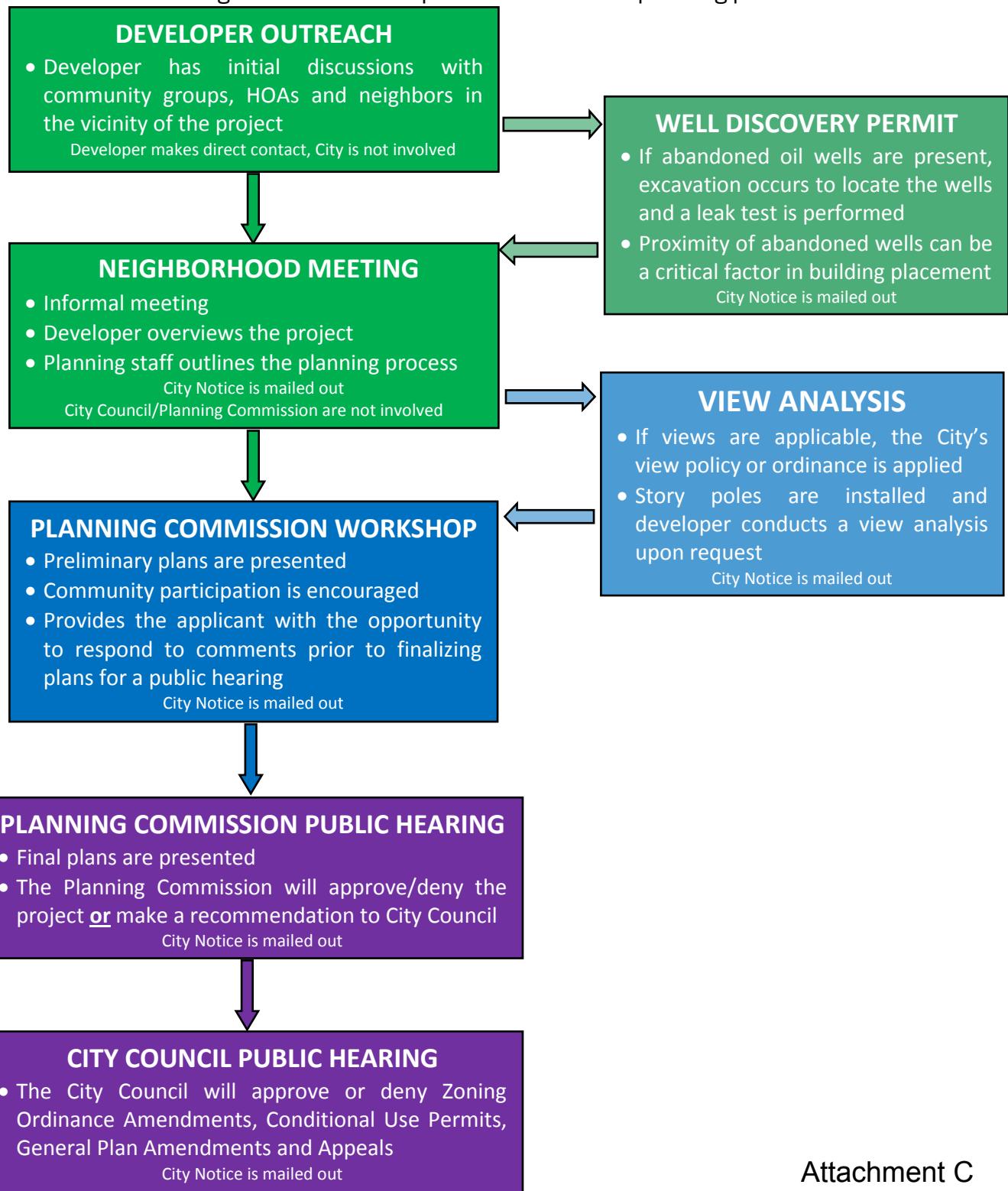
Zoning Ordinance Amendments – Conditional Use Permits – General Plan Amendments

The following flow chart is a simplified version of the planning process:

PRE-APPLICATION

APPLICATION SUBMITTAL

FORMAL REVIEW



The following is more detailed information on the typical steps in the planning process. We encourage the community to participate early in the planning process. Please contact the Community Development Department for questions about any of these steps and how to participate at (562) 989-7340.

1. DEVELOPER OUTREACH

- Property Owner, Developer, and/or Applicant/Agent (developer) to outreach to the community to gather input for consideration in development of the site plan, floor plans, building heights, architecture, guest parking, street configuration, landscape plans, view corridors, etc.
- Community to provide the developer with comments, concerns, preferences in the design prior to any plans being established. Community comments are collected by the developer.
- City staff is typically not involved at this stage.

2. WELL DISCOVERY PERMIT & LEAK TEST (IF APPLICABLE)

- If there are abandoned oil well(s) on the site, the developer shall apply for a well discovery permit to locate and leak test the well(s). See Signal Hill Municipal Code (SHMC) Section 16.24.030-050 for detailed information.
- City staff will send a well discovery and leak test notice to all property owners and residents within the established mailing radius of the subject site, prior to the issuance of a well discovery permit.
- The City will issue a well discovery permit. The permit establishes the procedures for the developer to identify the physical location, excavation of abandoned well(s), dust control, backfill and compaction.
- Once the well has been located, the developer shall submit a licensed survey of all well(s) within the area of development. The well(s) shall be plotted on the site plan showing if wells are or are not accessible.

3. NEIGHBORHOOD MEETING (IF APPLICABLE)

- The developer shall submit an application, deposit and preliminary site/floor plans to the City.
- For a large development project, a Neighborhood Meeting will be held with the developer, City staff and the surrounding residents to view the preliminary site and floor plans and provide an overview of the steps (#4-7 below) in the planning process.
- The community is invited to learn about the project and development process. Community comments are collected at the meeting by the developer and staff.
- The Planning Commission and/or City Council are not involved in the meetings and no decisions are made on the project.

4. VIEW ANALYSIS PROCESS (IF APPLICABLE)

- If it is determined that the view policy or view ordinance is applicable to the site, the view policy/ordinance steps will be followed. See the City View Policy or Ordinance (in Hilltop Specific Plan) for detailed information.
- City staff will send a view notice to all property owners and residents within 500 feet of the boundary of the subject property.

- The developer will install story poles to depict the silhouette of the development.
- After viewing the story poles, community members that feel that the project will have an impact on their view and would like view photos taken from their property, should contact the Planning Department in accordance with timeframe established in the view notice.
- The applicant will contact and schedule a mutually agreeable time to conduct the view photo analysis with community members that requested photos.
- Any affected property owner or resident who challenges the accuracy of an applicant's view analysis may prepare and submit a view analysis to the Planning Department prior to the workshop for review by the Planning Commission.

5. PLANNING COMMISSION WORKSHOP

- Once the developer has established preliminary plans (and completed the view analysis process, if applicable) the project is scheduled for a public workshop.
- 10 days prior to the workshop, the City will mail a notice of public workshop to all property owners within the established mailing radius of the subject site, and plans and view photos are available for public review. 3 days prior to the workshop a staff report overviewing the project is available for public review and is available on the City's website www.cityofsignalhill.org > Current Agendas & Staff Reports.
- The community is encouraged to participate at the workshop to ensure that the applicant has the opportunity to respond to comments prior to finalizing the plans for the public hearing.
- At the workshop in front of the Planning Commission, staff provides a presentation on the plans and process, the developer is given the opportunity to present the project and the community may present written information, comment, express their opinions or otherwise present evidence on the project.
- The Planning Commission provides direction as deemed appropriate and may schedule the project for subsequent workshop(s) or a public hearing.

6. PLANNING COMMISSION PUBLIC HEARING

- Once the developer has addressed the Planning Commission's directions from the workshop and finalized plans the project is scheduled for a public hearing for the Site Plan and Design Review. See SHMC Section 20.52 for more information.
- 10 days prior to the public hearing, the City will mail a notice of public hearing to all property owners within the established mailing radius of the subject site. 3 days prior to the public hearing a staff report, resolutions and conditions of approval overviewing the project are available for public review and are available on the City's website www.cityofsignalhill.org > Current Agendas & Staff Reports.
- The public is invited to attend this public hearing to present written information, express their opinions or otherwise present evidence on the above matter to the Planning Commission.
- At the public hearing in front of the Planning Commission, staff provides a presentation project, the developer is given the opportunity to present on the project and the community may present written information, express their opinions or otherwise present evidence on the project.
- The Planning Commission will approve or deny the project (or continue the public hearing to another meeting). Zoning Ordinance Amendments, Conditional Use Permits, General Plan Amendments and Appeals go to the City Council for review.

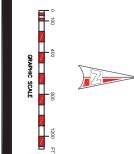
7. CITY COUNCIL PUBLIC HEARING (IF APPLICABLE)

- Zoning Ordinance Amendments, Conditional Use Permits, General Plan Amendments and Appeals require City Council review. See SHMC Section 20.86 and 20.64 for more information.
- 10 days prior to the public hearing, the City will mail a notice of public hearing to all property owners within the established mailing radius of the subject site. 3 days prior to the public hearing a staff report, resolutions and conditions of approval overviewing the project are available for public review and are available on the City's website www.cityofsignalhill.org > Current Agendas & Staff Reports.
- The public is invited to attend this public hearing to present written information, comment, express their opinions or otherwise present evidence on the above matter to the City Council.
- At the public hearing in front of the City Council, staff provides a presentation on the project, the developer is given the opportunity to present on the project and the community may present written information, express their opinions or otherwise present evidence on the project.
- The City Council will approve or deny the Zoning Ordinance Amendment, Conditional Use Permit, General Plan Amendment and/or Appeal.

8. PLAN CHECK AND PERMITS

- Applicant submits plans to Building and Safety Division for plan check. Planning staff reviews plans to ensure they are the same as the plans presented at the public hearings.
- Minor changes due to requirements of building codes (for example: size of a window/door, placement, etc) are fairly common, minor changes are presented to the Planning Commission in a conformity report. Major changes require new public hearings and approval.
- When plans are ready, grading and building permits are issued. A notice that construction is going to start is mailed to nearby property owners.
- Construction must be completed in a specific amount of time, based on the size of the project and in accordance to the City's Construction Time Limit Ordinance. See SHMC Section 20.52.100 for more information.
- For projects that went through the view analysis process, the developer is required to submit Building Pad and Building Height certifications to the Building and Planning Departments during construction, to verify that the building is built in accordance with the plans (heights) that were approved by the Planning Commission and/or City Council.

The California Environmental Quality Act (CEQA) is conducted concurrently with all projects. CEQA requires publishing of a Notice of Intent and 20-day public review period prior to adoption of a Negative Declaration or Mitigated Negative Declaration (or 30/45 day public review of an Environmental Impact Report) prior to adoption by the Lead Agency.



OFFICIAL ZONING MAP



LEGEND

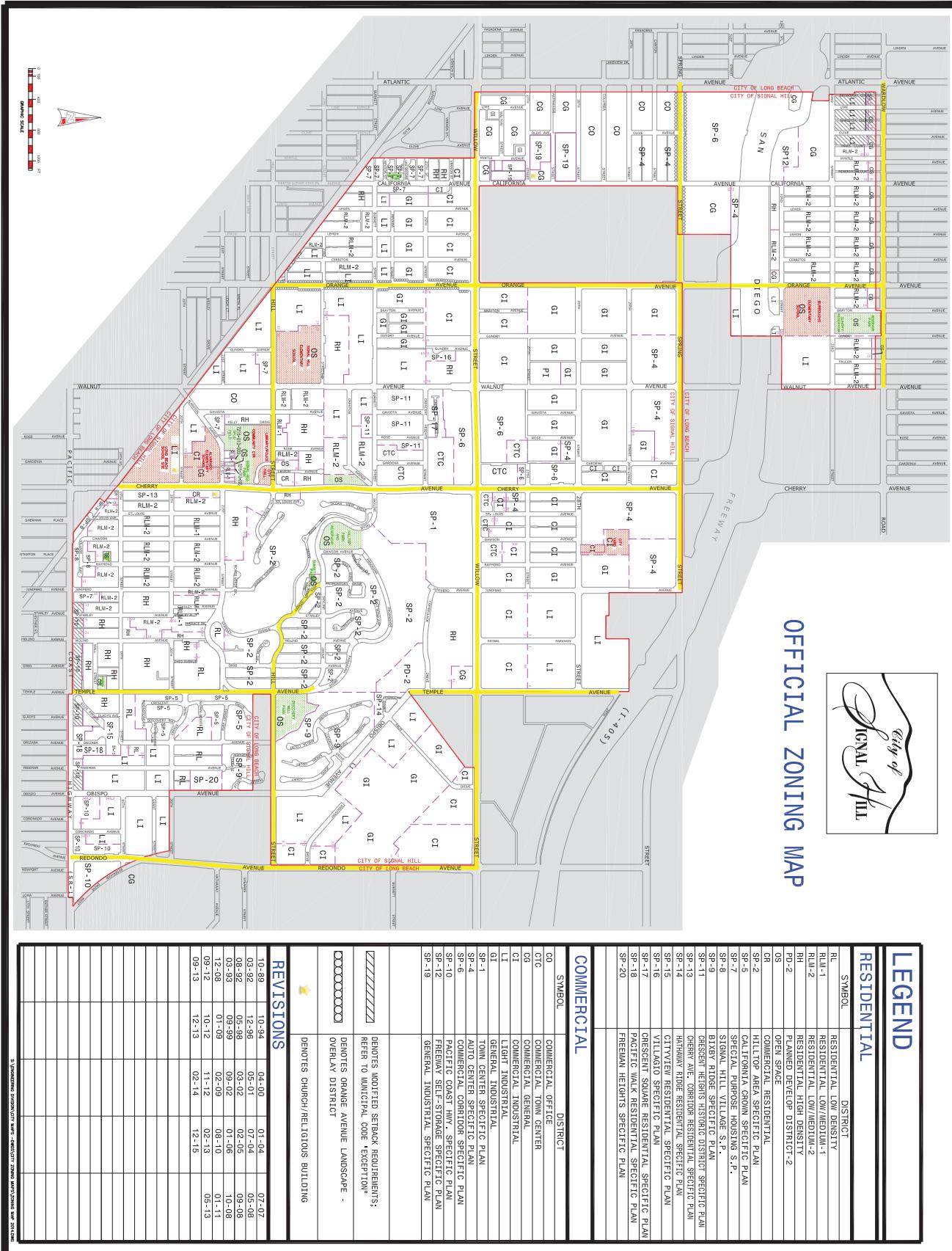
RESIDENTIAL

SYMBOL	DISTRICT
RL	RESIDENTIAL LOW DENSITY
RLM-1	RESIDENTIAL LOW/MEDIUM-1
RLM-2	RESIDENTIAL LOW/MEDIUM-2
RH	RESIDENTIAL HIGH DENSITY
PD-2	PLANNED DEVELOP. DISTRICT-2
OS	OPEN SPACE
RLM-2	COMMERCIAL RESIDENTIAL
SP-2	HILLTOP AREA SPECIFIC PLAN
SP-5	CALIFORNIA CROWN SPECIFIC PLAN
SP-7	SPECIAL PURPOSE HOUSING S.P.
SP-8	SIGNAL HILL VILLAGE S.P.
SP-9	BIXBY RIDGE SPECIFIC PLAN
SP-11	CRESSENT HEIGHTS HISTORIC DISTRICT SPECIFIC PLAN
SP-13	CHERRY AVE. CORRIDOR RESIDENTIAL SPECIFIC PLAN
SP-14	HATHAWAY RIDGE RESIDENTIAL SPECIFIC PLAN
SP-15	CITYVIEW RESIDENTIAL SPECIFIC PLAN
SP-16	VILLAGE S.P.
SP-17	CRESSENT SQUARE RESIDENTIAL SPECIFIC PLAN
SP-18	PACIFIC WALK RESIDENTIAL SPECIFIC PLAN
SP-20	FREEMAN HEIGHTS SPECIFIC PLAN

COMMERCIAL

SYMBOL	DISTRICT
CO	COMMERCIAL OFFICE
CTC	COMMERCIAL TOWN CENTER
CG	COMMERCIAL GENERAL
CTI	COMMERCIAL INDUSTRIAL
LI	LIGHT INDUSTRIAL
GI	GENERAL INDUSTRIAL
SP-1	TOWN CENTER SPECIFIC PLAN
SP-4	AUTO CENTER SPECIFIC PLAN
SP-6	COMMERCIAL CORRIDOR SPECIFIC PLAN
SP-10	PACIFIC COAST HWY. SPECIFIC PLAN
SP-12	FREeway SELF-STORAGE SPECIFIC PLAN
SP-19	GENERAL INDUSTRIAL SPECIFIC PLAN

REVISIONS	DEMONSTRATES MODIFIED SETBACK REQUIREMENTS; REFER TO MUNICIPAL CODE "EXCEPTION"	DEMONSTRATES ORANGE AVENUE LANDSCAPE - OVERLAY DISTRICT	DEMONSTRATES CHURCH/RELIGIOUS BUILDING
10-89	10-94	04-00	01-04
03-92	12-96	05-01	07-04
03-92	03-92	02-92	09-08
03-92	03-92	03-02	01-06
03-93	03-93	09-02	10-08
12-08	07-09	02-09	08-10
09-12	11-12	02-13	05-13
09-13	12-13	02-14	12-15



November
7a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 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
October 17, 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) Administrative Assistant Phyllis Thorne

In addition, there were 3 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

Former Planning Commissioner Devon Austin personally welcomed the new Commissioners and expressed her support for each of them.

PRESENTATION

- a. National Community Planning Month

Administrative Assistant Phyllis Thorne gave a presentation on the National Community Planning Month activity conducted with students in the After School Recreation Club at the Community Center.

PUBLIC HEARING

- a. Zoning Ordinance Amendment 17-01 Prohibiting All Commercial Marijuana Activities in the City, Prohibiting Outdoor Cultivation of Marijuana for Personal Use, and Establishing Reasonable Regulations for the Indoor Cultivation of Marijuana for Personal Use

Senior Planner, Colleen Doan, gave the staff report.

Commissioner Wilson asked whether an outside business can deliver to a destination within the City.

Staff confirmed that deliveries within the City are not permitted; however, deliveries passing through Signal Hill to another city are not regulated.

Commissioner Brooks asked for clarification on whether outdoor personal cultivation was allowed and how deliveries would be regulated.

Staff confirmed that outdoor cultivation would not be permitted, and that the Police Department would be the responsible party for enforcing and ultimately issuing citations for prohibited activities.

Vice Chair Parker asked if the City has the ability to be more restrictive with the number of plants for personal cultivation (i.e. six plants to four plants).

Staff confirmed the State laws allow up to six plants.

Commissioner Wilson asked whether accessory buildings or garages could be used for cultivation.

Staff noted that required parking space could not be used and that cultivation had to be within an occupied residence with functional kitchen, bath etc.; therefore, a shack on undeveloped land could not be used. Staff would research and follow up on whether accessory structures on lots with a residence could be used.

Chair Richárd called for any public comment on the item. There was none.

It was moved by Commissioner Fallon and seconded by Vice Chair Parker to recommend City Council approval of Zoning Ordinance Amendment 17-01.

The motion carried 5/0.

DIRECTOR'S REPORT

- a. Planning Commission Email Access

Community Development Director, Scott Charney, gave the staff report.

Commissioner Brooks asked why emails cannot go to both personal accounts and business accounts.

Staff confirmed that the City Attorney had advised against using personal accounts as they would then be subject to the Public Records Act.

It was moved by Commissioner Fallon and Seconded by Vice Chair Parker to receive and file the report.

The motion carried 5/0.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Wilson encouraged attendance at the upcoming Mayor's Clean Up event and commended the Long Beach Islamic Center for offering their facility as base camp.

Commissioner Brooks wanted clarification about whether trees encroaching onto a neighbor's property constitutes a code enforcement case.

Staff noted that unless a tree blocks or causes a safety hazard to a public right-of-way it would not qualify as a code enforcement case. However, there have been civil decisions that allow property owners to trim portions of trees overhanging their property.

Vice Chair Parker and Chair Richárd encouraged attendance at the upcoming Halloween Carnival to be held on Saturday, October 28, 2017.

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, November 21, 2017, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Richárd adjourned the meeting at 7:38 p.m.

Chair

Attest:

Scott Charney
Commission Secretary

November

7b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 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 meetings.

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the October 24, 2017 City Council Meeting:
 - The City Council approved a resolution authorizing the sale of bonds to finance the new Signal Hill Library.
 - The City Council approved a resolution adopting the Negative Declaration for the Signal Hill Dog Park.
 - The City Council directed staff to prepare a resolution and Charter amendment to consolidate the City's general election with the statewide primary election in March of even numbered years.
- 2) At the November 14, 2017 City Council Meeting:
 - The City Council introduced an Ordinance to adopt by reference the 2017 County of Los Angeles Fire Code.
 - The City Council introduced Zoning Ordinance Amendment 17-01 and Ordinance Amendment 17-02, prohibiting all commercial marijuana activities in the city, prohibiting outdoor cultivation of marijuana for personal use, and establishing reasonable regulations for the indoor cultivation of marijuana for personal use.

November
7c.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 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
November 21, 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.	
2351 Walnut Avenue	Proposal for a new warehouse (7,904 sf) and office building (first floor: 1,376 sf) (second floor: 675 sf) with associated landscaping, trash enclosure, and parking lot	Administrative Review <input checked="" type="checkbox"/> WELO req.	Required	N/A	N/A	Required						<ul style="list-style-type: none"> Concept plans submitted by agent for prelim planning review 7/17) Well discovery completed and survey document received Planning review comments emailed to agent on (7/11/17). Met with agent on (7/14/17) at public counter to go over design recommendations Agent resubmitted revised drawings with renderings on (10/5/17). Met with agent on (10/26/17) at public counter to go over design recommendations. Agent resubmitted revised drawings on (11/3/17). Admin SPDR was approved on (11/13/17) and approval letter is pending upon Public Works COAs. 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.	Amendment to CUP <input type="checkbox"/> WELO req.	N/A	7/15/15	Required							<ul style="list-style-type: none"> Community meeting held (2/15). Planning Commission public hearing on 7/14/15. A permanent plan to address on-site circulation issues is pending (3/17). CTD
3201 California Ave.	Abandoned well leak testing and WAR review.	Administrative Review <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).

City of Signal Hill
Community Development Department
Development Status Report
November 21, 2017

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
SHP Inc.	Applicant: SHP Inc.											CTD/JH
2370 Walnut Avenue	Remodel for office and auto body repair facility. Applicant: Beetley Auto Center	Admin. SPDR and Lot Merger										<ul style="list-style-type: none"> Planning review is approved. Lot merger has been submitted for review by City Engineer and 1st comments have been provided (10/17). Permit issued (9/17) CTD
2499 PCH	Remodel of commercial laundry. Applicant: Bill Mylonas	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning and public works review 1st comments have been provided to the applicant. Public improvements bond and lot merger are pending. Applicant has indicated they would like to pursue a CUP amendment to extend hours of operation (8/17). Excavation permit to demo wall issued by PW (9/17). Construction permit for interior TI issues on 9-29-17 (10/17). Improvement plans for alley dedication and design are pending (10/17). CTD/JH
1501 E. 28 th Street	Site paving and LID BMPs for a mobile fueling facility. Applicant: Chuck Bleumel	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning, LID & grading approved. Grading & plumbing permit issued (9/17). Grading & paving complete. LID system being constructed (10/17). CTD

City of Signal Hill
Community Development Department
Development Status Report
November 21, 2017

Commercial-Industrial

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR/CUP			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2020 Walnut Avenue	Preliminary review of a 110,300 SF industrial park.	ZOA, Parcel Map and SPDR pending <input type="checkbox"/> WELO req. Applicant: Xebec										<ul style="list-style-type: none"> • Preliminary review 1st and 2nd comments have been provided to applicant and submittal is pending (8/17). • Applicant is revising bldg. design prior to conducting informal neighborhood outreach (11/17). CTD
2953 Obispo Ave.	A request to allow indoor soccer as a conditionally permitted use in the City.	ZOA CUP <input type="checkbox"/> WELO req. Applicant: Mike Biddle	N/A	Required	Required							<ul style="list-style-type: none"> • Deposit submitted to begin coordination of workshops w/HOAs (7/14). • Applicant requested to temporarily postpone request (12/14). • Applicant submitted ZOA application to allow the indoor soccer use and a CUP to operate at the subject location. • A workshop was conducted at the May PC mtg. • Staff has conducted two evening site inspections and will schedule neighborhood and Commission visits, research parking standards, and prepare for a second neighborhood meeting in preparation of a zoning ordinance amendment and CUP for the use (8/17). CTD

City of Signal Hill
Community Development Department
Development Status Report
November 21, 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 Building Permit Finaled:			5/22/18  Cert of Occ. Issued: 9-1-17				<ul style="list-style-type: none"> Planning Commission workshop held 5/17/16 to discuss the ZOA and CUP. City Council approved on 7/12/16, and the ordinance became effective on 8/25/16. Building permit issued on 11/28/16. Plumbing installation completed and inspected. (6/17) Grand Opening on September 16th (9/17). A neighborhood meeting will be scheduled for March 2018 per CUP cond. (10/17). Sign permit is pending (11/17). 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. Applicant: 2H Construction LLC	Admin SPDR										<ul style="list-style-type: none"> Planning Review 1st comments have been circulated to applicant and reviewed at a mtg. w/ Planning and Public Works and revisions are pending (8/17). CTD	

City of Signal Hill
Community Development Department
Development Status Report
November 21, 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.	
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; & sent to CSG (9/17). 1st submittal comments routed back to applicant. Unauthorized tree removal repair actions pending (10/17). <p>CTD/JH</p>
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). <p>RA</p>

City of Signal Hill
Community Development Department
Development Status Report
November 21, 2017

Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 11 business licenses.
- Building Department staff issued 22 permits including 3 residential solar permits. The valuation of the projects is approximately \$3,492,000.00 with permit revenues at \$24,050.00.
- The Building Department issued 6 permits for new single-family dwellings, for the Phase 3 homes for Crescent Square.

Training/Tours/Events

- Senior Planner, Colleen Doan attended a workshop for the Gateway Cities Climate Action Plan Framework on Oct. 30, 2017.
- The Mayor's Clean-up event was held Oct. 21, 2017, and was well attended. Thanks to the Islamic Center, for hosting the base camp.
- Assistant Planner Ryan Agbayani attended the AEP 2017 CEQA Essentials Workshop on Oct. 27, 2017 at the Irvine Civic Center.
- Assistant Planner Ryan Agbayani participated in the League of California Cities Housing Elements and Housing Approvals online webinar held on Nov. 1, 2017.
- Director, Scott Charney and Senior Planner, Colleen Doan attended the League of Ca. Cities housing legislation training, Nov. 8, 2017. Details will be shared w/Commission in Dec.
- Director, Scott Charney attended the Southern Ca. Leadership Council Economic Summit, Nov. 9, 2017. Details will be shared w/Commission in Dec.

Ongoing / Upcoming Projects

- Mother's Market (approved by City Council Sept.12, 2017)
- Prop. 64 – The Adult Use of Marijuana Act ZOA and OA were approved by CC at the Nov. 14, 2017 mtg.
- City Council introduced an ordinance to adopt the 2017 County of Los Angeles Fire Code at the meeting on Nov. 14, 2017.
- Oil Well Inspections.
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding a master development agreement for future projects citywide.

City of Signal Hill
Community Development Department
Development Status Report
November 21, 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 extend the lease beyond the current 3 year term. Therefore they will not be preparing a permanent improvement plan. Unrelated on-site storage removal is nearly complete. Erosion control maintenance items pending (11/17). <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 (11/17). <p>CTD</p>

City of Signal Hill
Community Development Department
Development Status Report
November 21, 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 (11/17). RA

City of Signal Hill
Community Development Department
Development Status Report
November 21, 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 (11/17). EM

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Wireless Communication Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2411 Skyline Dr.	A request to add 2 new Tower Dishes and 3 Antennas, to the Cell Tower as allowed by CUP 99-05 (Cal. Internet). Applicant: Crown Castle	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A	Building permit issued 2/5/16						<ul style="list-style-type: none"> Revised plans for Telepacific equipment approved and bldg. permits issued (6/17). Applicant working with SCE for power (10/17). No inspection requested yet (11/17). CTD/JH
2411 Skyline Dr.	Request to install (5) new MW flat panel antennas, 5 ¼ feed lines, and new mounts Applicant: Crown Castle on behalf of Vectus, Inc.	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A							<ul style="list-style-type: none"> Received submittal checklist and documents. Emailed zoning preliminary review comments to agent on 10/17/17. Agent resubmitted the FCC compliance report. However, additional corrections remain. A follow-up correction email was sent to the agent on 11/17. RA
2411 Skyline Dr.	Request to install 4 new MW flat panels, 4 feedlines, new mounts and equipment in existing shelter. Applicant: Crown Castle on behalf of Spectrumlink Inc.	CUP 99-05 Amendment required per audit totals exceeded.		TBD								<ul style="list-style-type: none"> Applicant is requesting auto approval per colocation legislation. Application has been deemed incomplete pending City Attorney review 11/17. CTD

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Address	Project Description	Application	REVIEW			SPDR			CTL			Status
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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	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. (11/17). CTD/JH
2525 Cherry Avenue (cont.)	Applicant: Core Dev. for Sprint											
2201 Orange Avenue	Remove 3 existing antennas and replace them with 3 antennas which are the same size and shape Applicant: Crown Castle for T-Mobile	Administrative to modify 07-04	✓	N/A	N/A							<ul style="list-style-type: none"> Building permit issued on 12/7/16. No inspection requested yet (11/17). CTD/JH

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Wireless Communication Facilities

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
1220 E. Hill St.	Installation of a new (67'+/-) Verizon Wireless Monopalm with Related Equipment Applicant: Peter Cavanna	Administrative	✓	N/A	N/A							<ul style="list-style-type: none"> • Application with deposit was received on 8/7/17 • Correction list of first review was emailed to applicant-agent on 9/11/17. RA

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Residential

			REVIEW			SPDR			CTL			Status
Address	Project Description	Application	Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
2518 Willow St.	New front entry electronic gate w/stone veneer pilasters, update guard shack Applicant: Willow Ridge Homeowners Association	Administrative Review □ WELO req.	✓	N/A	N/A	Building Permit Issued 6/2/16						<ul style="list-style-type: none"> • Building permit issued 6/2/16. • Front gate installed and inspected. • Landscaping being installed (8/17). • New monument sign completed (10/17). • Waiting for final inspection request (11/17) • 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 □ WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16	11/21/17	02/04/18	Exp	OK		<ul style="list-style-type: none"> • Building permit issued 11/21/16. • Construction seems to have stalled. • A CTL letter with extension info was posted and sent (11/17). • Applicant requested a 90 day extension. • Notice letter were sent and comment period ends 11/20/2017. 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 □ WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16	5/31/17	6/04/17	Exp	Exp	OK	<ul style="list-style-type: none"> • Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (4/17). • 2nd extension request for 200-day extension granted. • Project is on track to meet new CTL deadline (11/17). CTD/JH
2085 Freeman Ave.	New two-story 4,050 sf SFD with attached 3-car garage on a vacant lot	SPDR 16-01 ☒ WELO req.	N/A	Approved 1/19/16	N/A	Building Permit Issued 9/8/16	3/2/18		OK			<ul style="list-style-type: none"> • As-built landscape plans were submitted and approved by the City's landscape consultant to match the existing site condition (10/30/17).

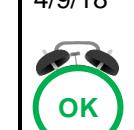
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			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
	Applicant: RPP Architects											<ul style="list-style-type: none"> • Certificate of Occupancy was granted on 11/1/17.
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 elements to reduce the bulk and mass of the exterior walls. • Applicant's architect contacted staff to begin re-design (10/17).
	Applicant: Phala Chhean											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 Building Permit Issued 9/25/17			9/28/16 (Demo finalized) 10/19/18 			<ul style="list-style-type: none"> • Demolition permit finalized on 8/31/16. • Methane assessment approved, no barrier required (12/16). • Grading permit issued on 4/27/17. CTL expires on 10/19/18. Notices mailed (5/17). • On 5/15/17, applicant inquired about floor plan revision to relocate bedroom #3 to the second floor. Staff informed that change requires Planning Commission review. • Staff has not heard further from applicant about the change (6/17). • Construction permit issued on 9-25-17 (10/17).
	Applicant: Seth Sor for Kimberly and Phat Ly											RA

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Address	Project Description	Application	<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
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). Staff received a call indicating the property was on the market for sale (11/17). CTD
2366 Cerritos	490.5 sf addition for a new master bedroom, new bathroom and new family room to an existing single-family dwelling Applicant: Antonio Quintero	Administrative Review <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued: 11/07/17			11/02/18 			<ul style="list-style-type: none"> Building permit issued 11/07/18. (11/17) CTD/JH
2055 Terrace Drive	N. SFGD remodel and elevator install, Phase I View Analysis and request for Reasonable Accommodation Applicant: Rama Singhal	Admin. SPDR	9/13/17	NA	NA	9/13/18 Building Permit Issued 10/11/17			4/9/18 			<ul style="list-style-type: none"> Applicant submitted a written request for Reasonable Accommodation for elevator encroachment into garage. A Phase I View Analysis was conducted and letters of "No Impact" were received. Permits issued (10/17). Foundation poured (11/17). CTD

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

Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot	SPDR 14-04 ZOA 14-03 VTTM 72594 <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16			8/14/19				<ul style="list-style-type: none"> 2 Model home permits issued on 12/7/16. Model construction and landscaping complete. Foundations in progress for rest of homes. Revisions to the model home parking plan were approved by PC at the July mtg. (7/17) Streets, fences and retaining walls are in process (8/17). DOGGR and BRE clean-up items pending for 8/25 homes. Building permits pulled for Phase 1 and Phase 2 SFDs (9/17). Framing in process (10/17) Building permits pulled for Phase 3 SFDs (11/17). <p>CTD/JH</p>
						Phase 1 and 2 Building Permits Issued 9/13/17			8/14/19				
Walnut/ Crescent Heights St.	Applicant: Far West Industries								11/09/19				<ul style="list-style-type: none"> Framing for all three buildings are completed, roofing started. Underground utilities installed (3/17). Exterior finishes being applied (5/17). Building one completion date estimated December 2017 (11/17). <p>JH/SC</p>
									11/09/19				
Zinnia (formerly Gundry Hill)	72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot and courtyard with on-site management on a 1.61-acre lot	Administrative Review (SPDR 15-01) <input checked="" type="checkbox"/> WELO req.	Approved 2/18/15	N/A	N/A	Building Permit Issued 11/30/15			11/09/19				<ul style="list-style-type: none"> Framing for all three buildings are completed, roofing started. Underground utilities installed (3/17). Exterior finishes being applied (5/17). Building one completion date estimated December 2017 (11/17). <p>JH/SC</p>
						11/09/19							
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)	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	N/A	5/17/16	Required								<ul style="list-style-type: none"> 2 wells discovered, leak tested and vent cones installed (8/15). View Notice mailed 10/26/15. Planning Commission (PC)

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The Courtyard 1939 Temple Avenue (cont.)	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.	□ WELO req.										workshop #1: 12/15/15. • View Notice for revised plans mailed 2/17/16. PC workshop #2: 3/15/16. PC public hearing: 5/17/16. • At the 6/28/16 City Council (CC) meeting, CC continued the ZOA to the 9/13/16 CC meeting. • New story poles were installed (10/16). Neighborhood meeting held on 10/10/16. • CC held a study session on 12/13/16 and recommended denial without prejudice of ZOA at the next CC meeting. • City Council denied the project without prejudice on 1/10/17. • New project can be submitted without a 1 year waiting period. • As preparation for the new submittal, a neighborhood meeting was conducted to review revised plans. • Following the meeting four new view analyses were requested. • New plans and application were submitted on 3/16/17 and the view analysis was received 4/10/17. • PC workshop was conducted on 5/16/17. PC directed the applicant to: • Clean-up and maintain the site, • Revise the story pole ribbons to match the roof pitch and • Revise the view report photos to be more clear, • Deliver and review the view reports with the residents,
	Applicant: High Rhodes Property Group											

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The Courtyard 1939 Temple Avenue (cont.)	Applicant: High Rhodes Property Group											<ul style="list-style-type: none"> • Respond to workshop questions from the public per bldg. heights; and • Revise plans per staff direction (6/17). • Revised plans and view reports were received and a neighborhood mtg. was conducted with residents, who requested the additional story poles and ribbons for the northerly bldgs. be installed to accurately reflect roof lines and view impacts (8/17). • Some new story poles had been installed and revised view analysis reports were sent to residents, but certified plans have not been submitted as required to proceed with the public workshop (11/17). <p>CTD</p>
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 installation, viewing period was

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2599 Pacific Coast Highway (cont)												extended 4/14/16. Story poles were installed and comments received. A view analysis report was prepared & reviewed with residents.
												<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 impacted neighborhood and alley. • The applicant was instructed to meet with the neighbors and develop options to revise the project. • Staff prepared a detailed memo following the meeting regarding
		Applicant: Mike Afiuny										

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2599 Pacific Coast Highway (cont)												<p>project deficiencies and past Council direction on a similar project.</p> <ul style="list-style-type: none"> • Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views. • Applicant requested mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views. • Applicant indicated they would revise plans. • Staff noted revised plans would have to be reviewed by City Traffic Engineer to address parking and traffic impact concerns (7/17). • Revised plans with a combination of two and three-story units were submitted and installation of story poles is pending, however no progress has been made (11/17). <p>CTD</p>
		Applicant: Mike Afiuny										

November
7d.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 21, 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:

- An Intro to Ethics for New Commissioners
- AutoNation's CEO on the Future of Car Dealerships
- Getting By-Right Zoning for Communities in Crisis
- Hit Hard by California Wildfires, Santa Rosa Faces Housing Crisis
- Stuck in Place, U.S. Homeowners Hunker Down as Housing Supply Stays Tight
- Your Launch Pad for Drone Regulations

Recommendation:

Receive and file.

An Intro to Ethics for New Planning and Zoning Commissioners

BEST PRACTICES

WHATEVER YOUR BACKGROUND, your service as a planning commissioner is a vital part of the planning process. Your city council appointed you and depends on your recommendations for their decisions. Yet you may feel unprepared for the work and the meetings. You may ask yourself, what do I do now? How do I make the best possible decisions to guide the future of my city? How do I conduct myself ethically?

Your commission will have procedures in place to lead the way. In addition, the American Planning Association offers Ethical Principles in Planning (planning.org/ethics/ethicalprinciples.htm).

Adopted in 1992, these practical guidelines provide structure for your actions as a board or commission member and help you avoid some of the pitfalls. The first two sections, discussed in more detail below, are the most applicable for commissioners, while the third is geared toward those working as professional planners.

Pursue and serve the public interest

Who makes up the "public," and what are their interests?

The public is citizens, electors, the electorate, voters, taxpayers, residents, the community, society, the country, the world—in other words, everyone. They're interested in having a safe, attractive, livable community where they can live, work, get around, shop, and play. Sometimes these are conflicting interests, and balancing them requires careful consideration. But part one of the ethical principles can help.

The Ethical Principles say that you, as a participant in the planning process, must



"recognize the rights of citizens to participate in planning decisions." That means the public is not left out, nor are residents' concerns ignored. If we "strive to give citizens (including those who lack formal organization or influence) full, clear, and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs," then we are being inclusive.

If members of the public and other participants are left out of planning discussions, you may be accused of having ex parte discussions or meetings. Ex parte discussions occur when only one side of a pending case is discussed outside of a regular meeting venue. This can lead to decisions based on incorrect information or improper influence. All discussions should take place at regularly scheduled meetings because improper communications may invalidate the actions of the commission. You never know who is listening at the next table at lunch.

"Serial meetings" or "walking quorums" are another way to leave the public out of the process. A serial meeting can be a series of communications such as email, telephone calls, or social media. Be aware that correspondence (emails and cell phone records) that are not available to everyone could be subject to discovery if there is a legal dispute on a case.

That means you could have your personal phone or computer confiscated as evidence. Any correspondence or contacts should be sent to the appropriate staff member for sharing with the commission. Also, do not continue to discuss cases as you leave the meeting. That is a walking quorum and rather unethical.

Commissioners should also follow these principles:

STRIVE TO EXPAND choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of disadvantaged groups and persons. Assist in the clarification of community goals, objectives, and policies in planning.

ENSURE THAT REPORTS, records, and any other non-confidential information which is, or will be, available to decision makers is made available to the public in a convenient format and sufficiently in advance of any decision.

ENDEAVOR TO PROTECT the integrity of the natural environment and the heritage of the built environment.

PAY SPECIAL ATTENTION to the interrelatedness of decisions and the long-range consequences of present actions.

Achieve high standards of integrity and proficiency

The Ethical Principles in Planning state that planning process participants should exercise “fair, honest, and independent judgment in their roles as decision makers and advisors.”

This quote defines the primary role of a commissioner, which includes education on procedures and issues so you can convey the reasoning behind your votes. Each commissioner brings different perspectives based on different experiences. If you are well informed and adhere to ethical principles, your decisions will be a bit easier to make.

Much of this section of the Ethical Principles is about potential conflicts of interest, which are some of the biggest concerns for commissioners. There should be “public disclosure of all ‘personal interests’ one may have regarding any decision to be made in the planning process.” Such conflicts should be recognized and disclosed to the chair and staff before the start of the meeting or as soon as recognized.

Personal interests should be broadly identified “to include any actual or perceived benefits or advantages that they, a spouse, family member, or person living in their household might directly or indirectly obtain from a planning decision.” That includes owning property in the notification area, working for an applicant, or having more than the amount of investment allowed by the local ethics code.

When there is a conflict of interest—and there are bound to be some—the commissioner must “abstain completely from direct or indirect participation as an advisor or decision maker in any matter in which they have a personal interest, and leave any chamber in which such a matter is under deliberation,” unless the public official, public agency, or court with jurisdiction over ethics matters has expressly allowed their participation, even if there is the perception that there is a conflict. (This action cannot be used to get you out of voting unless it is true.)

Planning process participants, including commissioners, should:

SEEK NO GIFTS OR FAVORS, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant’s objectivity as an advisor or decision maker in the planning process.

NOT PARTICIPATE AS AN ADVISOR or decision maker on any plan or project in which they have previously participated as an advocate.

NOT PARTICIPATE AS AN ADVOCATE on any aspect of a plan or program on which they have previously served as advisor or decision maker. Commissioners should serve as advocates only when the client’s objectives are “legal and consistent with the public interest,” but it is better if someone else represents the case.

NOT USE CONFIDENTIAL INFORMATION to further a personal interest.

NOT DISCLOSE confidential information acquired in the course of their duties except when required by law.

NOT MISREPRESENT FACTS or distort information for the purpose of achieving a desired outcome.

Respect rights and regulations

If you cannot respect “the rights of all persons and not improperly discriminate against or harass others based on characteristics which are protected under civil rights laws and regulations,” then you should reconsider your role. It is a privilege to serve as a planning commissioner or board member. The trust of those who appointed you is demonstrated when you make balanced, fair decisions. ■

— W. Shedrick Coleman, AIA, and Ann Bagley, FAICP

Coleman is a member of APA’s Board of Directors and the chair of APA’s Planning Officials Committee. Bagley is a member of APA’s Board of Directors and the vice chair of APA’s Planning Officials Committee. This article is based on a session at the 2017 National Planning Conference in New York City entitled “Planning Commissioner Ethics Review.”

RESOURCES

More from APA on the practical application of ethics:

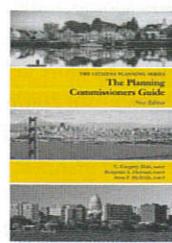
LISTEN

Ethics for Planning Commissioners, an on-demand educational session with Robert Mitchell, Jeanne Krikawa, Andrew Lane, and W. Shedrick Coleman, examines an ethical framework for planning commissioners, explaining how they should best conduct their meetings—and themselves—to protect the public trust: planning.org/events/course/9105668.

BORROW

OverDrive, one of APA’s newest member resources, offers a digital library of 150 e-books and more than 50 historical APA works—and counting. *Policy, Planning, and People: Promoting Justice in Urban Development*, by Naomi Carmon and Susan S. Fainstein, discusses ethics and paradigm shifts in the practices and policies of urban planning: planning.overdrive.com/media/2628032.

BUY



Planning commissioners guide their communities, but who guides the planning commissioners? *The Planning Commissioners Guide*, by C. Gregory Dale, FAICP; Benjamin Herman, FAICP; and Anne McBride, FAICP, is a step-by-step handbook from practicing planners who have worked with commissioners for decades—and seen it all: planning.org/publications/book/9026697.

REVIEW

AICP’s Ethics Committee compiles educational materials, including ethics-testing scenarios, each year. Check out cases of the year from 2016 and 2017: tinyurl.com/l1gfz6.

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.

<https://www.wsj.com/articles/autonations-ceo-on-the-future-of-car-dealerships-1509329460>

JOURNAL REPORTS: LEADERSHIP

AutoNation's CEO on the Future of Car Dealerships

Mike Jackson sets out how his company's network can avoid becoming a commodity business



AutoNation CEO Mike Jackson says his company has 'a scale in the U.S. that no competitor can match' as it looks beyond the old model of new-car sales. PHOTO: DAVID DECOTEAU, DOWNTOWN PHOTO FORT LAUDERDALE

By Adrienne Roberts

Oct. 29, 2017 10:11 p.m. ET

Mike Jackson got his start in the auto industry 45 years ago as a technician at a Mercedes-Benz dealership. Now he's chief executive of the nation's largest dealership group, AutoNation Inc., [AN +0.09% ▲](#) at a time of huge uncertainty for the industry.

Sales have reached a plateau. Margins are shrinking on new cars. The potential disruption is rising from ride sharing, which could drive down sales, and autonomous and electric vehicles, which could give dealerships an entirely new purpose as a place for charging and housing vehicles during off hours. And there's the longstanding threat that the dealership model will vanish in favor of online sales.

But Mr. Jackson says he isn't worried. Since joining the company in 1999, he has guided it through a number of other challenges, including the Chrysler and General Motors bankruptcy filings, as well as the broader threat from the recession and financial crisis.

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"As a matter of fact, the more disruption, the more change, I've always felt myself of more value," he says. "I'm attracted to dramatic, massive change because I think the opportunity to make a difference is great."

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He spoke to The Wall Street Journal about the road ahead for his business. Here are edited excerpts of the talk.

WSJ: *What challenges do dealers face today?*

MR. JACKSON: We are in another period of massive, disruptive change. I think the near-

term change retail is grappling with is that the selling of new vehicles has finally become a commodity business at retail, with low margins and tough competition. We are a pass-through mechanism for the manufacturers on new vehicles instead of being seen as a partner. That's a fundamental change from a decade ago, where we made money selling new vehicles. The challenge is, then, how do you grow your business profitably coming to grips with that new reality?

WSJ: *How have you changed your business model to adapt to these changes?*

MR. JACKSON: About three years ago, we said we're going to build a coast-to-coast brand. We have a scale in the U.S. that no competitor can match, and we're going to leverage that scale to our advantage to invest in used cars; parts, service and collision operations; and branded precision parts and automotive accessories. We're going to

develop proprietary digital capabilities such as a website that allows customers to start the car-shopping process at whatever point they want, and offers them the ability to search inventory and hold a car.

We had to go through a considerable period of risk, disruption and investment to build all that out, but now we've opened the door to the possibility of brand extension, and really no other competitor can match that. That has set the stage for a period where we can grow profitably despite the headwinds.

WSJ: *How important is the brand now that some consumers avoid going into a physical dealership and may choose to buy a car online instead?*

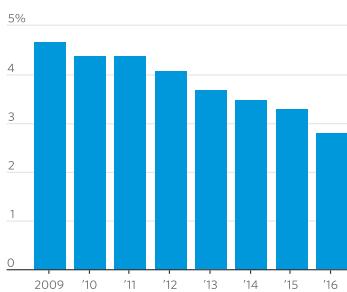
MR. JACKSON: We changed a lot of the brand names of the dealerships we own in local markets, some of which were 100 years old and had a lot of presence in their markets, to AutoNation. But we had to win the customer with a transactional, digital website. The idea that we can do that with 25 differently named websites branded for each individual dealership is folly. So you need a unified brand umbrella with digital capabilities all under the AutoNation name, under which 100,000 vehicles are available for you to select, get pricing on and reserve. They're interlinked and interdependent.

WSJ: *Do you see a day when there aren't AutoNation storefronts, just digital orders?*

MR. JACKSON: No, absolutely not. Customers—and I'm talking about 90% of customers—want a brand they can trust, they want a great price, of course, and they want to be in control. But it is a big purchase. They want the ability to come in, test-drive, compare and confirm they made the right decision. That happens at a physical location.

New-Car Squeeze

U.S. car dealers' average gross profit margin on new vehicles as a percentage of selling price



Source: Source: National Automobile Dealers Association
THE WALL STREET JOURNAL

Now, the equation is changing somewhat, and what happens within the brick-and-mortar storefront is changing dramatically. Consumers come into stores with more information and expect help, not a hard sell, from salespeople. But brick and mortar still has a role. I think in automotive retail with a price point on new vehicles of \$35,000 and preowned vehicles of \$20,000, I don't see that changing.

The next generation

WSJ: *What is AutoNation's role when consumers may not own cars, they share them, and vehicles are electric and autonomous?*

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MR. JACKSON: Are you talking 100 years from now? Seriously, I think autonomous will arrive in the sharing marketplace. If I look at the marketplace out there, already today it is 70% personal use and 30% a shared market,

which includes rental cars, taxis, buses, etc. Autonomous will be very disruptive to the 30% that's shared in the relatively near future, in a five- to 10-year horizon.

A true autonomous car, with all the computers, equipment, etc., costs about \$200,000 a vehicle. The only way you can justify that level of expense per vehicle is to eliminate a professional driver.

So if you're taking a taxi driver out of the vehicle or a truck driver out of the vehicle, you can justify the cost of a truly, fully autonomous vehicle. I think it arrives in the existing, shared marketplace first.

WSJ: *When do you see autonomous vehicles affecting the personal-use market?*

MR. JACKSON: In the personal-use market, it will come in more like a guardian angel where it has some benefit, like it will interfere if you're about to do something stupid. But the dilemma in the personal-use market is to get something that's affordable. The only way you can do that is, you have a semiautonomous vehicle, and you tell the driver, "Look, you have this vehicle with limited self-driving capabilities that you have to monitor 100% of the time." This is almost inhuman, where you say to somebody, "Look,

trust this system but you've got to watch it like a hawk. Be ready to intervene at any moment."

End of Ownership?

Car sharing may become cheaper than traditional vehicle ownership as autonomous technology advances. The cost per mile today and projected for 2030:



Source: Morgan Stanley Research

I've tried all the systems, and after five minutes I'm like, it is easier if I just drive the car myself than monitor the system. I think it will take much longer in the personal-use market for it to be truly autonomous, fighting that dilemma the whole way.

I think there is a limit on sharing, and there's still a joy of driving. In a 10- to 20-year horizon, there will gradually be more capabilities in personal use, but it will still be a long, hard journey. I'm not a believer in this moment where you wake up and one paradigm is obsolete and the new paradigm has taken over, as you have seen in some low-price tech issues.

WSJ: Has anything surprised you in your 45-year career in the automotive business?

MR. JACKSON: What I love about automotive is it is constantly changing. That's one of the things that attracted me to the business. Step one, I loved the product. I love driving cars and I love the sense of freedom of going wherever I want, whenever I want. You have all these different choices to fit your needs and your personality. I have an emotional attachment to my car. They're not an appliance for me. I really like the product.

The personalities in this industry, they're larger than life and they have to create these phenomenal products. They're making huge, multimillion-dollar bets and are very fascinating to interact with. It's a fascinating business, and it doesn't stand still, and that's what pops me out of bed in the morning—the excitement of rubbing my hands together and saying, let's see what today brings. If you can figure out how the cards are going to fall better than anyone else, it gives you the possibility for a competitive advantage. I like that.

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Appeared in the October 30, 2017, print edition as 'The Future of Automobile Dealerships.'

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Cincinnati's Findlay Market, built in 1852, is home to the largest surviving tract of 19th century Italianate architecture in the U.S. To preserve its character and regulate building and frontage types across Cincinnati, the city adopted a form-based code in 2013, enabling by-right review of the design process.

Getting By-Right Zoning Right for Communities in Crisis

PLANNING TOOLS

BY-RIGHT ZONING is getting a lot of buzz these days as a needed tool to help solve the housing affordability crisis many communities are facing.

A zoning code is considered "by-right" if the approvals process is streamlined so projects complying with zoning standards receive approval without a discretionary review process. Unfortunately, in the discussion about by-right processes, conventional zoning has unnecessarily pitted housing advocates against neighborhood advocates.

Housing advocates and developers rightfully claim that discretionary review processes are contributing to housing crises across the country by increasing the cost and delivery rate of housing and often directly preventing needed housing from getting built.

However, residents, environmental groups, and others are rightfully upset about the idea of by-right zoning because

it often seems that the discretionary review process is their only tool to prevent inappropriate and out-of-scale development. Their zoning codes are too blunt to provide the needed control, so they cling to discretionary review as their only protection.

In some cases, this may be NIMBYs refusing to allow more or certain people into their communities. But in many other cases, it's community members from all walks of life who want walkable neighborhoods, not city living. They feel they have no other tools to compel developers to be respectful of their cherished places. From this perspective, by-right zoning may have Jane Jacobs rolling in her grave.

Conventional zoning is too blunt for a by-right process

So, isn't zoning supposed to define what can be built in our communities?

The answer is yes, but conventional zoning is plainly flawed. Here are some of the reasons zoning doesn't work well to

regulate our walkable neighborhoods.

It regulates in the negative, describing what is not allowed rather than what is required or intended, preventing any possibility of accurately predicting what will be built. Setbacks, floor area ratio, and density are examples of unpredictable regulations.

It doesn't regulate enough detail regarding the form of the building and how it shapes the public space (and often regulates too much detail about unnecessary things).

For example, in walkable neighborhoods, it's often important that the front door faces the street, but most zoning doesn't address this.

It's overly complicated, often with layers of fixes and overlays, rendering it nearly impossible to determine what can and cannot be built.

Without fixing these problems, removing the discretionary review process in areas with conventional zoning could detrimentally affect walkable neighborhoods.



Form-based codes with a by-right process ensure that new developments adhere to a community's specific vision, maintain walkability, and provide affordable housing solutions—without a lengthy discretionary review.

The win-win of form-based codes and a by-right process

Fortunately, we have a proven solution: form-based codes. FBCs regulate the form of the buildings in a prescriptive manner and at a sufficient level of detail so the outcome is predictable. This renders the design review process unnecessary, enabling by-right review. FBCs work like this:

CREATE A DETAILED COMMUNITY VISION.

First, the community comes together to create a physical vision for their places, including important details about how the buildings must be built to contribute to the public spaces that are our streets and plazas. The community can dial up or down the level of detail they include based on what they want to allow or require in their neighborhoods.

Importantly, this FBC process also ensures that the detailed discussion about where and what type of housing to allow happens at a community level, preventing later project-level battles. While building on decisions made during the general plan or comprehensive plan process, this detailed visioning with renderings lets community members see and understand what their town may look like once their housing decisions are implemented, and enables them to modify those decisions as needed. It translates policies into pictures the public can truly grasp.

This visioning process is the best time and place for communities to show leadership in advocating for all constituents' right to decent, affordable, walkable housing options, and for neighbors to consider their desires for their own neighborhoods within the context of how many families are homeless or paying too much of their income for housing and transportation.

WRITE PRESCRIPTIVE REGULATIONS.

Once these decisions are made, the FBC is written to prescribe what can be built, mostly by focusing on the form of the buildings as they shape the public space, although also including simplified use regulations. Examples include regulating front build-to lines—rather than setback lines—and maximum footprints to prevent buildings that are too large for the neighborhood character. These regulations are carefully written to reflect the context; the regulations for a downtown main street will be different than those for a smaller neighborhood main street. They are also written to regulate only what is truly necessary, removing what is unnecessary or obsolete.

Because of the prescriptive and simplified nature of FBCs, the community can more easily understand what the code allows and can work with city staff to vet the code to ensure the prescribed outcome is appropriate for the neighborhood. In other

words, everyone can actually understand the code and its intent, so everyone can help make sure it's right.

ENABLE A BY-RIGHT APPROVAL PROCESS.

Once the desired outcome is prescribed appropriately in the FBC, the code can then include a by-right review process. A discretionary process is no longer necessary because the community can be confident that what will be built will be appropriate.

The by-right review process lets developers know all the requirements before they start the design process, so they can create a more accurate pro forma to determine whether the project will be viable. They will also only have to design the building once, saving the cost of multiple redesigns.

The lower cost and lower risk of development under a by-right process will contribute to making projects more viable, leading to more housing being built and to lowering the cost of that housing. In addition, this lower risk on all of their projects within FBC areas can enable developers to lower their profit margin thresholds, since their profit margin will not need to cover the cost of projects that did not survive a risky discretionary review process.

By-right zoning is needed, so let's get it right

By-right zoning is critically important to increase affordability at all levels of the housing spectrum. To get it right, conventional zoning codes need to be updated to FBCs to effectively prescribe the outcome desired by the community, enabling communities to confidently let go of discretionary review. FBCs with by-right zoning contribute to housing affordability, ensure that development meets the community's vision, and help to provide housing options for everyone who wants to live in a walkable neighborhood.

—Karen Parolek

Parolek, an innovator in zoning reform for walkable communities, is principal and CFO at Opticos Design, Inc. in Berkeley, California, where she advocates for healthy, walkable, and equitable communities.

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<https://www.wsj.com/articles/hit-hard-by-california-wildfires-santa-rosa-faces-housing-crisis-1508587202>

U.S.

Hit Hard by California Wildfires, Santa Rosa Faces Housing Crisis

Of the more than 5,000 homes in the state lost in the fires, 3,000 were in the Sonoma County city



Lucia Silva of Coffey Park in Santa Rosa, Calif., searched the remains of her home for any belongings that may have survived the wildfires. PHOTO: BRIAN L. FRANK FOR THE WALL STREET JOURNAL

By Jim Carlton and Alejandro Lazo

Updated Oct. 22, 2017 2:03 a.m. ET

SANTA ROSA, Calif.—The wildfires still burning in the hills outside this city are largely under control, and the flames that rushed through its neighborhoods are long gone.

But what they've left behind is a disaster unlike any this community has seen.

Mountains of ash and fire debris are piled into gray mounds. Two dozen schools filled with ash and soot are closed through at least next Friday; one school burned down. Around 10,000 city residents are homeless—among them 78 schoolteachers and 134 staff members and physicians of its biggest hospital. Business owners are taking stock of damages and lost sales.

The Northern California wildfires that ignited two weeks ago have so far burned more than 200,000 acres in eight counties and destroyed more than 5,000 homes and killed at least 42 people—the deadliest wildfire outbreak in state history.

But it was Santa Rosa that took a direct hit from the firestorm. The city of 175,000 lost 3,000 homes, or 5% of its housing stock, and 400,000 square feet of commercial space. Of the \$3 billion in damage to Sonoma County, \$1 billion is in Santa Rosa.

Santa Rosa Mayor Chris Coursey said the loss of so much housing along with the loss of businesses that burned will reduce taxes that support the city budget.

"I know it will be big," Mr. Coursey said of the financial impact to the city. "How long it will last is a mystery to me."

In a tour of the fire ravaged area this week, FEMA administrator Brock Long assured local officials that his agency would help rebuild Santa Rosa and other damaged communities. According to the agency's website, homeowners will be allowed to file for aid including for uninsured losses. "Resources are coming," said FEMA spokesman Paul Corah.

As of Friday, residents of neighborhoods razed by flames were allowed to return.

In the Coffey Park neighborhood, where block after block of homes burned to the ground, residents on Friday were sifting through properties in gloves, boots and masks. American flags, some hanging at half-staff, had popped up on charred foundations. Water bottles and snacks left by volunteers were piled on street corners and a church group rode around in a pickup truck handing out free meals.

"I myself will have one of the first houses built here," said Joe Albano, 57, who had returned to survey the rubble that was his home. "My house will be one of the first that



Dan and Christy Harmeson sifted through the rubble of their home in the Coffey Park neighborhood of Santa Rosa. PHOTO: BRIAN L. FRANK FOR THE WALL STREET JOURNAL

is done in this neighborhood."

After losing his same home once before, in a blaze on his property four years ago, Mr. Albano said he tried his best to save his house on the night of the Tubbs fire. He awoke in the early morning hours to see the flames encroaching, ran outside, turned off his gas and put sprinklers on his roof in an attempt to save the home, he said. He stayed in his neighborhood until he could see homes around him exploding and he couldn't take the heat anymore.

On Friday, he said he was already moving forward. A contractor he had met at the post office had offered to work for "next to nothing," he said. "There are still signs of light out there," he said. "People have been amazing in this community,"

Before rebuilding can even begin, mountains of debris have to be cleared. But that is likely to be a monumental job, requiring six to eight months and in many cases involving hazardous materials, said John Bly, executive vice president of the Northern California Engineering Contractors Association.

The Sonoma County board of supervisors on Tuesday passed a resolution asking for state assistance to remove the debris.

Meanwhile, locals are scrambling to find housing.

At Santa Rosa Memorial Hospital, where 51 doctors and 83 other staff lost their homes, the hospital's president, Todd Salnas, has set up a "war room" dedicated to helping staff find temporary housing. So far, those who have lost their homes have continued to show up for work.

That includes Mr. Salnas, 44 years old, who lost his four-bedroom house in the inferno. He and his family of five are staying with a relative.

"It's very, very hard to focus on your medical duties if you don't have your own business taken care of at home," said Mr. Salnas, president of St. Joseph Health-Sonoma County, which oversees the 338-bed-trauma center.

At the Tuesday meeting, the county board of supervisors was briefed on a proposal to deploy temporary housing such as shipping containers in Santa Rosa and other fire-affected communities.

"We know it's critical to have a large amount of affordable housing to be in place quickly," Dan Blake, a director of the Sonoma County Office of Education, told the board.

Housing experts estimate it could take two to three years to rebuild lost homes. The housing market was already so tight here that a 1% vacancy rate prompted city officials a year ago to declare a housing emergency and ask for state help.

Santa Rosa city officials say they are looking at freeing up hotel rooms and asking for more assistance from the online rental market, such as asking Airbnb landlords to provide long-term housing for some evacuees.

"There is nothing that is off the table at this point," Mayor Coursey said.

People who didn't lose their homes have suffered other losses that ripple through the economy.

"To be honest, if I could move I would jump in a minute," said Valentina Feeney, a mother of two who believes her rental home burned to the ground along with a laptop and other tools for her job as a Ukrainian translator.

“The school has been destroyed. The neighborhood is in ashes. There’s no place to go back to,” the 39-year-old said. For now, she and her 7-year-old son and 14-year-old daughter are staying at a local hotel.

Karen Livingston this week was to start her new job as a medical assistant after months of disability unemployment, but that has been pushed back at least a week because of the fires. She lost over \$1,000 in spoiled food and medicines after power was lost to the two-bedroom apartment she shares with her 12-year-old son near the fire zone.

“We’re way better than most, but it impacted us, too,” said the 54-year-old single mother, waiting outside a disaster-assistance center earlier this week.

Even in parts of the city untouched by flames, life is fundamentally altered. Some still walk around with protective masks to shield them from smoke-filled air. Helicopters can be seen in the distance dropping water on a smoking hillside north of town.

“Every personal transaction takes longer because they want to tell their story or they want to hear your story,” said Percy Brandon, general manager of the 44-room Vintners Inn. The inn survived the flames that devoured homes around it and reopened this week after repairing minor damage.

Mr. Percy, his wife and their twin toddler sons evacuated from their nearby home, which also escaped the flames. But six of his co-workers lost their homes.

Dan Harmeson, 36, and his wife, Christy, 35, searched the ruins of their home on Friday looking for her diamond wedding ring. On Saturday, the couple returned to the site of their home with metal detectors and found the ring. It was twisted and hardly looked like a ring anymore, Mr. Harmeson said, but “it’s a nice sentimental thing to have found” amid the devastation.

The family isn’t sure if they will rebuild in Coffey Park, but they are certain they’ll stay in Santa Rosa, they said.

Like so many others in this neighborhood, they had awoken in the early hours of Monday, Oct. 9, and fled the neighborhood with their five young children in their car and little else. But on Friday, the couple had gotten the news that Christy’s sister had given birth to a healthy baby girl.

“I am overcome with joy by that,” Mrs. Harmeson said. “All this bothers me less, the more I realize I still have my family.”

Write to Jim Carlton at jim.carlton@wsj.com

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REAL ESTATE

Stuck in Place, U.S. Homeowners Hunker Down as Housing Supply Stays Tight

More choose to stay where they are and renovate, making it harder for renters to enter market



Americans are moving from their homes less and less, as mobility lingers at a 30-year low thanks in part to tight inventory and record home prices. PHOTO: RICH PEDRONCELLI/ASSOCIATED PRESS

By Laura Kusisto and Christina Rexrode

Oct. 29, 2017 7:00 a.m. ET

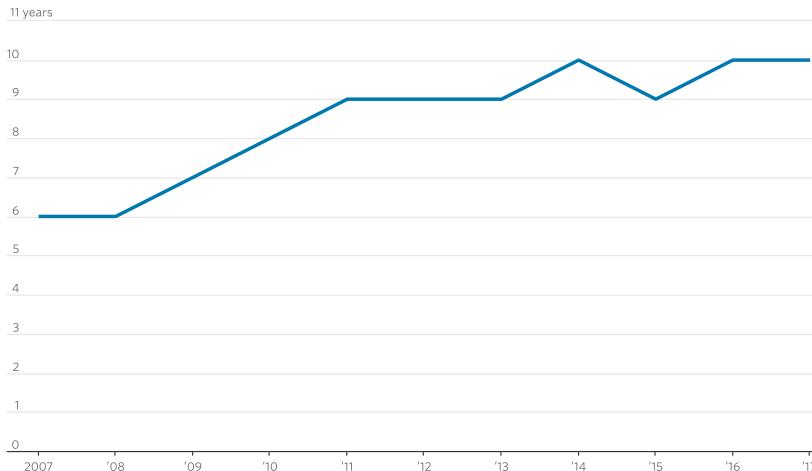
Despite rising home prices and a growing economy, U.S. homeowners' mobility rate is stuck at a 30-year low as many opt to stay put rather than move to pursue job opportunities or trade up for more space.

The median duration of owners in their homes in 2017 was 10 years, according to data soon to be released by the National Association of Realtors. That matched last year's duration, which, along with 2014, was the highest level since the NAR started tracking the data in 1985.

Americans aren't moving in part because inventory levels have fallen near multidecade lows and home prices have risen to records. Many homeowners are choosing to stay and renovate, in turn making it more difficult for renters to enter the market.

Sticking Around

Median number of years homeowners are staying in their homes before selling.



Source: National Association of Realtors

THE WALL STREET JOURNAL

The lack of inventory "is like not having enough oil in your car and your gears slowly come to a grind," said Sam Khater, deputy chief economist at data company CoreLogic.

The stagnant housing market means people aren't moving to places where they can get better jobs, or within their own metropolitan area to get closer to their jobs or better schools for their children.

Overall, there is about four months of supply of homes on the market at all price points, much less than the six months economists say is normal. The crunch is most acute for midprice homes, with only about three months of supply, according to CoreLogic.

Mr. Khater said he and his wife have decided to stay and renovate their home in the suburbs of Washington, D.C., rather than move to a bigger place with a backyard for their daughter, because he can't find anything for less than \$1 million that would fit their needs.

Housing starts fell 4.7% in September, the Commerce Department said, and remain about 40% below the 50-year average, which is unusual considering the economy and job markets are expanding strongly. In September, sales of previously owned homes declined on an annual basis for the first time since July 2016 as the shortage of homes continues to take a toll on the housing market.

The lack of new-home construction has helped create a bottleneck in the market in which owners of starter homes aren't trading up to newly built homes, which tend to be pricier, in turn creating a squeeze for millennial renters looking to get into the market. Economists said baby boomers also aren't in a hurry to trade in the dream homes they moved into in middle age for condominiums or senior living communities because many are staying healthy longer or want to remain near their children.

Those factors have led Americans to pour record sums into home renovations. Spending, already at record levels, is expected to continue accelerating, according to data released this month by Harvard University's Joint Center for Housing Studies. Total outlays on renovations are expected to grow 7.7% annually in the third quarter of 2018, up from 6.4% in the third quarter of this year.

Jennifer Pichler bought her house 11 years ago when she and her husband had two infants. Now that they have three growing children, they are ready for a bigger home—but they have no plans to move.

The Pichlers want to stay in the same area in Cincinnati, close to downtown and in their children's school district. Prices have appreciated rapidly in their neighborhood, so they know they can get more than what they paid. Now the problem is that there aren't many homes on the market, and the ones that are have gotten out of reach.

"We could sell it, yes," said Ms. Pichler, a stay-at-home mom who worked in marketing. "But where would we go?"

There are about 22% fewer homes on the market in the Cincinnati metro area than there were a year ago, according to Zillow.

Mobility rates, which were largely stable from the 1950s through the late 1970s, have been in slow decline for the better part of three decades, according to Mr. Khater of CoreLogic. "It's a bit of a mystery as to why," he said, referring to the long-term trend.

One reason appears to be a growing disparity between home prices in the richest states versus those in the poorest ones, fueled by increasing land-use regulations that make it more difficult to build in wealthier places, according to recent research by Daniel Shoag, an associate professor of public policy at Harvard University and Case Western Reserve University, and Peter Ganong, an assistant professor at the University of Chicago.

Still, economists said they would have expected at least a temporary uptick as the housing and job markets recovered, and people are more likely to move in search of better job opportunities or because their homes are worth more so they can afford to upgrade.

"This is supposed to be an economic recovery, where people are supposed to [trade up] their homes," said Sanjiv Das, CEO of Caliber Home Loans Inc., the eighth-largest mortgage lender in the U.S. by loan volume, according to Inside Mortgage Finance. "And we haven't seen that."

Another reason for the undersupply: Investors snapped up single-family homes during the downturn and converted them to rentals. While some industry observers thought they would sell them as soon as home prices recovered, a booming rental market has meant that most have held on to them. An analysis by Trulia found that every one

percentage point increase in the housing stock owned by investors in a market was correlated with inventory levels that are 2.8% lower.

More difficult to measure, but also apparent, is that Americans have a more cautious attitude toward homeownership in the wake of the housing crash that has made many unwilling to gamble on buying bigger, more expensive homes.

“There’s that feeling that ‘We survived this last downturn, we’re maybe halfway to getting this home paid off, why should we take on another mountain of debt just to get into this bigger home?’” said Daren Blomquist, senior vice president at the housing-research firm Attom Data Solutions.

Mr. Blomquist, who lives in southern California, recently went through that same thought process with his wife, when they considered but ultimately decided not to get a bigger place for their three children. “It’s easy to sell,” he said. “The challenge is finding a new home.”

Jacob and Stacy Loftin in Somerville, N.J., considered moving to a new home that might be less work than their century-old colonial, but were put off by the ferocity of the competition. Some of the houses that did go on the market were snapped up by investment firms that have pushed up prices.

“I think maybe we missed the window to move if we’re going to move to a house within our budget,” Mr. Loftin said.

Instead they added an extra half-bathroom, built a small deck and redid their kitchen, after deciding the renovation would be easier to stomach than a move.

“I’m always a little anxious about buying what you don’t know,” said Mr. Loftin, an operations administrator at an insurance company. “You can never really trust what you’re getting.”

Write to Laura Kusisto at laura.kusisto@wsj.com and Christina Rexrode at christina.rexrode@wsj.com

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Your Launch Pad for Drone Regulations

LAW

DRONES are everywhere. The Federal Administration Aviation made drone registration mandatory in December 2015, and a year later, there were 670,000 registered; in the first three months of 2017, 100,000 more users registered. There may be close to three million in the country now, and the FAA predicts there will be seven million civilian drones by 2020. The FAA also issues Remote Pilot Certificates, which now number 37,000, enabling the use of drones in commercial operations.

Their practical uses are mind boggling and growing daily: package delivery, emergency medical response, storm tracking, finding lost people (the first may have been in Saskatchewan, Canada, in May 2013), chasing criminals, 3-D mapping, protecting wildlife by catching poachers, identifying nesting areas so impacts can be avoided, measuring deforestation, monitoring farm crops and applying pesticides or water, disaster mitigation, structural safety inspections, border patrol, construction progress reporting—to name a few.

Plus, they're just fun.

While land-use commissioners are unlikely to regulate drones directly—most of the operational aspects are not land uses—commissioners need to think about the impacts of drones and advise local decision makers to help get ahead of the rapidly emerging phenomenon. Drones can be a great tool for planning. Local regulation should facilitate their use, subject to a few important restrictions. The problem right now is some local governments are adopting local regulations without thinking through the implications.

Learn a little about drones first, then put on your thinking caps and try to look over the horizon—figuratively at least—and plan for the future of drones in your community.

Who's in charge here?

That's a good question, and there isn't a clear answer, yet. It's a little like the legal issues with fracking, or even air quality and wetlands protection. Do federal laws control, is the state the leader, or can local governments regulate?

This is the "preemption" issue. It's about who has jurisdiction. In a recent case in federal court, one man sued another for shooting down his drone when it overflew the shooter's residence. The federal judge dismissed the case, holding that the federal government had no real interest in what happened on private property at a low altitude.

By the latest count, 36 states have some kind of drone law. An excellent source is the National Council of State Legislatures and its report *Taking Off: State Unmanned Systems Policies* (ncls.org). The Center for the Study of Drones at Bard College has also published "Drones at Home: Local and State Drone Laws," along with some other useful information, at dronecenter.bard.edu.

The division of authority, for the most part, remains unsettled, but the federal government is attempting to refine its jurisdictional reach, and some states are stepping up to lay down the law.

Civil rights and privacy

Drones put an eye in the sky at small expense. Think of the typical complaint: "Bombastic Builders, Inc. has an enormous, illegal construction and demolition debris dump in the back 40. You have to do something about it." A ground search might require a warrant or probable cause. Could you send in a drone instead?

Well, you're not quite cleared for takeoff yet.

In the 1989 case *Florida v. Riley*, a helicopter flying at 400 feet over the defendant's mobile home allowed the sheriff to obtain a warrant for what he believed was marijuana growing in a nearby greenhouse.



The Federal Aviation Administration allows drone usage at or under 400 feet.

The U.S. Supreme Court split five to four in finding that the overflight was not a search. But would that hold up today? The U.S. Supreme Court has held that aircraft can overfly properties at 400 feet and higher without a search warrant—but drones can only fly at 400 feet or lower, per the Federal Aviation Administration rules. Complicating this question, effective April 14, 2017, the FAA has virtually prohibited all drone flights at any altitude over 133 military facilities, thus exercising control over the airspace down to the ground (tinyurl.com/k2nnqfz).

Beyond illegal searches is the looming question of the threat of drones to privacy. Overflights at or above 400 feet are one thing, but a drone in the backyard at second-floor bedroom level with a camera is another.

The challenge here is to liberally permit drone uses over private property for appropriate uses while protecting civil rights and privacy. For example, requiring some local approval before flying a drone over private property may seem like a good idea, but it will slow and complicate the job of emergency responders and insurance adjusters working across

numerous states and municipalities that need to get damage assessments as fast as they can. Instead, regulations should at a minimum provide that if the property owner or manager expressly permits the flight, no other approval is required.

Things to consider in local regulation

Use these dos and don'ts to build your local regulations.

DON'T:

REQUIRE LOCAL LICENSES and pilot testing

ADOPT UNNECESSARILY COMPLICATED regulations subject to interpretation

ATTEMPT TO REGULATE federal airspace (navigable airspace)

BAN DRONES entirely or overly restrict them to low levels

DEAL WITH THE TECHNOLOGY

and equipment—the federal government does that

DO:

LIMIT RESTRICTIONS to those essential to protect public safety, such as limiting drones over places of public assembly

CONSIDER PRIVACY, but focus on the operator, not the drone

BE PROACTIVE in promoting flexible, liberal, and generally as-of-right operations in the public interest, including surveying, agriculture, mapping, resource assessment, and reasonable investigations of potential land-use violations

MAKE SURE THERE IS UNFETTERED use of drones for law enforcement, emergency response, and damage mitigation, including damage assessments by public and private entities

Make the best of it

Drones are going to be great workhorses for us in many ways. All they need is a little nudging to be sure they are headed in the right direction—and for you to become their horse whisperer.

—Dwight Merriam, FAICP

Merriam founded Robinson+Cole's land-use group in 1978. He represents land owners, developers, governments, and individuals in land-use matters.

HISTORY



Members of the Civilian Conservation Corps work in Prince George's County, Maryland, circa 1935.

The Civilian Conservation Corps

IN 1933, Congress authorized a major part of President Franklin D. Roosevelt's New Deal: the Civilian Conservation Corps. The CCC employed more than three million Depression-stricken young men during its nine years of operation.

Best known for planting billions of trees and building national and state park structures, the CCC also played an important role in disaster mitigation and recovery. When local resources were unequipped to handle the massive cleanup after the Great New England Hurricane of 1938, the CCC was mobilized to clear millions of downed trees and other storm debris—and the job was so big, it took two years and some help from the Works Progress Administration to complete. The CCC also constructed miles of levees, thousands of dams, and many other flood-control structures.

The program was put to rest in 1942, when the U.S. transitioned to a wartime economy and millions of men were drafted into military service, but the CCC's completed projects continue to provide economic benefits to cities across the nation.

—Ben Leitschuh

Leitschuh is APA's education associate.

RESOURCE FINDER

Like it or not, unmanned aerial vehicle (drone) use is on the rise. Prepare your community with these resources.

APA RESOURCES

Drone's Eye View, Craig Guillot
Planning, October 2015:
planning.org/planning/2015/oct/drones.htm

Know Your Drone, Monte Mills
Planning, May 2015:
planning.org/planning/2015/may/legallessons.htm

WEB RESOURCES

Cities and Drones
National League of Cities:
tinyurl.com/mnophzu

7 Ways Drones Are Helping People in Need
Smart Cities Council: tinyurl.com/n8ka2kc