



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
January 16, 2018

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

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

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

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

Planning Commission Members are compensated \$125.00 per meeting.

(1) CALL TO ORDER – 7:00 P.M.

(2) ROLL CALL

COMMISSIONER BROOKS
COMMISSIONER FALLON
COMMISSIONER WILSON
VICE CHAIR PARKER
CHAIR RICHÁRD

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. Preliminary Review of a Nine Building Industrial Development Totaling 151,000 Square Feet

Summary: Xebec Realty, as the authorized agent for Signal Hill XC, LLC, is requesting a workshop to review preliminary plans for development of nine industrial buildings on 8 acres of vacant property on two sites fronting on Walnut Avenue between Gaviota and Gundry Avenues. The property previously housed the ChemOil refinery, and consists of a 6-acre parcel on the west side of Walnut Avenue and a 2-acre parcel on the east side of Walnut Avenue.

The intent of a Planning Commission workshop is to receive public comments and provide direction to the developer to assist in finalizing plans for a future public hearing; however, in this case the applicant has requested a workshop prior to submitting complete plans and prior to a thorough staff review

Recommendations:

1) Open the public workshop and receive testimony.

2) Provide direction as deemed appropriate for the proposal regarding:

- Site Plan and Design Review considerations, including the building placement, elevations, and interface with adjacent properties;
- The General Plan and Zoning Ordinance Amendments; and
- The 21st Street vacation.

3) Direct the applicant to continue to work with staff to complete action items, refine the design, and submit a complete set of plans for staff review prior to staff scheduling a second workshop with the Commission.

(6) DIRECTOR'S REPORTS

a. Status Update for the 2018 Homeless Count Event

Summary: Staff will provide a status update on the 2018 Greater Los Angeles Homeless Count event which will be held on *Wednesday, January 24, 2018 from 7:30 p.m. to 10:00 p.m.* The Community Development Department will host the event and provide coordination and training. The Police Department will provide drivers and unmarked vehicles.

Recommendation: Receive and file.

b. New Housing Related Legislation: Housing Accountability Act Reform

Summary: On September 29, 2017, the Governor of California signed a robust package of housing related legislation aimed at addressing the State's unprecedented affordability crisis. In a series of Director's Reports focusing on housing issues, staff will highlight key provisions of the new laws. This Director's Report will focus on Senate Bill 167, Assembly Bill 678 and Assembly Bill 1515 which are three bills aimed at reforming the Housing Accountability Act.

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 December 19, 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, February 20, 2018 at 7:00 p.m. in the Council Chambers located at City Hall.

CITIZEN PARTICIPATION

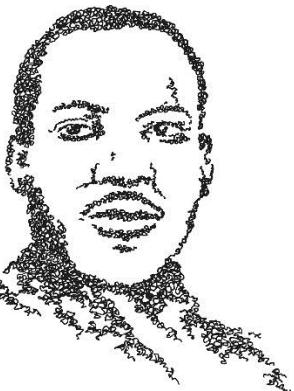
If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and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

January

5a.

MARTIN
LUTHER
KING JR.

Day





2020 Walnut
Xebec Realty
SPDR Workshop

CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
 - a. Notice was published in the *Signal Tribune* newspaper on January 5, 2018
 - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 at City Hall, Discovery Well Park, Reservoir Park and Signal Hill Park Community Center on January 5, 2018.
 - c. Notice was mailed to property owners within a 500' radius on January 5, 2018.
2. Mayor/Chair asks for a staff report, which shall be included in written materials presented to the City Council/Commission so that they can be received into evidence by formal motion.

In addition, the staff report shall include the following:

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

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



CITY OF SIGNAL HILL

2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: COLLEEN DOAN
SENIOR PLANNER

SUBJECT: PUBLIC WORKSHOP – PRELIMINARY REVIEW OF A NINE BUILDING
INDUSTRIAL DEVELOPMENT TOTALING 151,000 SQUARE FEET

Summary:

Xebec Realty, as the authorized agent for Signal Hill XC, LLC, is requesting a workshop to review preliminary plans for development of nine industrial buildings on 8 acres of vacant property on two sites fronting on Walnut Avenue between Gaviota and Gundry Avenues. The property previously housed the ChemOil refinery, and consists of a 6-acre parcel on the west side of Walnut Avenue and a 2-acre parcel on the east side of Walnut Avenue.

The intent of a Planning Commission workshop is to receive public comments and provide direction to the developer to assist in finalizing plans for a future public hearing; however, in this case the applicant has requested a workshop prior to submitting complete plans and prior to a thorough staff review.

Recommendations:

- 1) Open the public workshop and receive testimony.
- 2) Provide direction as deemed appropriate for the proposal regarding:
 - Site Plan and Design Review considerations, including the building placement, elevations, and interface with adjacent properties;
 - The General Plan and Zoning Ordinance Amendments; and
 - The 21st Street vacation.

January 16, 2018

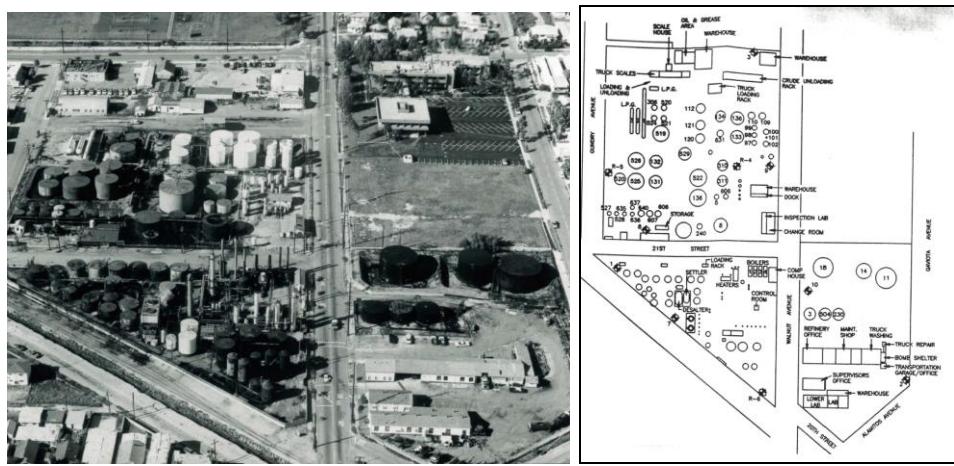
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- 3) Direct the applicant to continue to work with staff to complete action items, refine the design, and submit a complete set of plans for staff review prior to staff scheduling a second workshop with the Commission.

Background:

Former Chemoil Refinery

The site previously housed the Chemoil refinery from 1922 to 1994 (Attachments A and B).



CHEMOIL REFINERY CIRCA 1995

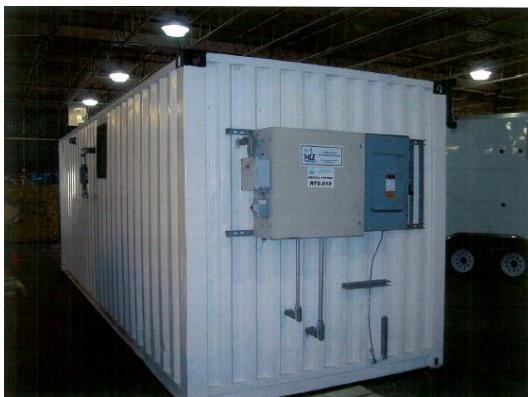
The refinery facility was closed and demolished several years later, and the property has remained vacant since early 1997.

Remediation Efforts

The refinery operations resulted in soil and groundwater contamination of the site. Numerous environmental studies and some cleanup activities have taken place on the property over the past 20 years.

In 2013, the firm of Ami Adini and Associates conducted a two year clean-up operation described as soil vapor extraction and treatment. This process was an in-situ bioremediation process of soil and groundwater remediation that used natural microorganisms found natively in soil to degrade the contaminant petroleum hydrocarbons in the soil. All testing and clean-up operations are conducted within two metal container labs that were temporarily located on site (Attachment C).

The firm was required to submit a report called an "Interim Remedial Action Plan" (IRAP) to both the South Coast Air Quality Metropolitan District (SCAQMD) and the Los Angeles Regional Water Quality Control Board (LARWQCB) to obtain permits for the remediation work. Each agency has required permits and protocols to conduct the work.



Remediation Laboratory



Remediation Installation

New Ownership

In 2016, a firm specializing in development of brownfield properties called RE Solutions began negotiations to purchase the site (Attachment D). They partnered with Xebec Realty to create a separate legal entity for development purposes called Signal Hill XC, LLC (SHXC).

SHXC prepared a California Land Reuse and Revitalization Act (CLARRA) Agreement for the LARWQCB who is the regulatory agency with authority water quality and the agency that required the soils remediation. The LARWQCB entered into the CLARRA agreement and subsequently approved a Response Plan for the site remediation. The Response Plan has three phases to the remediation activities. The first is prior to site development, the second is during site development and the third is after site development. SHXC has provided a summary of the remediation procedures (Attachment E).

The development proposal has not previously been reviewed by the Planning Commission. At the applicant's request, staff agreed to bring conceptual and incomplete plans to the Planning Commission for concept review and feedback. The applicant is still working with staff on final design and a complete submittal.

Analysis:

Project Vicinity

The subject site is located on both the east and west sides of Walnut Avenue, and the north and south sides of 21st Street. The site is bounded on the west by Gundry Avenue and on the east by Gaviota Avenue. The subject site, and Walnut Avenue, slopes downward from north to south. The south portion of the sites are approximately 28' lower than the northern portion of the larger site.

PROJECT VICINITY MAP



Setting and Land Use

The site is currently vacant, although remediation extraction wells have been installed in accordance with the approved Response Plan overseen by the LARWQCB. The west portion of the site has a General Plan land use designation of Light Industrial and is also zoned Light Industrial (LI). The east portion has a General Plan land use designation of Commercial Office and is zoned Commercial Office (CO). The site is surrounded by

development within Signal Hill on three sides and is adjacent to Long Beach on the fourth side. The surrounding developments vary in type, density, and height.

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

Direction	Zoning Designation	Existing Land Use
Project Site	Light Industrial (LI) (west portion) Commercial Office, CO (east portion)	Vacant with remediation wells
North	SP-7, Special Purpose Housing	Newly constructed Zinnia residential
South	City of Long Beach	Bike path/open space & residential
East	CO, Commercial Office RH, Residential High Density SP-7, Special Purpose Housing	AUHS campus & Multi-family res. Sea Breeze Manor, Special Purpose Housing
West	Light Industrial (LI)	Light industrial development

Constraints to Development

The site contains the following constraints to development:

- The site formerly housed a refinery.
- Historic refinery operations resulted in soil and groundwater contamination.
- The Los Angeles Regional Water Quality Control Board, as the authorized regulatory agency has oversight of an approved site remediation agreement.
- The project is subject to the City's View Policy.

The following typical constraints to development in Signal Hill are not present on the site:

- Oil wells
- Earthquake faults (the site is not located within the Alquist Priolo Earthquake Fault Study Area).

Project Description

Xebec Realty, as the authorized agent for SHXC, is requesting the following development entitlements:

- A Site Plan and Design Review for an industrial project;
- A General Plan Amendment to change the General Plan land use designation on the east portion of the site from Commercial Office to Light Industrial, consistent with the designation on the west side of Walnut Avenue;

- A Zoning Ordinance Amendment to rezone the east portion of the site from Commercial Office (CO), to Light Industrial (LI), consistent with the zoning on the west side of Walnut Avenue;
- A Tentative Tract Map for nine industrial condominium units, one for each of the nine buildings; and
- A street vacation for the portion of 21st Street located between Walnut and Gundry Avenues, to be incorporated into the onsite parking and circulation design.

City Review Process

The Community Development Department has established a robust and thorough review process for development projects. The process is laid out in a document entitled a Neighbor's Guide to Development (Attachment F). It includes the following steps for review:

- Initial developer outreach with community groups HOAs and neighbors;
- A City initiated neighborhood meeting to review the project and City process;
- Planning Commission workshop(s) prior to finalizing plans for public hearing;
- Planning Commission public hearing(s); and
- City Council public hearing(s).

To date, the developer outreach and neighborhood meeting have been completed.

Developer Outreach

The applicant initially requested to conduct their project outreach efforts with the City Council and Planning Commission. Staff directed the applicant to focus initial discussions with neighboring property owners and residents; however, the Commission Chair agreed to a meeting to preview conceptual plans for the project. The Chair also directed the applicant to meet with property owners and residents for an initial vetting of the project. To date, the extent of developer outreach includes one meeting held on January 4, 2018, at the Beach Business Center in Long Beach. There were no attendees and the following summary was provided to staff:

Notices of the developer outreach meeting were mailed to those owners within a 500-foot radius of the proposed project. The meeting was held at the Beach Business Center, 5150 Pacific Coast Hwy #200, Long Beach, CA. There were no attendees; however, the applicant received one phone call from a Long Beach property owner, of property located to the south of the project, who was in favor of the development. The flyer and list of owners that were notified are also provided (Attachments G and H).

Neighborhood Meeting

City staff conducted a neighborhood meeting on January 9, 2018, at the City Youth Center. There were two attendees. A summary of the meeting is as follows:

City staff mailed notices of the neighborhood meeting to be held January 9, 2018, from 6:30 p.m. to 7:30 p.m., to property owners and residents within a 500-foot radius of the subject sites. The purpose of the meeting was for the developer to review the details of the proposed project, and for staff to highlight the City's public review process, make notes of all comments and provide any clarifications.

There were two attendees. One was the owner of a nearby rental property. The second was the administrator of the adjacent American University of Health Sciences located on the southeast corner of E. Hill Street and Walnut Avenue. Both attendees were generally in favor of the proposed project and supportive of development of the site.

Staff made introductions and highlighted the City's development review procedures. The applicant then presented their conceptual plans and described site remediation efforts.

Workshop Review of Preliminary Plans

The Commission workshop process is not intended as an informal review. The expectation is that staff have received a complete submittal and have had sufficient time to review all aspects of the project and are satisfied that the project meets the City's minimum, or greater than minimum design and development standards. Once staff is satisfied with the project, the workshop is the opportunity for the Commission to conduct their initial review and to receive public comments regarding the project.

The preliminary comments prepared for this report reflect the most current site plan and building elevations provided to staff at the time the staff report was written; however, staff is not yet satisfied with the completeness of the submittal in that it lacks complete "front views" of all building elevations, the preliminary grading plan and tentative tract map have not been revised to reflect the cul-de-sac on Gundry Avenue, and staff is not yet satisfied with all aspects of the building design.

During the preliminary review, staff shared several preliminary comments and revised plans reflecting some of the comments were submitted during production of this staff report. Therefore staff has not had sufficient time to review the revised plans and the project design is still a work in progress. The general land use concept and building design are nearing completion and the applicant has requested initial Planning Commission comments under the workshop scenario.

Preliminary Site Plan Review

The project is an industrial development consisting of nine 31- to 34-foot industrial buildings with mezzanines, totaling 151,000 square feet on eight acres. Five of the

buildings are located on the west side of Walnut Avenue to the north and south of 21st Street and four of the buildings are located on the east side of Walnut Avenue.

Action Item: *Submit a complete set of development plans for staff review.*

Setbacks

The project setbacks meet or exceed the required landscape setbacks for the Light Industrial (LI) zone as follows:

Standard	LI Requirements	Proposed Project
Setbacks		
Front: (Walnut Ave.)	20' minimum	20'
Street: (Gaviota & Gundry Aves.)	20' minimum	20'
Side: (North & South)	0' minimum	Vary from 3'- 20'

Note: If the east portion of the site were to remain under the current CO zoning designation, the minimum street side setback would be smaller at 15 feet rather than the 20 feet required under the requested LI zoning.

Access and Circulation

The west site has four access locations proposed: two off of Walnut Avenue, and two off of Gundry Avenue. As recommended by the City Engineer, an off-set cul-de-sac is proposed at the south end of Gundry Avenue. The City Engineer has also suggested that the applicant consider methods to limit or deter access from the Gundry Avenue cul-de-sac across the project site to reduce the likelihood of cut-through traffic.

The east site has two access locations: one off of Walnut Avenue, and one off of Alamitos Avenue. No access is being proposed off of Gaviota Avenue. The City Engineer has conducted a preliminary review of the onsite circulation of a previous but similar version of the site plan and found it to be generally satisfactory. The current version and any future versions will require additional review. The City Engineer has also noted that a minimum 3-foot landing shall be provided adjacent to the buildings, where man doors open directly onto drive aisles. He notes this could also be accomplished with the doors inset into the buildings.

Action Items:

1. *Consider methods to limit or deter access from the Gundry Avenue cul-de-sac across the project site.*
2. *Provide a minimum 3' landing for man doors opening onto drive aisles.*
3. *Revised site plans require additional review.*

Parking

Parking is disbursed throughout both sites in areas designated as common area on the tentative tract map. There are nine additional parking spaces beyond the minimum required on the west site, and one additional space on the east site. The project notes compliance with the CalGreen requirements for carpool/vanpool and bicycle provisions.

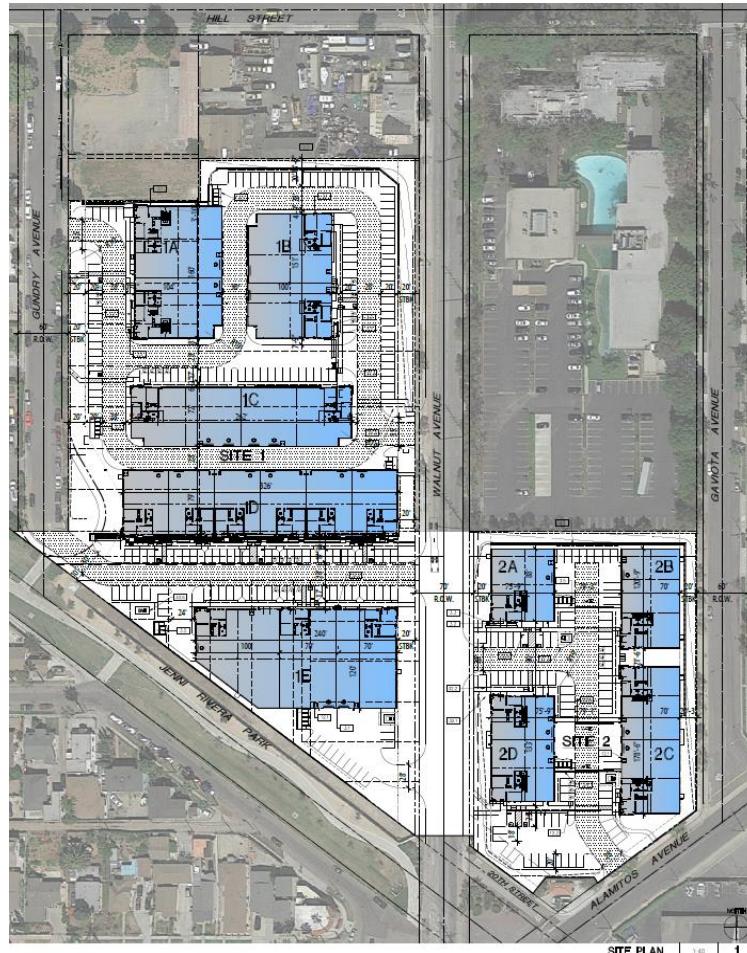
Action Item: *Provide details for design and location of spaces and signage per SHMC Section 20.70.035, Required Transportation-Related Facilities.*

Traffic Analysis

The City Engineer has required the applicant to submit a traffic study in accordance with the memo provided, to allow thorough analysis of the traffic impacts (Attachment I).

Action Item: *Prepare a traffic study to the satisfaction of the City Traffic Engineer.*

CONCEPTUAL SITE PLAN



Preliminary Design Review

The development consists of nine concrete tilt-up buildings. The construction type is typical to industrial development; however, due to the size of the development, the location on Walnut Avenue, and visibility from adjacent residential development, it is appropriate that the building design incorporate quality and unique design elements on high visibility elevations, and high quality screening elements for rooftop equipment. Staff continues to work with the applicant's architect to improve the visual aesthetics and reduce the overall mass of the buildings through variation of roof height, building frontages, window size and orientation, building articulation, and variations in color and materials. The focus for these design aesthetics has been on the most visible elevations including Walnut, Gundry, and Gaviota Avenues. Staff have prioritized the views in A-D levels of importance as follows:

"A" Priority Elevations

- From Walnut Avenue

"B" Priority Elevations

- From the Zinnia residential project
- From Gaviota Avenue
- Approaching from the south

"C" Priority Elevations

- From Gundry Avenue

"D" Priority Elevations

- From the interior of the site
- Between buildings

In several cases the conceptual elevations provided do not show all sides of all buildings, and only provide partial perspective views of the corners of the buildings, so a thorough review was not possible. The following additional design and green building actions are requested for full review, and greater visual impact and variation:

Action Items:

1. *Provide full, non-perspective elevations of all sides of all buildings.*
2. *Provide additional minor enhancements to "A" priority elevations at corners such as:*
 - *Louver effects on windows*
 - *Larger, deeper pedestrian overhang at entrances*
3. *Provide additional roof top screening treatment to north elevations visible from the Zinnia project.*
4. *Provide additional minor color or texture enhancements to "C" priority elevations.*
5. *Include up and/or down building lighting for effect.*

6. *Provide a color and materials board for staff review.*
7. *Provide a summary of green building and site features.*



Building 1A North Elevation (from Zinnia)



Building 1B East Elevation (from Walnut Ave.)

The Gaviota elevation is the rear of buildings 2B and 2C. The rear elevations face a residential neighborhood and are directly across the street from Sea Breeze Manor, an affordable senior care housing facility. While the majority of the Sea Breeze units do not have views of the project site, staff have worked with the applicant to improve the design and aesthetics of these elevations.



Gaviota Ave. from the South (Sea Breeze Manor View)



Building 2B East Elevation (Gaviota Ave.)



Building 2C East Elevation (Gaviota Ave.)

The rooftops of the project will be visible from several of the units in the Zinnia development, the City's newest affordable housing project; therefore, staff continues to work with the applicant to improve the design of rooftop screening methods. Staff will request clarification and inclusion of any rooftop equipment screening on the elevations.

Action Items:

- 1. Improve the east elevations along Gaviota Ave. to the maximum extent possible.*

2. *Clarify and illustrate rooftop screening methods on the building elevations.*
3. *Screen rooftop equipment to the maximum extent possible.*

View Policy

The City's View Policy requires a Level one view analysis for any project subject to Site Plan and Design Review. Therefore, in accordance with the Policy, all notices will be sent to residents and tenants within a 500-foot radius of the project sites. In addition, at staff's request, the applicant has had story poles installed to depict all nine of the proposed buildings.

Action Item: *Submit a Level One View Analysis to include:*

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

It should be noted that the existing general plan and the zoning land use designations for the west site, which will likely have some view impacts on the adjacent residential development, is Light Industrial, which allows a maximum of six stories, up to 90 feet in height. The proposed project building heights are between 31 feet and 34 feet tall. In addition, the grade of the sites slope downward from north to south, which should help minimize view impacts.

Stormwater Compliance

In light of the fact that the project site previously housed the Chemoil refinery, and that a soils remediation plan, overseen by the LARWQCB and the South Coast Air Quality Management District, is ongoing and expected to continue beyond completion of development of the site, a bio-filtration system is proposed for the project which will capture and clean stormwater, then channel it to the City stormwater system, rather than allowing stormwater to infiltrate into the soil. The proposed stormwater system is under review by the City's stormwater consultant and comments are pending. Staff have requested the applicant provide a description and image of the proposed system.

Action Items:

1. *Provide a description and image of the proposed stormwater filtration system.*
2. *Design stormwater capture and treatment to the satisfaction of the City.*

Public Improvements

As recommended by the City Engineer, the project proposes a five foot dedication on both sides of Walnut Avenue. The City will require full width street improvements, to the satisfaction of the Director of Public Works and City Engineer, on Walnut, Gaviota, and Gundry Avenues, including undergrounding power poles on Walnut Avenue.

Action Item: *Provide cross-sections illustrating the street improvements.*

21st Street Vacation

The applicant is requesting that the City vacate 21st Street between Walnut Avenue and Gundry Avenue to allow it to be used as onsite circulation and parking for the development. Staff is generally supportive of the proposal, however the proposal must be reviewed in light of conformity with the goals and policies of the City's General Plan.

Action Items:

1. *Prepare a General Plan Conformity Report and project justification for the street vacation to the satisfaction of the City Engineer.*
2. *Provide utility clearances for consideration of the street vacation.*

Landscape Plan

The project must comply with the adopted Water Conservation in Landscaping Ordinance (WELO) which limits allowable turf and requires drought responsive data and plants. The City landscape architect is reviewing the preliminary plans and will provide comments. Staff have requested verification that the minimum 5% landscaping required in the parking areas that is in addition to the landscaped setback areas be provided.

Action Items:

1. *Verify 5% parking lot landscaping with proper distribution throughout.*
2. *Comply with WELO and City Landscape Architect comments.*

Preliminary Grading Plan

The preliminary grading plan proposes retaining walls along the north property line of the west site, adjacent to the Zinnia housing project, which would range in height from 6'5" on the west to 9'4" on the east. Additional retaining walls are proposed on the east site along Gaviota Avenue, which would range in height from 3' to 3'6" tall. A revised preliminary grading plan for the newest site design has not been submitted for review by the City Engineer. Design and aesthetic treatment of the walls will be reviewed under the Site Plan and Design Review. Staff requests typical wall elevations and inclusion of wall treatment on the color and materials board. In addition, gates are proposed in the parking areas on the interior of the east site which may impact site circulation.

Action Items:

1. *Provide a revised preliminary grading plan for review.*
2. *Provide elevations for all walls, gates and fences.*
3. *Clearly note locations of any proposed gates on the site and landscape plans.*
4. *Include wall and fence treatments on the project color and materials board.*

Tentative Tract Map

The applicant is proposing a nine-unit industrial condominium map, situating each building as a separate condominium unit, and designating the parking, circulation, and landscape areas as common areas. The City Engineer has noted that the condominium subdivisions should be labeled units rather than lots, and will provide further comments upon further review.

Action Items:

1. *Provide a revised tract map for the final site design.*

General Plan Amendment

The applicant is requesting to amend the General Plan designation for the easterly site from Commercial Office (CO) to Light Industrial (LI), consistent with the designation on the westerly site. Staff is generally in favor of the amendment and will make required findings to support the designation change during the CEQA initial study and for the public hearings.

Zoning Ordinance Amendment

The applicant is requesting a Zoning Ordinance Amendment to rezone the east site from Commercial Office, CO, to Light Industrial, LI, consistent with the zoning on the west side of Walnut Avenue. Staff is generally in favor of the amendment and will make required findings to support the designation change during the CEQA initial study and for the public hearings.

Next Steps

CEQA Determination

The California Environmental Quality Act (CEQA) requires all projects as defined by CEQA to undergo an initial study and prepare an environmental determination as to whether the project will have a significant impact on the environment and if so, what if any mitigation measures will be required to reduce the level of impact. The environmental determination will take into account all of the categories within the initial study.

The City is the lead agency under CEQA for the development project. One of the most important considerations will be the soils condition and remediation information.

Water Board Authority

The LARWQC is the regulatory agency with authority over the soils remediation cleanup related to water quality. The mandate of the LARWQCB is “to preserve, enhance, and restore the quality of California's water resources and drinking water for the protection of the environment, public health, and all beneficial uses, and to ensure proper water resource allocation and efficient use, for the benefit of present and future generations.”

The applicant's partner company and the LARWQCB used the California Land Reuse and Redevelopment Act (CLRRA) of 2004 (Health and Safety Code Chapter 6.82 and 6.83) that provides liability protections to purchasers as a tool to cleanup and redevelop the property. The CLRRA process gives immunity to the developer as a site assessment and a response action is implemented. LARWQCB approved the developer's response plan on September 15, 2017. The developer has begun work onsite that will continue through construction and development of the proposed project.

Currently, the property has a final remediation plan underway, which was approved by the LARWQCB and permitted by the SCAQMD, who have oversight and authority over the remediation process. Staff have had coordination meetings with the LARWQCB to coordinate with the CEQA process. Although the site conditions were not caused by the development, the CEQA analysis will include consideration of the soils conditions and remediation facilities as part of the project environmental determination.

In order for the City to incorporate the work product associated with the CLARRA and related Response Plan, additional information is needed.

Action Item: *Provide detailed plans and descriptions of all phases of the remediation plans approved by the LARWQCB.*

Human Health Risk Assessment

A great deal of data and analysis has already been collected and performed by the property owner, SHXC and the LARWQCB regarding impacts to water quality and will be used as a basis for the City's CEQA determination. However, the City, as the lead agency and agency responsible for the land use decision, uses human health risk assessments (HHRAs) to address above surface impacts for construction workers and future occupants of the project.

The City is requiring a Work Plan providing the protocol, in conformance with the City's Project Development Guide (2016) to assess soil vapor, including methane, in the eastern and western parcels such that the data can be used in a Baseline HHRA. A Baseline HHRA quantitatively assesses every detected constituent that was detected at least one time in the soil matrix and/or soil vapor for residential and commercial land

uses and for construction workers unless the inorganic constituents can be eliminated from the quantitative assessment using reproducible, quantifiable statistics to demonstrate the onsite inorganic constituent is statistically comparable to local background concentrations. The baseline HHRA includes recommended mitigation measures to address any significant impacts to reduce them to a less than significant level as required for a CEQA determination. The HHRA must be reviewed and approved by the State of California, Environmental Protection Agency, Office of Environmental Health Hazard Assessment (OEHHA).

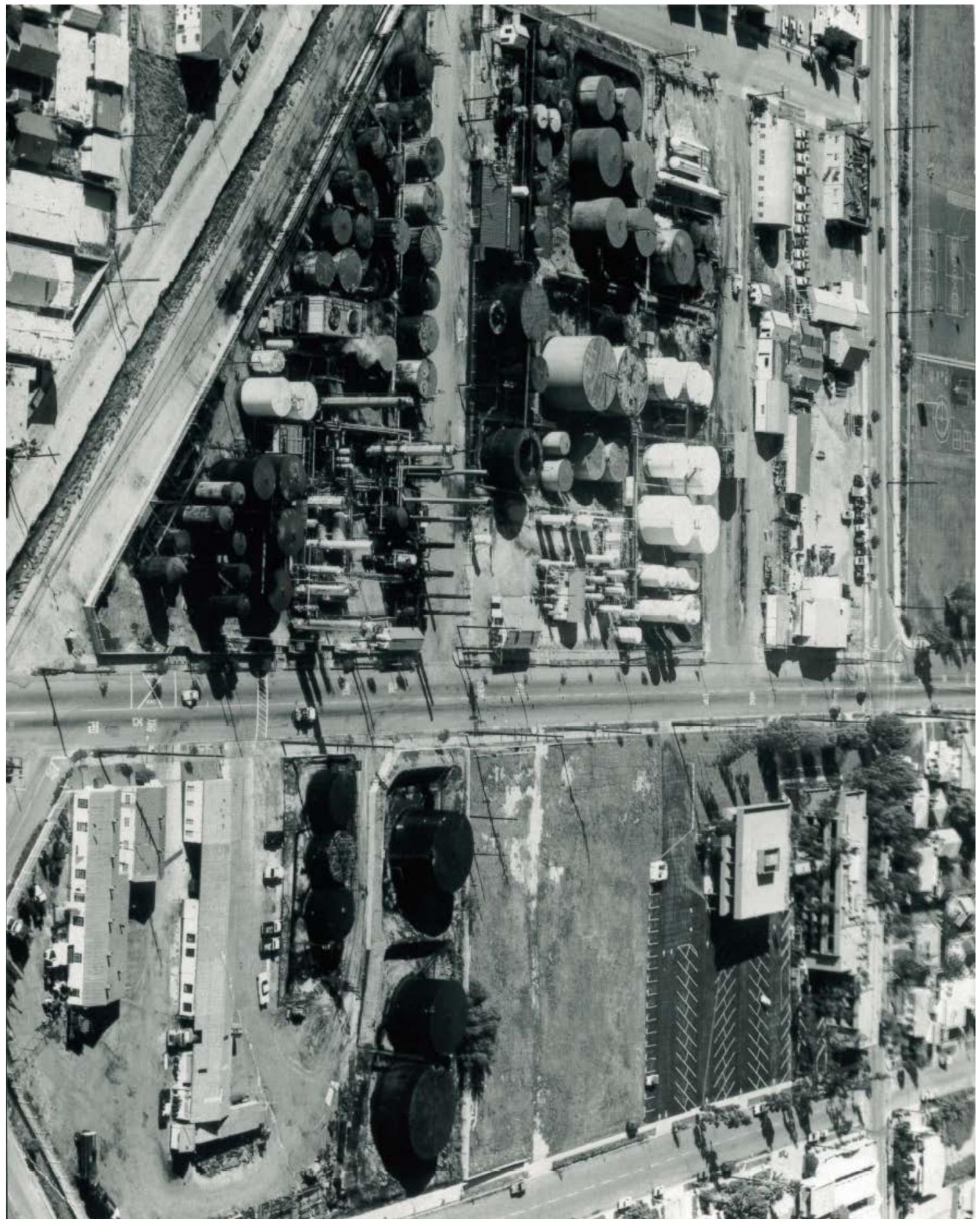
Action Item: *Prepare HHA for review and approval by OEHHA and staff.*

In addition, a traffic analysis is being prepared to supplement the initial study. A General Plan conformity finding and justification for the street vacation are pending and the General Plan and Zoning Ordinance Amendments will both require finding of consistency.

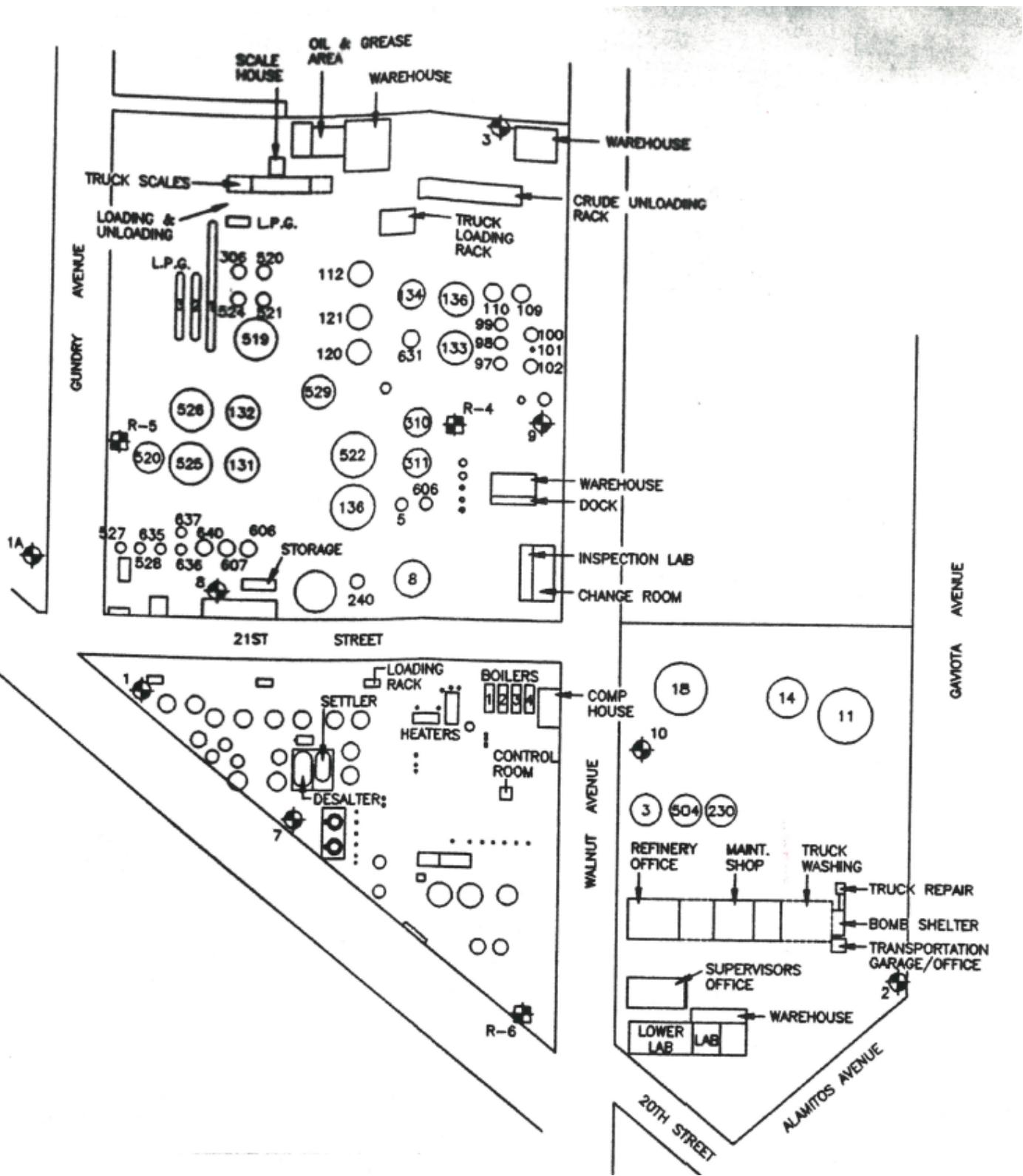
Approved by:

Scott Charney

Attachments



Attachment A





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

July 9, 2013

AGENDA ITEM

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

**FROM: COLLEEN DOAN
ASSOCIATE PLANNER**

SUBJECT: DIRECTOR'S REPORT – CHEMOIL SOIL REMEDIATION

Summary:

Staff will brief the Planning Commission on the vapor extraction soil remediation process currently underway at the former Chemoil refinery site at 2020 Walnut Avenue and highlight the oversight from the required environmental agencies.

Recommendation:

Receive and file.

Background and Analysis:

From 1922-1994, the Chemoil refinery formerly operated on this site (Attachment A). The facility closed and was removed between 1997 and 1998 and the site remains vacant. The Los Angeles Regional Water Quality Control Board (Water Board) requires soils investigation and clean-up for refinery sites. A soil investigation identified concentrations of contaminants associated with the refinery operations and clean up of the site is both required and overseen by multiple agencies including the water Board and the South Coast Air Quality Management District (SCAQMD).

The firm of Ami Adini and Associates is conducting the clean-up operation which is described as soil vapor extraction and treatment. This process is an in-situ bioremediation process of soil and groundwater remediation that uses natural microorganisms found natively in soil to degrade the contaminant petroleum hydrocarbons in the soil.

Attachment C
Attachments to staff report
not attached

Simply, the process injects a combination of air and a nutrient solution into the ground via multiple injection wells which are 1" nylon and PVC tubes in the ground, then extracts the air, tests, cleans and releases it. There are also approximately 12 groundwater monitoring wells operating during the clean-up process. All testing and clean-up operations are conducted within two metal container labs that are temporarily located on site and no other visible structures or facilities are visible above ground. The clean-up is estimated to take between six months and two years. The firm is required to submit a report called an "Interim Remedial Action Plan" (IRAP) to both the SCAQMD and the Water Board to obtain permits for the remediation work. Each agency has required permits and protocols to conduct the work.

Approved by:

Scott Charney

[ABOUT US](#)[SERVICES](#)[PROJECTS](#)[NEWS & EVENTS](#)[CONTACT](#)

FORMER CHEMOIL REFINERY, SIGNAL HILL, CA.

ABOUT THIS PROJECT

RE | Solutions, in partnership with Xebec Realty acquired the former **Chemoil Refinery** property and three adjoining City lots located in **Signal Hill, CA**. The acquisition closed on October 12, 2017. This property covers over eight acres, and is located at 21st and Walnut Streets in the City of Signal Hill, CA.

Historic refinery operations resulted in soil and groundwater contamination at the property, which had prevented sale.

The investigation and cleanup of the site is regulated by the Los Angeles Regional Water Quality Control Board (RWQCB). Refinery operations ceased in 1994, and demolition took place in 1997 and 1998. The property was put up for sale shortly after completion of the demolition and installation of an interim remedial measure. Multiple offers were made on the property; however, none of the prospective purchasers were able to resolve the environmental issues and create a development plan that the City of Signal Hill would approve.

The property is zoned for industrial and commercial uses. Although there is some residential development in the vicinity of the property, the immediately surrounding area is primarily commercial, light manufacturing and distribution, with some civic and institutional uses. RES believes that small industrial flex-space buildings with some office space is likely the highest and best use for the property, and this use is entitled by right. The cleanup that will be required by the RWQCB will support a light industrial or commercial reuse.

RE|Solutions has entered into a California Land Reuse and Revitalization Act (CLRRA) Agreement with the RWQCB that sets forth a response plan for completing the remaining clean up. The CLRRA agreement will provide a covenant not to sue to the purchaser after the response plan is implemented and any other requirements of the agreement are met.

The development plan provides for approximately 150,000 SF of industrial buildings for sale.



RE | SOLUTIONS

1525 Raleigh Street, Suite 240
Denver, CO 80204
(303) 854-9807

Summary of Planned Environmental Work

Former Chemoil Refinery

2020 Walnut Avenue, Signal Hill, CA

Site History and Status

The property at 2020 Walnut Avenue (as shown on Figure 1, Site Location Map) was the site of refinery operations from 1922 to 1994. First owned and operated by McMillan Ring Free Oil Company, the refinery was bought by the Chemoil Corporation in August 1988. Chemoil operated the refinery until February 1994, at which time it was shut down, decommissioned and demolished. The site has been vacant land since completion of demolition in early 1997.

Numerous environmental studies and some cleanup activities have taken place on the property over the past 20 years. A final environmental remedy was delayed, however, awaiting a buyer and a redevelopment plan for the property. In October 2017, Signal Hill XC, LLC (SHXC) purchased the property from the owner (a successor to Chemoil Corporation) and will develop the site.

Over the past two years, while negotiating for the purchase of the property, representatives of SHXC have been working with the Los Angeles Regional Water Quality Control Board (the Regional Board) and with the City of Signal Hill to finalize plans for the cleanup and development of the property, respectively. During that period, additional site investigations were performed, and a remedial action plan (called a Response Plan) was developed by SHXC and approved by the Regional Board. Now that SHXC owns the property, they will be moving forward with work at the site, first to clean up the property, then to develop it.

Upcoming Work

The first phase of environmental work will take place in early December 2017 and last approximately two weeks. Thirteen (13) soil vapor extraction (SVE) wells and four (4) soil vapor monitoring points will be installed on-site. Additional groundwater monitoring wells will be installed off-site, to the south and west of the property. The groundwater monitoring wells will be installed in right-of-way areas of roads that are located in the City of Long Beach. The approximate locations of both the on-site SVE wells and the off-site groundwater wells are shown on Figure 2 and 3, respectively. This work is being permitted through Los Angeles Department of Environmental Health and the City of Long Beach.

During this first phase of environmental work, one to two drill rigs and one fork lift will be operating on site, along with a support truck and personal vehicles for the 4-5 workers. No soil will be imported or exported during this work, so there will be no dump truck traffic to or from the site. Drill cuttings from the offsite locations will be transferred to the Site using a forklift and a bin. A small stockpile of soil will be created on-site to manage the drill cuttings. The stockpile will be covered with black plastic for protection from stormwater runoff. The stockpile may or may not be visible from surrounding roads and properties.

The second phase of environmental work will begin in January 2018 and will consist of additional onsite drilling, accessing and removing the piping associated with the former remedial

treatment system (referred to as the SME system), and staging equipment onsite which will be used as an interim treatment. The full-scale system will be installed during the summer of 2018. Piping for the existing SME system is currently buried above the original grade at the Site, underneath 2 feet of clean fill. The location of SME piping is shown in the hatched area on attached Figure 4. Apex will be contacting the City of Signal Hill in the coming weeks to determine whether a grading permit will be required for this work.

The interim treatment mentioned above is expected to operate on the Site from late January 2018 until Site redevelopment occurs (currently estimated to begin in June 2018). The interim treatment will be comprised of aboveground piping connecting the 13 SVE wells to trailer-mounted treatment equipment. The treatment equipment will require a propane tank onsite. The treatment equipment is permitted through the South Coast Air Quality Management District. We anticipate using a security company during night hours to monitor the Site. The picture below shows what a typical trailer-mounted treatment unit looks like.



The interim system is being used only until the full-scale system is installed, concurrent with Site Redevelopment, as approved in the Response Plan. Construction of the full-scale system will be permitted with the City of Signal Hill. Details will be included in our permit application, expected for submittal during the later part Quarter 1 or early Quarter 2, 2018. The piping for the full-scale system will be completely underground and not visible to the public. The equipment for the full-scale "permanent" system will be situated in a treatment compound that is surrounded with security fencing, with minimal visibility to the public. Plans for the treatment area (location, design, etc.) will be included in the site plans and subject to approval by the City of Signal Hill.

A Neighbor's Guide to Development



Community Development Department

Site Plan and Design Review

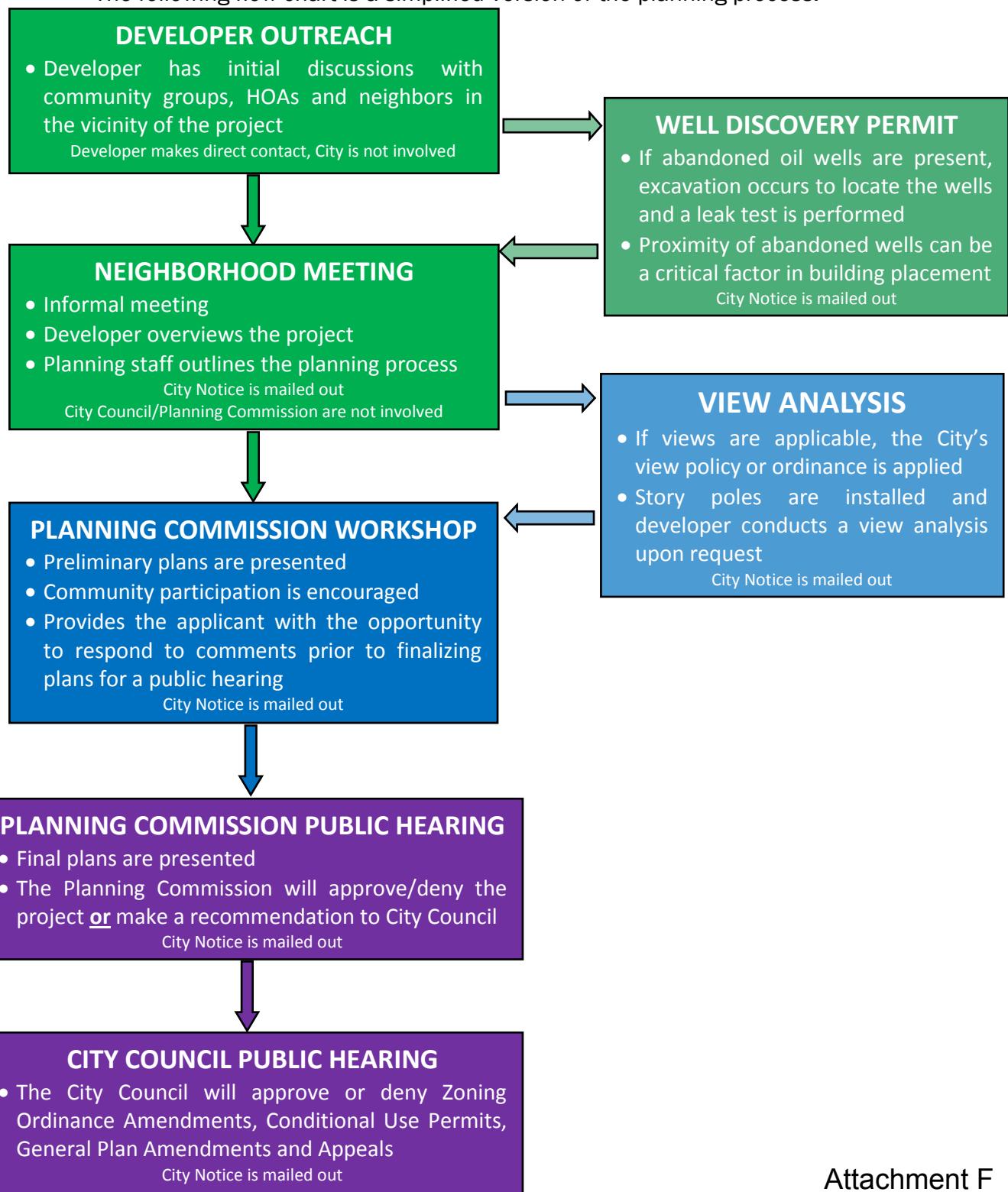
Zoning Ordinance Amendments – Conditional Use Permits – General Plan Amendments

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 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 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.

COMMUNITY OUTREACH MEETING

In connection with the proposed new development project located at 2020 Walnut Avenue, Signal Hill, CA the builder will be hosting an informal community outreach meeting to present the project and answer any questions.

WHEN: January 4, 2018; 6 PM – 6:45 PM

WHERE: Beach Business Center
5150 Pacific Coast Hwy #200
Long Beach, CA 90804
(Park on PCH or Granada Ave.)

CONTACT INFORMATION:

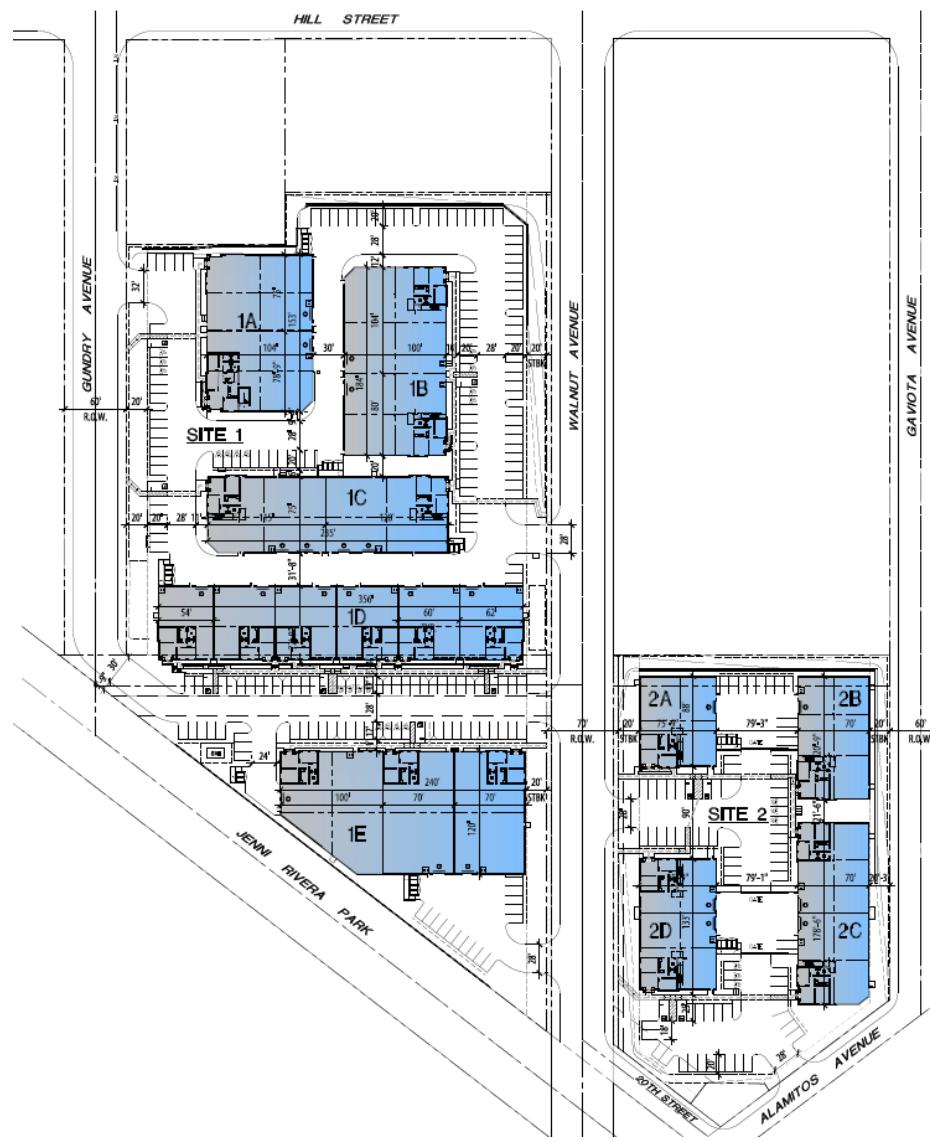
If you cannot make the meeting and would like to discuss the project, please feel free to call the development manager, Steven Christie at 562.284.5005 or email at stevenc@xebecrealty.com.

Existing Site:



Attachment G

Future Site:



Rendering:



PARCEL NUMBER	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP
7210-035-804	SO CALIF EDISON CO B OF E PAR 1 MAP 148-19-381	PUBLIC AGENCY	LONG BEACH	CA	90806
7210-035-805	SO CALIF EDISON CO SBE 148 19 547 D PAR 1	PUBLIC AGENCY	LONG BEACH	CA	90806
7210-035-905	LONG BEACH COMMUNITY COLLEGE DISTRICT	PUBLIC AGENCY	LONG BEACH	CA	90806
7210-039-016	JOSE L & MARTHA MADRIGAL	12762 GLORIA ST	GARDEN GROVE	CA	92843
7210-039-017	GREGORIO M & MARIA L MIRANDA	1344 E WESLEY DR	LONG BEACH	CA	90806
7210-039-018	JOSE MARIN	1346 E WESLEY DR	LONG BEACH	CA	90806
7210-039-019	RATANAMUNY NGO	11862 REAGAN ST	LOS ALAMITOS	CA	90720
7210-039-020	TRINIDAD M TOLENTINO	1350 E WESLEY DR	LONG BEACH	CA	90806
7210-039-021	ERIC OLSON	1352 E WESLEY DR	LONG BEACH	CA	90806
7210-039-022	KEN CHENG	725 RIDGECREST ST	MONTEREY PARK	CA	91754
7210-039-023	PHILIP POMFRET	PO BOX 65	LAWNDALE	CA	90260
7210-039-024	ROBERT A DRURY	4436 E 5TH ST	LONG BEACH	CA	90814
7210-039-025	BUU D NGUYEN	29 CARNELIAN	IRVINE	CA	92614
7210-039-026	LUIS A GONZALEZ	9581 SW NUOVA WAY	PORT ST LUCIE	FL	34986
7210-039-027	JESUS ALDANA	1451 E 20TH ST	LONG BEACH	CA	90806
7210-039-028	THONNY LIM	1439 E 14TH ST	LONG BEACH	CA	90813
7210-039-029	MENG KHUT	1441 E 20TH ST	LONG BEACH	CA	90806
7210-039-030	WILBERT & IRIS BILLINGER	7825 E RITCHIE ST	LONG BEACH	CA	90808
7210-039-031	FRANCES E ORTIZ	1425 E 20TH ST	LONG BEACH	CA	90806
7210-039-045	RICK V & CHILY TAN	1421 E 20TH ST	LONG BEACH	CA	90806
7210-040-012	LIN KEO	1337 E WESLEY DR	LONG BEACH	CA	90806
7210-040-013	CHINNAVUTH DE MONTEIRO	54 GRANDVIEW PL	WALNUT CREEK	CA	94595
7210-040-014	ANTHONY G CRENSHAW	1341 E WESLEY DR	LONG BEACH	CA	90806
7210-040-015	JOSE SAMAYOA	PO BOX 6422	LONG BEACH	CA	90806
7210-040-017	LARRY FINLEY	1178 E 9TH ST	LONG BEACH	CA	90813
7210-040-018	ROBERT & DOROTHY PIGOTT	11110 ARTESIA BLVD #F	CERRITOS	CA	90703
7210-040-030	AGUSTIN & MARIA OCAMPO	4320 ATLANTIC AVE #216	LONG BEACH	CA	90807
7210-040-031	JOSE L & ELIODORA GARCIA	4320 ATLANTIC AVE #216	LONG BEACH	CA	90807
7210-041-900	LONG BEACH CITY	333 W OCEAN BLVD 3RD FL	LONG BEACH	CA	90802
7210-042-003	VIG ENTERPRISES LLC	1320 E HILL ST	SIGNAL HILL	CA	90755
7210-042-004	DAVID A FENDER	1446 E HILL ST	SIGNAL HILL	CA	90755
7210-042-005	HOWARD AND HOWARD CONSTRUCTION	3750 LONG BEACH BLVD #200	LONG BEACH	CA	90807
7210-042-006	JOSEPHINE CURRY	705 TAPER DR	SEAL BEACH	CA	90740
7210-042-007	AMENTA FAMILY CORPORATION	15707 S VERNONT AVE	GARDENA	CA	90247
7210-042-008	C E PETER ALLEN	2109 GUNDRY AVE	SIGNAL HILL	CA	90755
7210-043-002	SIGNAL HILL HOLDING CORP	459 GEARY ST #200	SAN FRANCISCO	CA	94102
7210-043-003	CHEMOIL REFINING CORP	459 GEARY ST #200	SAN FRANCISCO	CA	94102
7210-043-020	MPO WALNUT PARTNERS LLC	8888 LOS COYOTES DR	BUENA PARK	CA	90621
7210-043-029	GUNDRY HILL LP	151 KALMUS DR #J5	COSTA MESA	CA	92626
7211-031-906	LONG BEACH UNIFIED SCHOOL DIST	1375 E HILL ST	LONG BEACH	CA	90755
7215-008-018	SHIRLEY T & GERRY D BOUCHER	1651 E HILL ST	SIGNAL HILL	CA	90755
7215-008-019	MARK R & JILL T SMITTLE	PO BOX 7143	LONG BEACH	CA	90807
7215-008-032	TOAN V NGUYEN	16571 SEQUOIA ST	FOUNTAIN VALLEY	CA	92708
7215-009-005	EDUCATIONAL DEV SERVICES LLC	1600 E HILL ST	SIGNAL HILL	CA	90755
7215-009-900	CO SANITATION DIST NO 29	PO BOX 4998	WHITTIER	CA	90607
7215-010-004	EUCALYPTUS HOUSING CORP	1300 E GREEN ST	PASADENA	CA	91106
7215-011-006	WILLIAM & PATRICIA SMITH	700 TERRAINE AVE	LONG BEACH	CA	90804
7215-011-007	HAROLD H TRY	2133 KELLEY DR	SIGNAL HILL	CA	90755
7215-011-008	FERNANDO CANCEL	4775 E PACIFIC COAST HWY #202	LONG BEACH	CA	90804
7215-011-009	ELIZABETH A RHODES DEVERSON	18475 WESTLAWN ST	HESPERIA	CA	92345
7215-011-010	EDWARD & MARTHA ESCOBAR	2128 GAVIOTA AVE	SIGNAL HILL	CA	90755
7215-011-013	JEREMIAH JONES	530 GRAND AVE	LONG BEACH	CA	90814
7215-011-014	ESPERANZA V VALENCIA	2149 KELLEY DR	SIGNAL HILL	CA	90755
7215-012-904	SIGNAL HILL CITY	PUBLIC AGENCY	SIGNAL HILL	CA	90755
7216-010-901	LONG BEACH UNIFIED SCHOOL DIST	701 LOCUST AVE	LONG BEACH	CA	90813
7216-010-902	LONG BEACH UNIFIED SCHOOL DIST	1515 HUGHES WAY	LONG BEACH	CA	90810
7216-011-015	AMERICANA TERMITE CO INC	1711 E 20TH ST	SIGNAL HILL	CA	90755
7216-012-002	ELVIN E CHRISTENSON	1986 WALNUT AVE	LONG BEACH	CA	90806
7216-012-900	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA	CA	91803
7216-013-911	LONG BEACH CITY	333 W OCEAN BLVD 3RD FLR	LONG BEACH	CA	90802

November 5, 2017

TRAFFIC IMPACT STUDY INTERSECTIONS MEMORANDUM

To: Colleen Doan
Senior Planner

**Subject: Signal Hill Industrial Complex
XEBEC Reality**

Methodology:

The traffic impact analysis is required to follow the City of Long Beach Traffic Impact Analysis criteria County of Los Angeles CMP criteria and the ITE Traffic Impact Analysis criteria. Where there is a conflict in criteria, the City of Long Beach criteria shall prevail. The minimum Level of Service for an intersection is "D". Intersection required mitigation will be based upon the Caltrans, City of Long Beach, and the City of Signal Hill criteria. Each criterion is specific and should be verified prior to the commencement of the traffic impact analysis. The City of Signal Hill requires intersection mitigation for any of the following elements; drop of 0.2 in LOS (ICU), 40 vehicles added to an intersection, and left-turn queue length is greater than the existing storage length. In addition, the traffic impact analysis shall be consistent with the latest version of the CA MUTCD, ITE Trip Generations, and the Highway Capacity Manual.

Evaluated Intersections:

At a minimum, the following intersections shall be evaluated for impacts:

- Pacific Coast Highway and Orange Avenue
- Pacific Coast Highway and Walnut Avenue
- Pacific Coast Highway and Cherry Avenue
- Willow Street and Orange Avenue
- Willow Street and Walnut Avenue
- Willow street and Cherry
- Orange Avenue and Hill street
- Orange Avenue and Burnett Street
- Orange Avenue and Spring Street
- Gundry Avenue and Hill Street
- Walnut Avenue and Hill Street
- Walnut Avenue and Burnett Street
- Walnut Avenue and Spring Street
- Gavioto Street and Hill Street
- Alameda Street and Cherry Avenue
- 20th Street and Cherry Avenue
- Hill Street and Cherry Avenue
- Spring Street and Cherry Avenue
- Cherry Avenue and Burnett Street

WGZE

W.G. Zimmerman Engineering, Inc.
17011 Beach Boulevard, Suite 1240
Huntington Beach, CA 92647
(714) 799-1700 / (714) 333-4712 Fax

Attachment I

Depending on the amount of traffic generated additional intersections may be required. It is expected that a project meeting will occur and that the project Traffic Engineer will perform an initial traffic generation analysis with impacted intersections.

At a minimum, the traffic impact analysis shall include the following sections in the report:

- Project Description
 - Project Location
 - Site Map
- Traffic Analysis
 - Level of Service (LOS) Analysis
 - Analysis Methodology
 - Assessment of Existing condition: The applicant should get AM and PM peak hour counts for the identified study intersections and analyze the intersections.
 - Trip Generation- Project trips based upon the ITE Trip Generation Manual, 10th Edition, approved trip distribution and trip assignment in the study area.
 - Assessment of Buildout Condition: Project plus background traffic for project build-out year.
 - Assessment of Future Conditions: The future conditions shall have a traffic growth rate of 1% per year until 20 years for the existing conditions and project build-out conditions. In addition, any other projects (if any) with significant traffic impacts in the proposed project study area shall be included in the analysis and *NOT* inclusive of the 1% growth factor.
 - Assessment of Deficiencies:
 - Sight Distance Analysis: A Sight distance analysis should be performed for the approaching vehicles to/from the Molino Avenue and Alley to identify any conflicts in entering/existing Pacific Coast Highway.
 - Mitigation Measures: Mitigation measures for any intersection with a degraded LOS of 0.2 of the V/C ratio. Mitigation measures shall include as a minimum: traffic signal timing without impacting corridor synchronization, protected and/or protected permitted left-turn phasing, raised medians, and other appropriate measures.
- Summary and Recommendations

If you have questions regarding this memorandum, please call me directly at (714) 799-1700 ext. 100.

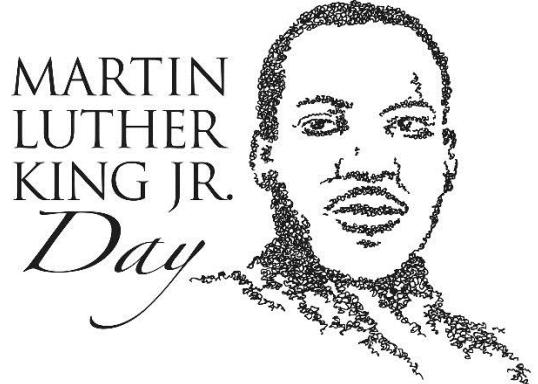
Sincerely,

Bill Zimmerman, P.E., PTOE
City Traffic Engineer

WGZE

W.G. Zimmerman Engineering, Inc.
17011 Beach Boulevard, Suite 1240
Huntington Beach, CA 92647
(714) 799-1700 / (714) 333-4712 Fax

January
6a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

TO: HONORABLE CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: RYAN AGBAYANI
ASSISTANT PLANNER

SUBJECT: DIRECTOR'S REPORT – STATUS UPDATE FOR THE 2018 HOMELESS COUNT EVENT

Summary:

Staff will provide a status update on the 2018 Greater Los Angeles Homeless Count event which will be held on *Wednesday, January 24, 2018 from 7:30 p.m. to 10:00 p.m.* (Attachment A). The Community Development Department will host the event and provide coordination and training. The Police Department will provide drivers and unmarked vehicles.

Recommendation:

Receive and file.

Background and Analysis:

To date, staff has confirmed with the Los Angeles Homeless Services Authority (LAHSA) that we have reached capacity for the number of volunteers for the event. The volunteer roster is set at 15 individuals, which is the maximum number. The enrollment feature is currently disabled on the website and new registrants are unable sign up. However, those Planning Commissioners who previously confirmed their availability will continue to standby as "on-call" volunteers, in case one or more registrants fail to show up on the night of the event. We appreciate the Commission's commitment to this very important event.

Approved by:

Scott Charney
Director of Community Development Department



Save the Date | January 24, 2018

**EVERYONE COUNTS.
NO MATTER WHERE
THEY LIVE.**



2018 CITY OF SIGNAL HILL HOMELESS COUNT

**WEDNESDAY, 1/24/2018
7:30 PM TO 10:00 PM**

VOLUNTEERS NEEDED!

**To register as a City Volunteer:
go to www.theycountwillyou.org and
click on Volunteer Now.**

Please register soon as space is very limited!

Registration Deadline: Friday, 1/12/2018

The City of Signal Hill Community Development Department will coordinate the event and provide training. Volunteers will participate in a driving survey to count and document homeless persons or makeshift shelters in the City. A mandatory orientation will begin promptly at 7:30 PM. Please arrive on time.

**Sign up today for the
2018 Greater Los Angeles Homeless Count**

THEYCOUNTWILLYOU.ORG

WHAT IS THE HOMELESS COUNT?

It determines the number of homeless individuals and families we have in Los Angeles County on any given night, identifies their demographic characteristics and locations where they reside.

WHY IS IT IMPORTANT?

- It raises awareness about the state of homelessness in LA County
- It brings vital community resources
- It drives engagement



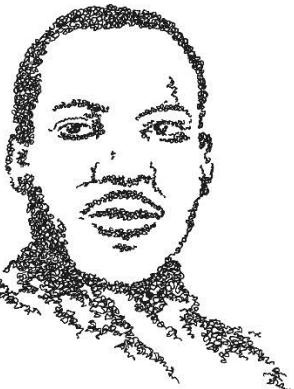
2175 Cherry Avenue
Signal Hill, CA 90755
(562) 989-7340
www.cityofsignalhill.org

January

6b.

MARTIN
LUTHER
KING JR.

Day





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

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

**FROM: RYAN AGBAYANI
ASSISTANT PLANNER**

**SUBJECT: DIRECTOR'S REPORT – NEW HOUSING RELATED LEGISLATION:
HOUSING ACCOUNTABILITY ACT REFORM**

Summary:

On September 29, 2017, the Governor of California signed a robust package of housing related legislation aimed at addressing the State's unprecedented affordability crisis. In a series of Director's Reports focusing on housing issues, staff will highlight key provisions of the new laws. This Director's Report will focus on Senate Bill 167, Assembly Bill 678 and Assembly Bill 1515 which are three bills aimed at reforming the Housing Accountability Act (HAA).

Recommendation:

Receive and file.

Background and Analysis:

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

Signed by Governor Jerry Brown in 2017, the new California “housing package” consists of 15 bills. These bills fall into three main categories:

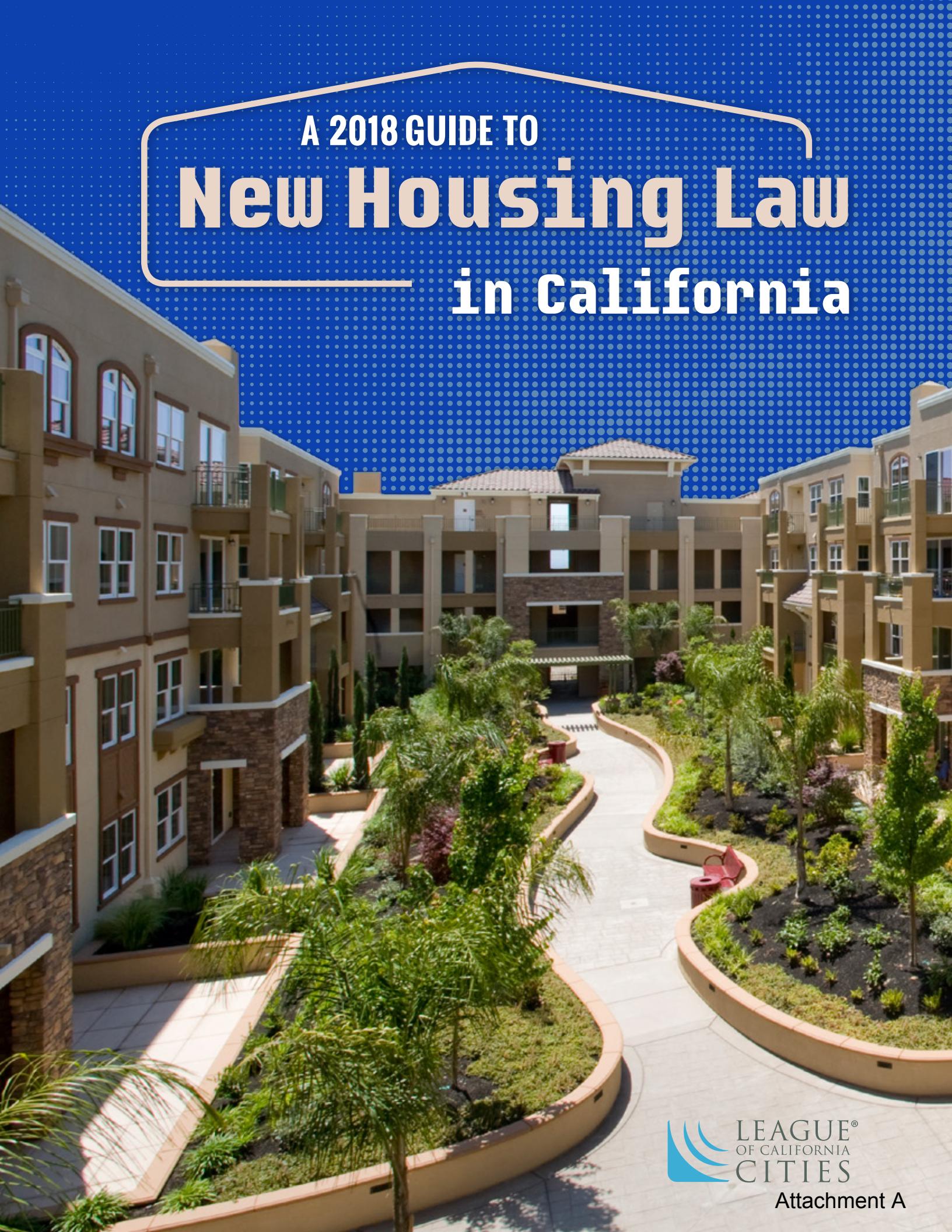
1. Funding
2. Streamlining
3. Local accountability

The third and final category of *local accountability* aims to hold jurisdictions accountable for the lack of housing construction in their communities.

Staff attended the League of Cities meeting in which they received an overview presentation regarding the new housing laws. A section of the presentation was solely dedicated to the HAA (Attachment B). Originally enacted in 1982, the HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements. SB 167, AB 678 and AB 1515 are three measures aimed at strengthening local accountability under the HAA.

Approved by:

Scott Charney
Director of Community Development Department



A 2018 GUIDE TO

New Housing Law

in California

INTRODUCTION

Housing affordability is an urgent issue in California, where a majority of renters (over 3 million households) pay more than 30 percent of their income toward rent and nearly one-third (over 1.5 million households) spend more than 50 percent of their income on rent. In addition, California's homeownership rates are at the lowest point since the 1940s. This has led many experts in the field to declare the current state of housing supply and affordability a crisis.

In his January 2017 budget proposal, Governor Brown set the tone and parameters for substantive action to address housing supply and affordability issues. He indicated that new and increased funding for housing must be instituted along with regulatory reform that streamlines local project approval processes and imposes more stringent measures of local accountability. These parameters guided legislative action throughout 2017, resulting in a package of bills signed into law.

Gov. Brown and state legislators made significant changes to local land-use processes and approved new sources of revenue for housing construction. Throughout the 2017 legislative session, the League advocated for proposals that preserved local authority while advancing much-needed housing development approvals.

This reference guide covers recent actions taken by the state Legislature to address the housing crisis and provides in-depth analysis and guidance on changes made to state and local land-use law that will affect city processes and functions related to housing development.

PART I. THE CALIFORNIA HOUSING CRISIS

Principal Causes of the Affordable Housing Shortage

Local governments are just one piece of the complex scenario that comprises the housing development process. Cities don't build homes — the private sector does. California's local governments must zone enough land in their General Plans to meet the state's projected housing need; however, cities don't control local market realities or the availability of state and federal funding needed to support the development of affordable housing. This is true not just in California but nationwide.

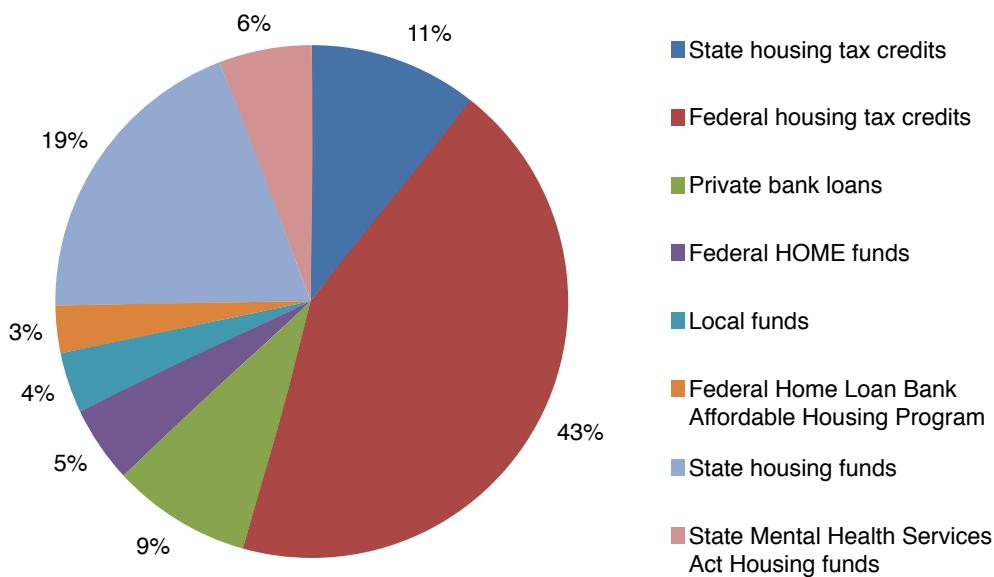
Significant barriers and disincentives constrain the production of affordable housing. These include:

- Lack of funding and subsidies needed to support housing that low- and moderate-income families can afford;
- Local and national economic and job market conditions; and
- Challenges for developers.

Lack of Funding and Subsidies for Affordable Housing

In addition to private sector financing, funding and subsidies to support the development of affordable housing come from two primary sources: federal and state government housing programs.

Sample Funding Mixes for Affordable Multifamily Developments



Source: California Department of Housing and Community Development,
California's Housing Future: Challenges and Opportunities

It's extremely rare for a single affordable housing program to provide enough funding to finance an entire development, due to the costs of development and funding constraints and criteria that encourage developers to leverage other funds. The developer will typically apply for funding from multiple programs and private sector lenders that have overlapping policy goals and requirements. Private-sector lenders may also have additional criteria. The process of applying for and securing funding from multiple sources can add significantly to the lead time needed to start construction.

One multifamily development can easily need five to 10 funding sources to finance its construction. Developers generally layer financing from state and federal tax credits, state housing programs, local land donation and other local grants, federal housing programs and private loans from financial institutions. The chart "Sample Funding Mixes for Affordable Multifamily Developments" (below, left) offers an example of funding mixes for affordable multifamily developments.

Federal funding for affordable housing comprises a significant portion of California's resources to support affordable housing. However, due to pressures to cut federal spending and reduce the deficit, federal funding for housing has declined in recent years despite the increase in the number of severely cost-burdened, low-income renter households (which rose from 1.2 million in 2007 to 1.7 million in 2014). Between 2003 and 2015, Community Development Block Grant (CDBG) and HOME funds allocated to California by the U.S. Department of Housing and

Urban Development (HUD) to produce affordable housing units have declined by 51 percent and 66 percent respectively (see "HUD Program Allocations to California 2003–2015" below).

Furthermore, few sources of affordable housing funding are stable or growing from year to year despite an increasing population and demand for housing. This funding uncertainty deters both efforts to address housing challenges in a sustained manner and developers' ability to build affordable housing.

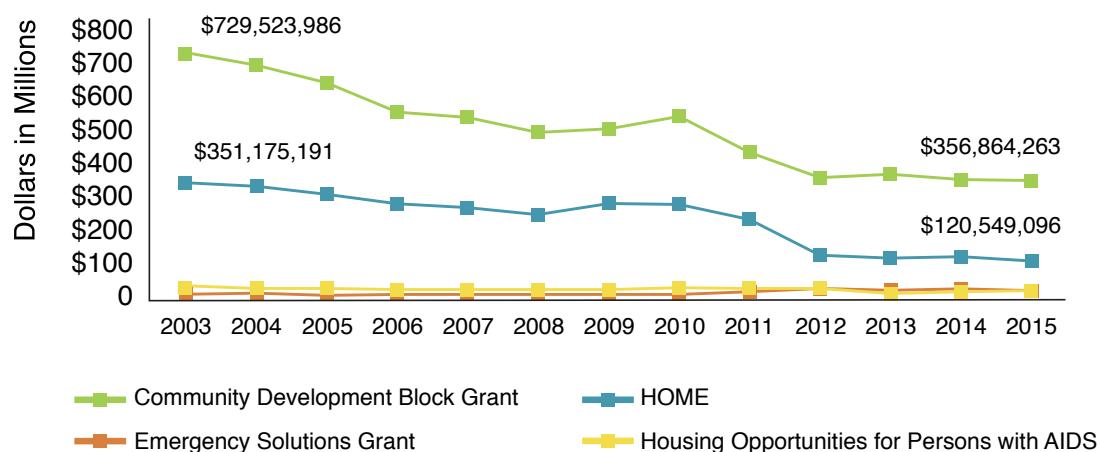
The elimination of redevelopment agencies in California and the subsequent loss of over \$5 billion in funding since 2011 compounded the state's affordable housing challenges. The state has never had a significant permanent source of affordable housing funding, and proceeds from the 2006 housing bond that helped create and preserve affordable apartments, urban infill infrastructure and single-family homes have been expended.

Local and National Economic and Job Market Conditions

Numerous factors contribute to local and national market conditions that affect the availability of affordable housing. The economic recovery from the Great Recession, when many middle-income families lost their homes to foreclosures, has occurred at different rates in communities throughout California. Areas with high-tech industry and some coastal areas recovered more rapidly than other regions.

continued

HUD Program Allocations to California 2003–2015 (Adjusted for Inflation)



Source: *HUD Formula Program Allocations by State: 2003–2015* and *California Department of Housing and Community Development, California's Housing Future: Challenges and Opportunities*

Overall, the recovery has been uneven. Jobs in manufacturing and blue-collar industries have not fully rebounded, and jobs in the expanding service sector pay lower wages. Many households are still struggling to recover from the recession and home foreclosure crisis, and many recent college graduates are carrying significant debt — reducing their ability to purchase a home or pay rent.

Mortgage underwriting standards became more stringent in the aftermath of the foreclosure crisis, which can make it more difficult for potential homebuyers to qualify for the needed financing.

Some of the state's major homebuilders went out of business during the recession, leaving fewer companies to meet the demand for housing. Production of housing fell dramatically during the recession, which contributed significantly to a shortage of homes across the affordability spectrum. As the chart "Annual Production of Housing Units 2000–2015" (below) shows, housing "starts" statewide are at about half of pre-recession levels and fall far short of the state's projected need for 180,000 new homes per year.

Housing values also reflect the uneven recovery happening throughout the state. *The Wall Street Journal* recently compared home prices today to those of 2004. In San Jose, which is part of Silicon Valley where tech jobs pay top wages, prices are 54 percent higher than 2004 levels, but this is not so in areas hindered by a slower recovery from the recession. In Central Valley cities such as Stockton and Merced, housing prices are 21 and 16 percent lower respectively.

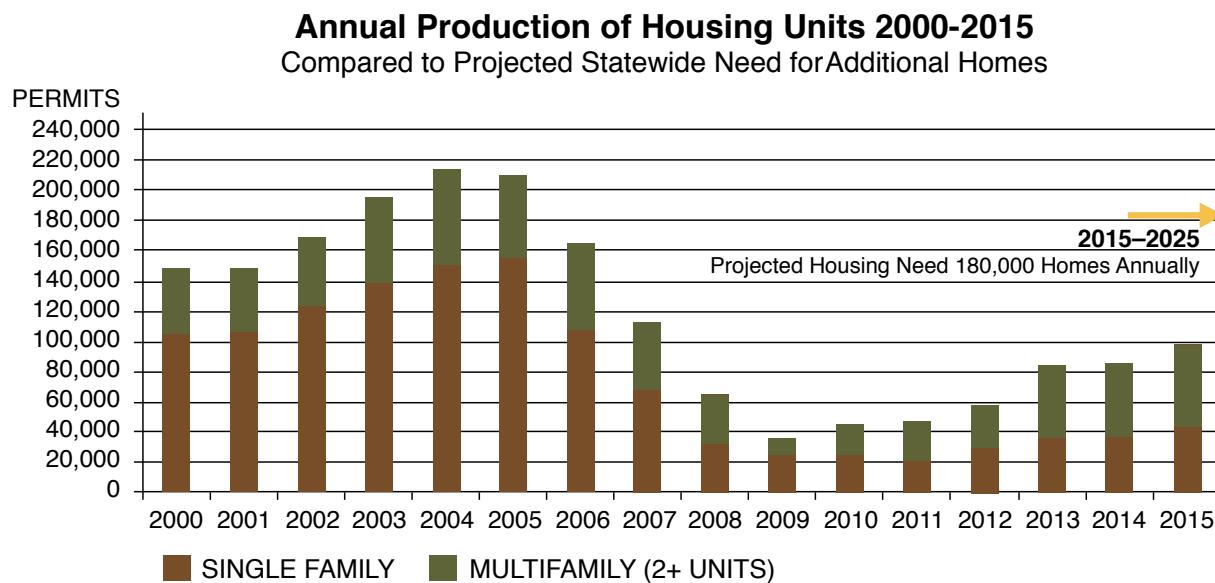
Challenges for Developers

In addition to funding challenges to develop affordable housing, other challenges further exacerbate the obstacles to development, including:

- Identifying an adequate supply of water;
- Complying with state regulations and energy standards, greenhouse gas reduction requirements and other environmental conditions;
- Competing with other developers to build high-end, more expensive housing;
- Infrastructure deficits;
- Market conditions, such as those described earlier; and
- The cost of land and construction.

Other Factors

In addition — but to a far lesser degree — factors at the local level can also impact the development of affordable housing. In some cities, new development requires voter approval. Community concerns about growth, density and preserving the character of an area may affect local development. Public hearings and other processing requirements add time to the approval timeline. Project opponents can use the environmental permitting process and litigation to limit or stop a project. However, the process of complying with the California Environmental Quality Act (CEQA) also serves to protect communities by ensuring that important environmental issues are identified and addressed.



Source: California Department of Housing and Community Development, California's Housing Future: Challenges and Opportunities

PART II. LEGISLATIVE RESPONSE: UNDERSTANDING THE CHANGES TO HOUSING AND LAND-USE LAWS

In an attempt to address some of the barriers to housing construction at the state and local level, lawmakers introduced more than 130 bills during the 2017 legislative session; many focused on constraining local land-use authority or eliminating local discretion. After months of negotiations and public hearings, 15 bills made it into the “housing package” and were signed by Gov. Brown. These bills fall into three main categories: funding, streamlining and local accountability. This section describes the most notable changes made to the state housing laws and identifies items or actions a city may want to consider in moving forward.

Funding Measures

The Legislature passed and Gov. Brown signed into law two key funding measures. The first, SB 2 (Atkins), imposes a new real estate recording fee to fund important affordable housing-related activities on a permanent, ongoing basis, effective Sept. 29, 2017. The second, SB 3 (Beall), places a \$4 billion general obligation bond to fund housing on the November 2018 ballot and requires voter approval; if approved, funds likely will not be available until 2019.

SB 2 (Atkins, Chapter 364, Statutes of 2017) Building Homes and Jobs Act is projected to generate hundreds of millions of dollars annually for affordable housing, supportive housing, emergency shelters, transitional housing and other housing needs via a \$75 to \$225 recording fee on specified real estate documents.

In 2018, 50 percent of the funds collected are earmarked for local governments to update or create General Plans, Community Plans, Specific Plans, sustainable communities strategies and local coastal programs. Funds may also be used to conduct new environmental analyses that improve or expedite local permitting processes. The remaining 50 percent of the funds are allocated to the California Department of Housing and Community Development (HCD) to assist individuals experiencing or in danger of experiencing homelessness.

Beginning in 2019 and for subsequent years, 70 percent of the proceeds are allocated to local governments through the federal CDBG formula, so that the funds may be used to address housing needs at the local level. HCD will allocate the remaining 30 percent as follows: 5 percent for state incentive programs; 10 percent for farmworker housing; and 15 percent for the California Housing Finance Agency to create mixed-income multifamily residential housing for lower- to moderate-income households.

In consultation with stakeholders, HCD will adopt guidelines to implement SB 2 and determine methodologies to distribute funding allocations.

SB 3 (Beall, Chapter 365, Statutes of 2017) Veterans and Affordable Housing Bond Act of 2018 places a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing programs and the veterans homeownership program (CalVet). If approved by voters, SB 3 would fund the following existing programs:

- Multifamily Housing Program — \$1.5 billion, administered by HCD, to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower-income households through loans to local public entities and nonprofit and for-profit developers;
- Transit-Oriented Development Implementation Program — \$150 million, administered by HCD, to provide low-interest loans for higher-density rental housing developments close to transit stations that include affordable units and as mortgage assistance for homeownership. Grants are also available to cities, counties and transit agencies for infrastructure improvements necessary for the development;
- Infill Incentive Grant Program — \$300 million, administered by HCD, to promote infill housing developments by providing financial assistance for infill infrastructure that serves new construction and rehabilitates existing infrastructure to support greater housing density;
- Joe Serna, Jr. Farmworker Housing Grant Fund — \$300 million, administered by HCD, to help finance the new construction, rehabilitation and acquisition of owner-occupied and rental housing units for agricultural workers;
- Local Housing Trust Fund Matching Grant Program — \$300 million, administered by HCD, to help finance affordable housing by providing matching grants, dollar for dollar, to local housing trusts;
- CalHome Program — \$300 million, administered by HCD, to help low- and very low- income households become or remain homeowners by providing grants to local public agencies and nonprofit developers to assist individual first-time homebuyers. It also provides direct loan forgiveness for development projects that include multiple ownership units and provides loans for property acquisition for mutual housing and cooperative developments;
- Self-Help Housing Fund — \$150 million, administered by HCD. This program assists low- and moderate-income families with grants to build their homes with their own labor; and
- CalVet Home Loan Program — \$1 billion, administered by the California Department of Veterans Affairs, provides loans to eligible veterans at below-market interest rates with few or no down payment requirements.

continued

Streamlining Measures

Gov. Brown made it very clear in the FY 2017–18 annual budget that he would not sign any housing funding bills without also expediting and streamlining the local housing permitting process. Lawmakers were eager to introduce measures to meet his demand. SB 35 (Wiener), SB 540 (Roth) and AB 73 (Chiu) take three different approaches to streamlining the housing approval process.

SB 35 (Wiener, Chapter 366, Statutes of 2017) streamlines multifamily housing project approvals, at the request of a developer, in a city that fails to issue building permits for its share of the regional housing need by income category. In a SB 35 city, approval of a qualifying housing development on qualifying site is a ministerial act, without CEQA review or public hearings.

Which Cities Must Streamline Housing Approvals Under SB 35?

Cities that meet the following criteria must approve qualifying multifamily housing projects that are consistent with objective planning and design review standards:

- The city fails to submit an annual housing element report for two consecutive years prior to the date when a development application is submitted; or
- HCD determines that the city issued fewer building permits than the locality's share of the Regional Housing Needs Allocation (RHNA) in each of the four income categories for that reporting period (the first four years or last four years of the eight-year housing element cycle).

Once eligibility has been determined, the development must be located on a site that:

- Is within a city that includes some portion of either an urbanized area (population 50,000 or more) or urban cluster (population at least 2,500 and less than 50,000);
- Has at least 75 percent of the perimeter adjoining parcels that are developed with urban uses; and
- Is zoned for residential use or residential mixed-use development or has a General Plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

As set forth in the measure, “objective standards” involve “no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.”

After determining that the locality is subject to streamlining, development sites are excluded if they are located in any of the following areas:

- Coastal zone;
- Prime farmland or farmland of statewide importance;
- Wetlands;
- Very high or high fire hazard severity zone;
- Delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards;
- Hazardous waste site, unless the state Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses;
- Floodplain or floodway, unless the development has been issued a floodplain development permit or received a no-rise certification; and
- Lands under conservation easement.

In addition, development sites are excluded if they would demolish:

- A historic structure;
- Any housing occupied by tenants in the past 10 years; or
- Housing that is subject to rent or price control.

To be eligible for streamlining, the housing development must:

- Be on a qualifying site;
- Abide by certain inclusionary requirements (10 percent must be affordable to households earning 80 percent or less of area median income or 50 percent must be affordable to households earning 80 percent or less of area median income, depending upon the city's past approval of above-moderate income and lower-income housing, respectively); and
- Pay prevailing wages and use a “skilled and trained workforce.”

Ministerial Approval

If a city determines that development is in conflict with “objective planning standards,” then it must provide written documentation within 60 days of submittal if the development contains 150 or fewer housing units and within 90 days of submittal if the development contains more than 150 housing units.

Approvals must be completed within 90 to 180 days (depending on the number of units in housing development), must be ministerial and not subject to CEQA.

No parking requirements can be imposed on an SB 35 housing development project if it is located:

- Within a half-mile of public transit;
- Within an architecturally and historically significant historic district;
- In an area where on-street parking permits are required but not offered to the occupants of the development; or
- Where there is a car-share vehicle located within one block of the development.

One parking space per unit can be required of all other SB 35 projects.

How Long Does the Approval Last?

The approval does not expire if the project includes public investment in housing affordability beyond tax credits where 50 percent of units are affordable to households earning less than 80 percent of area median income (AMI).

If the project does not include 50 percent of units affordable to households earning less than 80 percent of AMI, approval automatically expires in three years except for a one-year extension if significant progress has been made in preparing the development for construction (such as filing a building permit application).

All approvals remain valid for three years and as long as vertical construction has begun and is in progress.

Opportunities and Considerations

Even though SB 35 makes significant changes to existing law, it is important to consider the following:

- All proposed projects seeking streamlining must be consistent with a jurisdiction's objective zoning standards and objective design review standards. If these standards are outdated or in need of revisions, there is opportunity to do so;
- If a jurisdiction does not have "objective zoning standards and objective design review standards," it may want to create them given that discretionary review is prohibited; and
- Funding assistance will be available in mid- to late 2019 under SB 2 (Atkins, Chapter 364, Statutes of 2017) for updating planning documents, including General Plans, Community Plans, Specific Plans, sustainable communities strategies and local coastal programs. HCD is currently establishing funding guidelines.

SB 540 (Roth, Chapter 369, Statutes of 2017) streamlines the housing approval process by allowing jurisdictions to establish Workforce Housing Opportunity Zones (WHOZs), which focus on workforce and affordable housing in areas close to jobs and



transit and conform to California's greenhouse gas reduction laws. SB 540's objective is to set the stage for approval of housing developments by conducting all of the necessary planning, environmental review and public input on the front end through the adoption of a detailed Specific Plan. SB 540 provides the development community with certainty that for a five-year period, development consistent with the plan will be approved without further CEQA review or discretionary decision-making.

How Does the Streamlining Process Work?

Jurisdictions that opt in outline an area of contiguous or noncontiguous parcels that were identified in the locality's housing element site inventory. All development that occurs within the WHOZ must be consistent with the Specific Plan for the zone and the adopted sustainable communities strategy (SCS) or an alternative planning strategy (APS). See "About the Sustainable Communities Strategy and Alternative Planning Strategy" below for more information.

continued

About the Sustainable Communities Strategy and Alternative Planning Strategy

Under the Sustainable Communities Act, the California Air Resources Board (ARB) sets regional targets for greenhouse gas emissions reductions from passenger vehicle use. In 2010, ARB established these targets for 2020 and 2035 for each region covered by one of the state's metropolitan planning organizations (MPOs).

Each MPO must prepare a sustainable communities strategy (SCS) as an integral part of its regional transportation plan (RTP). The SCS contains land use, housing and transportation strategies that, if implemented, would allow the region to meet its greenhouse gas emission reduction targets. If the combination of measures in the SCS would not meet the regional targets, the MPO must prepare a separate alternative planning strategy (APS) to meet the targets.

The process for establishing a WHOZ is:

- Prepare and adopt a detailed Specific Plan and environmental impact report (EIR);
- Identify in the Specific Plan uniformly applied mitigation measures for traffic, water quality, natural resource protection, etc.;
- Identify in the Specific Plan uniformly applied development policies such as parking ordinances, grading ordinances, habitat protection, public access and reduction of greenhouse gas emissions;
- Clearly identify design review standards in the Specific Plan; and
- Identify a source of funding for infrastructure and services.

Not more than 50 percent of a jurisdiction's RHNA may be included in a WHOZ that accommodates 100 to 1,500 units.

The Specific Plan and EIR are valid for five years. After five years, the jurisdiction must review the plan and EIR, including conducting the CEQA analysis required in Public Resources Code section 21166, in order to extend the WHOZ for five additional years.

For a development project to receive streamlining within the WHOZ, the project must:

- Be consistent with the SCS;
- Comply with the development standards in the Specific Plan for the WHOZ;
- Comply with the mitigation measures in the Specific Plan for the WHOZ;
- Be consistent with the zonewide affordability requirements — at least 30 percent of the units affordable to moderate or middle-income households, 15 percent of the units affordable to lower-income households and 5 percent of the units affordable for very low-income households. No more than 50 percent of the units may be available to above-moderate-income households;

- Within developments affordable to households of above-moderate income, include 10 percent of units for lower-income households unless local inclusionary ordinance requires a higher percentage; and

- Pay prevailing wages.

If a developer proposes a project that complies with all of the required elements, a jurisdiction must approve the project without further discretionary or CEQA review unless it identifies a physical condition that would have a specific adverse impact on public health or safety.

AB 73 (Chiu, Chapter 371, Statutes of 2017) streamlines the housing approval process by allowing jurisdictions to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the ordinance. AB 73 is similar to SB 540 in concept; however, there are several key differences; for example, in AB 73:

- The housing sustainability district is a type of housing overlay zone, which allows for the ministerial approval of housing that includes 20 percent of units affordable to very low-, low- and moderate-income households;
- The ordinance establishing the housing sustainability district requires HCD approval and must remain in effect for 10 years;
- A Zoning Incentive Payment (unfunded) is available if HCD determines that approval of housing is consistent with the ordinance; and
- Developers must pay prevailing wages and ensure the use of a skilled and trained workforce.

Accountability Measures

The third aspect of the Legislature and the governor's housing package pertains to bills that seek to hold jurisdictions accountable for the lack of housing construction in their communities. While this view fails to acknowledge the many factors that affect housing construction and are beyond the

To make continued progress on housing in 2018, legislators should also consider creating more tools for local governments to fund infrastructure and affordable housing.

control of local government, the following measures significantly change existing law.

SB 167 (Skinner, Chapter 368, Statutes of 2017), AB 678 (Bocanegra, Chapter 373, Statutes of 2017), and AB 1515 (Daly, Chapter 378, Statutes of 2017) are three measures that were amended late in the 2017 legislative session to incorporate nearly all of the same changes to the Housing Accountability Act (HAA). The HAA significantly limits the ability of a jurisdiction to deny an affordable or market-rate housing project that is consistent with existing planning and zoning requirements (see “About the Housing Accountability Act” below). These measures amend the HAA as follows:

- Modifies the definition of mixed-use development to apply where at least two-thirds of the square footage is designated for residential use;
- Modifies the findings requirement to deny a housing development project to be supported by a preponderance of the evidence, rather than by substantial evidence in the record;
- Defines “lower density” to mean “any conditions that have the same effect or impact on the ability of the project to provide housing;”
- Requires an applicant to be notified if the jurisdiction considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision. The jurisdiction must provide such notice within 30 days of the application being determined complete for a project with 150 or fewer housing units, and within 60 days for project with more than 150 units. If the jurisdiction fails to provide the required notice, the project is deemed consistent, compliant and in conformity with the applicable plan, program, policy ordinance, standard, requirement or other similar provision; and
- Deems a housing development project “consistent, compliant and in conformity with an applicable plan, program, policy, ordinance, standard, requirement or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant or in conformity.”

About the Housing Accountability Act

The Housing Accountability Act states, “The Legislature’s intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California’s communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density of or render infeasible housing development projects. This intent has not been fulfilled.”



SB 167, AB 678 and AB 1515 also provide new remedies for a court to compel a jurisdiction to comply with the HAA:

- If a court finds that a jurisdiction’s findings are not supported by a preponderance of the evidence, the court must issue an order compelling compliance within 60 days. The court may issue an order directing the jurisdiction to approve the housing development project if the court finds that the jurisdiction acted in bad faith when it disapproved or conditionally approved the housing development project;
- If a jurisdiction fails to comply with the court order within 60 days, the court must impose fines on the jurisdiction at a minimum of \$10,000 per unit in the housing development project on the date the application was deemed complete;
- If a jurisdiction fails to carry out a court order within 60 days, the court may issue further orders including an order to vacate the decision of the jurisdiction and to approve the housing development project as proposed by the applicant at the time the jurisdiction took the action determined to violate the HAA along with any standard conditions; and
- If the court finds that a jurisdiction acted in bad faith when it disapproved or conditionally approved a housing project and failed to carry out the court’s order or judgment within 60 days, the court must multiply the \$10,000 per-unit fine by a factor of five. “Bad faith includes but is not limited to an action that is frivolous or otherwise entirely without merit.”

continued

Other Measures of Importance

In addition to the notable bills described here, Gov. Brown signed several other measures that provide new inclusionary powers to local governments, require additional General Plan reporting, increase housing element requirements and expand HCD's ability to review actions taken at the local level.

AB 1505 (Bloom, Chapter 376, Statutes of 2017) allows a jurisdiction to adopt an ordinance that requires a housing development to include a certain percentage of residential rental units affordable to and occupied by households with incomes that do not exceed limits for households with extremely low, very low, low or moderate income (see "AB 1505 Offers Solution to Palmer Decision" below). Such an ordinance must provide alternative means of compliance such as in-lieu fees, off-site construction, etc.

HCD may review any inclusionary rental housing ordinance adopted after Sept. 15, 2017, as follows:

- If the ordinance requires more than 15 percent to be occupied by households earning 80 percent or less of area median income and the jurisdiction failed to either meet at least 75 percent of its share of its above-moderate income RHNA (prorated based on the length of time within the planning period) or submit a General Plan annual report;
- HCD may request an economic feasibility study with evidence that such an ordinance does not unduly constrain the production of housing; and
- Within 90 days of submission of the economic feasibility study, HCD must decide whether the study meets the section's requirements. If not, the city must limit the ordinance to 15 percent low-income.

AB 1505 Offers Solution to Palmer Decision

The court in *Palmer/Sixth Street Properties L.P. v. City of Los Angeles*, (2009) 175 Cal. App. 4th 1396, invalidated a Los Angeles inclusionary housing requirement contained in a Specific Plan for an area of the city as applied to rental units on the basis that its pricing controls violated the Costa-Hawkins Act, which outlawed traditional rent control in new buildings in California. The court reasoned that the Costa-Hawkins Act pre-empted the application of inclusionary housing ordinances to rental housing. As a result of the decision, many cities with inclusionary housing ordinances suspended or amended their ordinances as applied to rental units; some adopted affordable housing rental impact fees. AB 1505 offers a solution and response to the *Palmer* decision.

AB 879 (Grayson, Chapter 374, Statutes of 2017) expands upon existing law that requires, by April 1 of each year, general law cities to send an annual report to their respective city councils, the state Office of Planning and Research (OPR) and HCD that includes information related to the implementation of the General Plan, including:

- The city's progress in meeting its share of RHNA;
- The city's progress in removing governmental constraints to the maintenance, improvement and development of housing; and
- Actions taken by the city toward completion of the programs identified in its housing element and the status of the city's compliance with the deadlines in its housing element.

Under AB 879, all cities including charter cities must submit an annual report containing the above information. In addition, cities must also provide the following new information in the annual report:

- The number of housing development applications received in the prior year;
- The number of units included in all development applications in the prior year;
- The number of units approved and disapproved in the prior year;
- A listing of sites rezoned to accommodate that portion of the city's RHNA for each income level that could not be accommodated in its housing element inventory and any additional sites identified under the "no net loss" provisions;
- The net number of new units of housing that have been issued a "completed entitlement," building permit or certificate of occupancy thus far in the housing element cycle (identified by the Assessor's Parcel Number) and the income category that each unit of housing satisfied (distinguishing between rental and for-sale units);
- The number of applications submitted under the new processing provided for by Section 65913.4 (enacted by SB 35), the location and number of developments approved pursuant to this new process, the total number of building permits issued pursuant to this new process and total number of units constructed pursuant to this new process; and
- The number of units approved within a Workforce Housing Opportunity Zone.

AB 879 also requires cities to include additional information when they submit their housing element to HCD, including:

- An analysis of governmental constraints that must include local ordinances that “directly impact the cost and supply of residential development”; and
- An analysis of nongovernmental constraints that must include requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also include policies to remove nongovernmental constraints.

AB 1397 (Low, Chapter 375, Statutes of 2017) makes numerous changes to how a jurisdiction establishes its housing element site inventory. These changes include the following:

- Sites must be “available” for residential development and have “realistic and demonstrated” potential for redevelopment;
- Parcels must have sufficient water, sewer and dry utilities or part of a mandatory program to provide such utilities;
- Places restrictions on using nonvacant sites as part of the housing element inventory;
- Places limitations on continuing identification of nonvacant sites and certain vacant sites that have not been approved for housing development; and
- Stipulates that lower-income sites must be between one-half acre and 10 acres in size unless evidence is provided that a smaller or larger site is adequate.

AB 72 (Santiago, Chapter 370, Statutes of 2017) provides HCD new broad authority to find a jurisdiction’s housing element out of substantial compliance if it determines that the jurisdiction fails to act in compliance with its housing element and allows HCD to refer violations of law to the attorney general. Specifically, AB 72:

- Requires HCD to review any action or failure to act by a jurisdiction that it determines is “inconsistent” with an adopted housing element or Section 65583, including any failure to implement any program actions included in the housing element;
- Requires HCD to issue written findings to the city as to whether the jurisdiction’s action or failure to act complies with the jurisdiction’s housing element or Section 65583 and provides no more than 30 days for the jurisdiction to respond to such findings. If HCD finds that the jurisdiction does not comply, then HCD can revoke its findings of compliance until the jurisdiction comes into compliance; and
- Provides that HCD may notify the attorney general that the jurisdiction is in violation of the Housing Accountability Act, Sections 65863, 65915 and 65008.

continued

Related Resources

For additional information and links to related resources, visit www.cacities.org/housing.

The “housing package” bills fall into three main categories: funding, streamlining and local accountability.

Looking Ahead

While it may appear that Gov. Brown and the Legislature made great progress in addressing the housing supply and affordability crisis gripping many regions of the state, the reality is somewhat more mixed. The passage of the 2017 housing package does not signal the end of the policy discussion. Aside from various incentive and funding measures, a portion of the housing package responded to a theme, championed by several advocacy groups and academics, that the local planning and approval process is the major cause of the state currently producing 100,000 units fewer annually than pre-recession levels. From a local government perspective, that assertion is incomplete and inaccurate. Going forward, it is time to dig deeper.

The legislative focus in 2017 lacked an exploration of other economic factors affecting the housing market. The foreclosure crisis resulted in displaced homeowners with damaged credit, widespread investor conversions of foreclosed single-family units into rentals and increasingly stringent lending criteria. Demographic factors may also affect demand as baby boomers with limited retirement savings and increased health-care costs approach retirement age. Younger residents, saddled with student debt, face challenges saving for down payments. Manufacturing and other higher-wage jobs are stagnating and being replaced via automation and conversion to a lower-wage service economy. Fewer skilled construction workers are available after many switched occupations during the recession.

Also missing in 2017 was a deeper examination of how other state policies intended to address legitimate issues affect land availability and the cost of housing. These include laws and policies aimed at limiting sprawl and protecting agricultural,

coastal and open-space land from development; and building codes, energy standards, disabled access, wage requirements and other issues.

The funding for affordable housing approved during the 2017 session was certainly welcome — yet given the demand, it falls far short of the resources needed. It is unlikely, however, that cities can expect additional state funding for housing — other than the housing bond on the November ballot — from the Legislature in 2018.

Although many changes were made to the planning and approval process in 2017, local governments are still waiting for the market to fully recover and developers to step forward and propose housing projects at the levels observed prior to the recession. In 2018, a fuller examination by the Legislature is needed to explore the reasons why developers are not proposing projects at the pre-recession levels. Local governments cannot approve housing that is not proposed.

To make continued progress on housing in 2018, legislators should also consider creating more tools for local governments to fund infrastructure and affordable housing. Some legislators have begun discussing the need to restore a more robust redevelopment and affordable housing tool for local agencies, and that is encouraging. Reducing the local vote thresholds for infrastructure and affordable housing investments would also be helpful.

For more information, visit www.cacities.org/housing or contact Jason Rhine, legislative representative; phone: (916) 658-8264; email: jrhine@cacities.org. ■

Acknowledgments

Part I of this document is excerpted and adapted from “Finding Solutions to the Affordable Housing Crisis” by Carolyn Coleman, which appeared in the March 2017 issue of *Western City* magazine, the monthly publication of the League of California Cities online at www.westerncity.com.

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2017 Housing Bills

Local Accountability Bills

- ✓ Housing Accountability Act (SB 167/AB 678/AB 1515)
- ✓ Housing Element
 - New Content (AB 879)
 - Site Inventory Changes (AB 1397)
 - New Authority for HCD (AB 72)
- ✓ Annual Reports (AB 879/SB 35/SB 540)
- ✓ No Net Loss (SB 166)

Housing Accountability Act

- ✓ Restricts cities' ability to deny, reduce the density of, or make infeasible housing developments, and requires cities to justify these actions.
- ✓ Applies to all housing development projects (affordable *and* market-rate) and emergency shelters:
 - Residences only;
 - Transitional and Supportive housing; and
 - Mixed use projects with **at least 2/3 of the square footage designated for residential use.**

Housing Accountability Act

- ✓ If a housing development complies with “objective” general plan, zoning, **and subdivision** standards, city can only reduce density or deny if it would cause a “specific adverse impact” to public health & safety that can’t be mitigated.
- ✓ “Lower density” includes imposing conditions “that have the same effect or impact on the ability of the project to provide housing.”

Housing Accountability Act

- ✓ Additional protections for affordable projects:
 - Emergency shelters;
 - 20% low income (up to 80% of median); or
 - 100% moderate (up to 120% of median) or middle income (up to 150% of median).
- ✓ Must make specific findings to deny, reduce density, or add condition making project infeasible—even if the project does not comply with all “objective” standards.

Housing Accountability Act

Change in Processing Housing Applications:

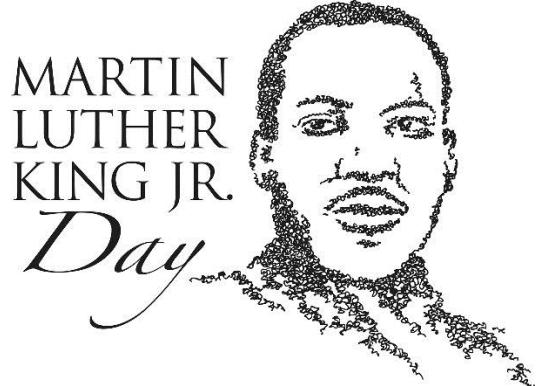
- ✓ If a project does not comply with objective standards, city must provide list of any inconsistencies within 30-60 days of application being deemed complete.
 - If city fails to provide this list, the project is “deemed consistent.”

Housing Accountability Act

Changes to Judicial Review:

- ✓ Provides that a project is “deemed consistent” with objective standards if substantial evidence would allow a reasonable person to conclude the project is consistent.
- ✓ Requires the city’s findings to be supported by a “preponderance of evidence.” If the city’s findings not supported by preponderance of the evidence, court must issue order compelling compliance within 60 days. If city denied project in bad faith, court may order approval.
- ✓ Imposes mandatory fines (\$10,000/unit) on cities that fail to comply with a judge’s order within 60 days.
- ✓ Mandates enhanced fines (x5) if a city acts in bad faith.

January
7a.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

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
December 19, 2017
7:00 P.M.**

CALL TO ORDER

Chair Richárd called the meeting to order at 6:58 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

In addition, there were 4 people in attendance.

PLEDGE OF ALLEGIANCE

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

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARING

- a. Zoning Ordinance Amendment 17-03

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

There was no public testimony. Chair Richárd closed the public hearing.

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

Assistant City Attorney Elena Gerli read the title of the resolution:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 17-03, CORRECTING A CLERICAL ERROR IN TITLE 20, SECTION 20.20.020 OF THE MUNICIPAL CODE CHART OF PERMITTED USES ALLOWING EMERGENCY SHELTERS IN THE COMMERCIAL GENERAL (CG) RATHER THAN THE COMMERCIAL RESIDENTIAL (CR) ZONING DISTRICT CONSISTENT WITH THE OTHER SECTIONS OF THE EMERGENCY SHELTERS ORDINANCE

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Conformity Report: Revisions to Mother's Market and Kitchen

Senior Planner Colleen Doan gave the staff report.

Commissioner Brooks asked how many people the revised outdoor area would accommodate. She also expressed that she wished that the mural had depicted Signal Hill instead of a generic scene. Staff confirmed that the outdoor seating area is intended to accommodate roughly 30 people.

Commissioner Wilson asked if the total parking count had been reduced. Staff noted that the required number of spaces had been reduced, but the actual number of spaces remained the same, and included all required ADA stalls.

Chair Richárd asked what would be required of the applicant if they wanted to expand the outdoor dining area to the original size, as outlined in the initial plan submittal.

Staff confirmed that the applicant would simply need to apply for a permit to construct an additional bathroom for the increased seating area as required by the CA Building Code.

The revision for an expanded outdoor seating area would not be required to go back to the Planning Commission for further review under the current scenario.

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

The motion carried 5/0.

b. 2018 Homeless Count Event

Assistant Planner Ryan Agbayani gave the staff report.

Commissioner Brooks, Vice Chair Parker, and Chair Richárd expressed their availability to be “on-call” for the event.

Commissioner Brooks asked clarifying questions regarding the training and process for the event.

Commissioner Wilson inquired about funding options for homeless assistance.

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

The motion carried 5/0.

c. New Housing Related Legislation

Community Development Director Scott Charney gave the staff report.

Commissioner Wilson commented that there is bonding measure slated to be on the CA ballot for next year. He also asked if there was any other additional funding for affordable housing projects.

Commissioner Brooks affirmed her sentiment that housing in California is becoming more and more unaffordable. She also expressed that staff should incorporate homelessness awareness into more of the community events.

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

The motion carried 5/0.

CONSENT CALENDAR

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

The motion carried 5/0.

COMMISSION NEW BUSINESS

The Commission wished everyone a Merry Christmas and Happy New Year. Furthermore, they expressed their gratitude and pleasure with City staff for all of their work during the past year.

Chair Richárd reported a homeless encampment on Cherry Avenue near the 405 Freeway.

Staff confirmed that the encampment is within the City of Long Beach jurisdiction and that the Signal Hill Police Department is aware of the issue.

Chair Richárd inquired about computer access at the future library.

Staff will relay the concern to the Community Services Director.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 16, 2018, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

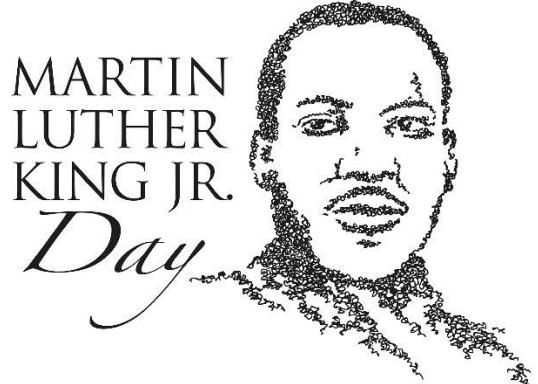
Chair Richárd adjourned the meeting at 8:15 p.m.

Chair

Attest:

Scott Charney
Commission Secretary

January
7b.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: CITY COUNCIL FOLLOW-UP

Summary:

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

Recommendation:

Receive and file.

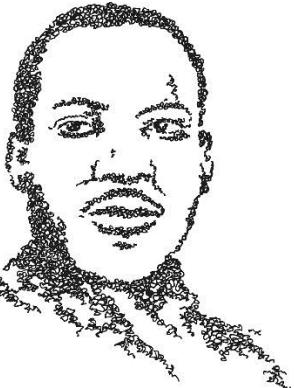
Background and Analysis:

- 1) The December 26, 2017, City Council meeting was cancelled and adjourned to January 9, 2018.
- 2) At the January 9, 2018, City Council meeting:
 - Staff announced the upcoming 2018 Homeless Count event, and informed the Council of Planning Commission's continued participation at the event as standby volunteers.

January
7c.

MARTIN
LUTHER
KING JR.

Day





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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. Complete COA's were emailed to the agent on 12/7/17. However, the conditions are currently pending upon applicant's signature.
	Applicant: Roger Vititow											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 has not been proposed (3/17).
	Applicant: Costco Wholesale											CTD
3201 California Ave.	Abandoned well leak testing and WAR review.	Administrative Review	N/A						N/A			<ul style="list-style-type: none"> Methane leak tests approved. Three Well Abandonment Reports (WARs)

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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.	<input type="checkbox"/> WELO req.										approved. Development plans are on hold (6/16). CTD/JH
2370 Walnut Avenue	Remodel for office and auto body repair facility.	Admin. SPDR and Lot Merger										<ul style="list-style-type: none"> Planning review is approved. Lot merger has been submitted for review by City Engineer and 1st comments have been provided (10/17). Permit issued for remodel (9/17). Lot merger has not been resubmitted. CTD
2499 PCH	Remodel of commercial laundry.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning and public works review 1st comments 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.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> Planning, LID & grading approved. Grading & plumbing permit issued (9/17).

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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.	
	Applicant: Chuck Bleumel											<ul style="list-style-type: none"> • Grading & paving complete. Install of LID system pending (10/17). CTD
2020 Walnut Avenue	Preliminary review of an 110,300 SF industrial park.	ZOA, Parcel Map and SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> • Preliminary review 1st and 2nd comments have been provided to applicant and submittal is pending (8/17). • Applicant has revised plans, conducted a developer outreach mtg. and participated in the City's neighborhood mtg. Conceptual plans will be reviewed by PC at a workshop on Jan. 16, 2018 (1/18). 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.	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

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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.		
Futsal Indoor Soccer	Applicant: Mike Biddle											amendment and CUP for the use (8/17). CTD	
1136 Willow St.	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones.	ZOA 16-04 CUP 16-02 <input type="checkbox"/> WELO req.	N/A	6/21/16	7/12/16	Building Permit Issued: 11/28/16 Building Permit Finaled: 9-1-17			5/22/18 				<ul style="list-style-type: none"> Planning Commission workshop held 5/17/16 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 issued (11/17).
Micro-brewery ZOA/CUP	Applicant: Daniel Sundstrom								Cert of Occ. Issued: 9-1-17			CTD/JH	
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 and is pending (6/17). 	
Collision and auto body repair CUP	Accessory Dealership: Mercedes Benz Applicant: Class Auto Center Inc.											CTD	

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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.	
999 Willow Avenue	Remodel of commercial bldg.	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). Revised plans submitted and approved by Planning. 1st plan check comments have been issued (12/19/17)
Bldg. remodel	Applicant: 2H Construction LLC	Admin SPDR										CTD
2501 Cherry Avenue 701 E. 28 th Street	Request to install solar panels over parking areas and on roof tops of existing commercial buildings.	Admin SPDR <input type="checkbox"/> WELO req.	7/3/17	N/A	N/A							<ul style="list-style-type: none"> Admin. Planning approval. Plan check submittal pending (7/17). Plans submitted; & sent to CSG (9/17). 1st submittal comments routed back to applicant. Unauthorized tree removal repair actions pending (12/17). No landscape plans have been received (1/18).
Applicant: Orion Systems Inc.												CTD/JH
2775 E Willow Street	New outdoor storage area with retaining wall at north property line and (8' high) security fence around the perimeter of the property	Admin SPDR	9/11/17	N/A	N/A				10/08/19 			<ul style="list-style-type: none"> Received initial inquiry for project on 3/14/17. Planning, Building, and Public Works Departments gave approval for the grading and retaining wall plans on 9/11/17. Retaining wall, grading, and paving permits were issued on 10/18/17. Building permit for perimeter fence was issued to fence contractor on 11/30/17.

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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.	
	Applicant: Jim Kirby (LA Prep, INC.)											• Site is currently under construction 1/18 RA
2475 Cherry Avenue	TI of former Fresh & Easy grocery, including a new outdoor dining space	CUP 17-01 SPDR 17-04	N/A	8/15/17	9/12/17	9/12/18		Internal Remodel Permit Issued 11/1/17 10/20/19 				<ul style="list-style-type: none"> External plans have been approved and permit is ready to issue (12/17). 1st review of Industrial Waste (IW) Permit completed w/comments. Internal TI plans have been approved and permit issued on 12/13/17. Revised plans and application for IW permit pending (12/17). Planned opening February 17, 2018. Inspections ongoing (1/18).
Bldg. remodel	Applicant: SHP for Mother's Market							External Remodel Permit Issued 12/13/17 12/03/19 				CD

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 9 business licenses.
- Building Department staff issued 16 permits including 1 residential solar permits. The valuation of the projects is approximately \$502,850.00 with permit revenues at \$4,763.00.

Training/Tours/Events

- SHP Drill Sites CUP annual review inspection was conducted by Senior Planner, Colleen Doan on Dec. 2017.
- CUP Annual Review inspections were completed by Assistant Planner Ryan Agbayani in late Dec. 2017 and early Jan. 2018.
- A community profile presentation was given to the Gateway Cities COG by Director, Scott Charney and Senior Planner, Colleen Doan Jan. 10, 2018.

Ongoing / Upcoming Projects

- Conceptual plans for the Heritage Square/CBD project continue to be refined.
- A neighborhood mtg. for the Xebec development of the Chemoil site was held by Senior Planner, Colleen Doan and Assistant Planner, Ryan Agbayani Jan. 9, 2018.
- New story poles have been installed for the revised PCH/Molino residential project.
- New story poles have been installed for the 1900 Temple Ave. SFD.
- 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
January 16, 2018

Auto Center Vehicle Storage/Auction

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

City of Signal Hill
Community Development Department
Development Status Report
January 16, 2018

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	Honda Expansion Revision: A request to make improvements at the existing auto dealership, including: <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.	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 (12/17). • Drywall complete. Stucco started (12/17). • Submittal package for sign permits was approved by both Planning and Building Safety on 12/13/17. Permits are ready for issuance.

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Auto Center Dealership Improvements

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.	
	Applicant: Goree Architects for Long Beach Honda											<ul style="list-style-type: none"> • Projected opening February 1, 2018. Stucco and LID excavation inspected (1/18). RA
1400 Spring St. City of SH Successor Agency	In preparation for a new Mazda dealership. Applicant: City Successor Agency and Glenn E. Thomas	SPDR pending <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> • Methane leak tests completed and approved. • Two WARs have been submitted and approved. • DDA and Neg. Dec were approved, by Council on 6/13/17. State DOF reviewing transaction (12/17). 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 (1/18). CTD/JH
2411 Skyline Dr.	Request to install (5) new MW flat panel antennas, 5 1/4 feed lines, and new mounts Applicant: Crown Castle on behalf of Vectus, Inc.	Administrative to add equipment allowed under CUP 99-05	✓	N/A	N/A							<ul style="list-style-type: none"> Received submittal checklist and documents. Emailed preliminary zoning comments to agent on 10/17/17. Agent resubmitted the FCC compliance report. A follow-up correction email was sent to the agent on 11/17. Spoke to a representative from applicant's consultant firm on 12/4/17 to discuss outstanding corrections. A follow-up email was also sent. The applicant resubmitted a revised compliance report on 1/4/18. Compliance report is currently under review. RA

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Wireless Communication Facilities

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2411 Skyline Dr.	Request to install 4 new MW flat panels, 4 feedlines, new mounts and equipment in existing shelter. Applicant: Crown Castle on behalf of Spectrumlink Inc.	CUP 99-05 Amendment required per audit totals exceeded.		TBD								<ul style="list-style-type: none"> • Applicant is requesting auto approval per co-location legislation. • Application has been deemed incomplete pending City Attorney review 12/17. CTD
1855 Coronado rooftop facility	Six 6' high panel, 9 RRUs antennas, new hybrid cables and larger screen boxes screen the equipment Applicant: Core Dev.	Administrative to modify CUP 08-03	✓	N/A	N/A							<ul style="list-style-type: none"> • Plans ready for permit issuance, applicant notified on 5/16 and 9/16. • Third reminder sent (1/17). CTD
2525 Cherry Avenue	Removing and replacing the 3 existing antennas	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											

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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.	
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
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. • Agent has been emailing me with clarifying questions. Resubmittal package should be received via FedEx shortly. (1/18) 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). • Contacting applicant regarding final inspection (1/18) CTD/JH
2016 E. 19 th St	441 sf addition for a new bedroom, new bathroom and new detached 2-car garage to an existing single-family dwelling Applicant: Miguel Munoz	Administrative Review □ WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16	11/21/17	02/19/18	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 letters were sent, comment period ended 11/20/2017. • 90 day extension approved 11/21/2017. • No further construction observed (1/18). • Staff will prepare a letter for a final extension request. 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	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).

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			REVIEW			SPDR			CTL			Status	
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>		
1900 Temple Ave.	Applicant: Reginald McNulty	SPDR 16-06 <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A							CTD/JH	
1900 Temple Ave.	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					RA	<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 has submitted revised plans for preliminary review and new story poles have been installed (1/18).
	Applicant: Seth Sor for Kimberly and Phat Ly												

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			REVIEW			SPDR			CTL			Status
Address	Project Description	Application	Director approval	PC approval	CC approval	Expires	1st Ext.	2nd Ext.	Expires	1st Ext.	2nd Ext.	
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 and have received several inquiries (12/17).
2260 Walnut Ave.	Applicant: Santana Investors											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) No inspections requested to date (1/18).
2055 Terrace Drive	N. SFGD remodel and elevator install, Phase I View Analysis and request for Reasonable Accommodation	Admin. SPDR	9/13/17	NA	NA	9/13/18 Building Permit Issued 10/11/17			04/09/18 			<ul style="list-style-type: none"> Applicant submitted a written request for Reasonable Accommodation for elevator encroachment into garage. A Phase I View Analysis was conducted and letters of "No Impact" were received. Permits issued (10/17). Foundation poured (11/17).

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Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> approval	<u>PC</u> approval	<u>CC</u> approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
	Applicant: Rama Singhal											<ul style="list-style-type: none"> • Stucco inspected (1/18). CTD

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

Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot	SPDR 14-04 ZOA 14-03 VTTM 72594 <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16 Phase 1 and 2 Building Permits Issued 9/13/17 Phase 3 Building Permits Issued 10/17/17			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). • Coordination of approved design details is underway (12/17). • Stucco and drywall in process on Phase 1 lots (1/18).
Walnut/ Crescent Heights St.	Applicant: Far West Industries											CTD/JH
Zinnia (formerly Gundry Hill)	72 multiple-family, affordable units, three and four stories in height and a community building, community garden, tot lot	Administrative Review (SPDR 15-01)	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).

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			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
1500 E Hill St.	and courtyard with on-site management on a 1.61-acre lot Applicant: Meta Housing	<input checked="" type="checkbox"/> WELO req.										<ul style="list-style-type: none"> • Building One C of O issued 12-1-17. • Building Two estimated completion date 1-1-18. (12/17) • Building 2 and 3 C of O issued 12-21-17. Residents have begun moving in (1/18). JH/SC
2508 E. Willow (Willow Ridge)	TI: Deck repair to 24 decks Dumont Engineering for Willow Ridge HOA											<ul style="list-style-type: none"> • Plan check approved 9/20/17 • Permit pulled 10/26/17 • No inspections requested yet (12/17). • Stucco inspected (1/18). JH
The Courtyard 1939 Temple Avenue	Residential development on a .6-acre lot for 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height. SP-21, Courtyard Residential Specific Plan to deviate from current RH zoning for 3-stories height and a reduced front and rear setback.	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan) <input type="checkbox"/> WELO req.	N/A	5/17/16	Required							<ul style="list-style-type: none"> • 2 wells discovered, leak tested and vent cones installed (8/15). • View Notice mailed 10/26/15. Planning Commission (PC) workshop #1: 12/15/15. • View Notice for revised plans mailed 2/17/16. PC workshop #2: 3/15/16. PC public hearing: 5/17/16. • At the 6/28/16 City Council (CC) meeting, CC continued the ZOA to the 9/13/16 CC meeting. • New story poles were installed (10/16). Neighborhood meeting held on 10/10/16. • CC held a study session on 12/13/16 and recommended denial without prejudice of ZOA at the next CC meeting. • City Council denied the project without prejudice on 1/10/17.

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Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
												<ul style="list-style-type: none"> • New project can be submitted without a 1 year waiting period. • As preparation for the new submittal, a neighborhood meeting was conducted to review revised plans. • Following the meeting four new view analyses were requested. • New plans and application were submitted on 3/16/17 and the view analysis was received 4/10/17. • PC workshop was conducted on 5/16/17. PC directed the applicant to: <ul style="list-style-type: none"> • Clean-up and maintain the site, • Revise the story pole ribbons to match the roof pitch and • Revise the view report photos to be more clear, • Deliver and review the view reports with the residents, • Respond to workshop questions from the public per bldg. heights; and • Revise plans per staff direction (6/17). • Revised plans and view reports were received and a neighborhood mtg. was conducted with residents, who requested the additional story poles and ribbons for the northerly bldgs. be installed to accurately reflect roof lines and view impacts (8/17). • Some new story poles had been installed and revised view analysis reports were sent to residents which now show views being blocked for at least two residents.

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Address	Project Description	Application	REVIEW			SPDR			CTL			Status
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The Courtyard 1939 Temple Avenue (cont.)	Applicant: High Rhodes Property Group											<ul style="list-style-type: none"> Certified plans have not been submitted as required to proceed with the public workshop in Jan. (12/17). <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 5 th concept plan has 7 units; 3 detached and 4 attached on the 1 st floor Applicant: Mike Afiuny	ZOA, SPDR, TTM,	N/A	Required	Required							<ul style="list-style-type: none"> Staff met w/owner who reported an unsuccessful lot consolidation outreach effort (9/12). A revised design (10 units) more closely meets the intent of SP-10. Access & guest parking revised (6/14). PC requested additional design changes. Plan revised to 9 units & met most of the standards. Some buildings still exceed height limit. Condo map and story pole plan were submitted and view analysis request letter was sent 4/1/16. Due to delays of story pole installation, viewing period was extended 4/14/16. Story poles were installed and comments received. A view analysis report was prepared & reviewed with residents. Due to impacts on views, the applicant further reduced bldg. heights however, most still exceed the 30' height limit. City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line. Review of the revised view report

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Residential

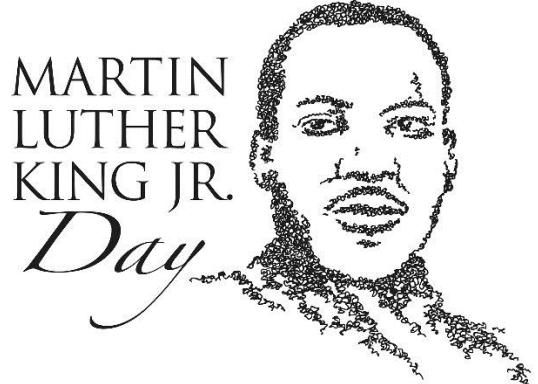
Address	Project Description	Application	REVIEW			SPDR			CTL			Status
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2599 Pacific Coast Highway cont.	Residential SP-10 on a .4-acre lot											completed, story pole cert submitted. <ul style="list-style-type: none"> • 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 project deficiencies and past Council direction on a similar project. • Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views. • Applicant requested mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views. • Applicant indicated they would revise
		Applicant: Mike Afiuny										

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2599 Pacific Coast Highway (cont)	Residential SP-10 on a .4-acre lot											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. A new story pole plan was prepared and reviewed by staff and story poles have been installed (1/18). CTD
	Applicant: Mike Afiuny											

January
7d.





CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 16, 2018

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: IN THE NEWS

Summary:

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

- Annual U.S. Auto Sales Down
- Blueprint for More Housing
- Los Angeles Arts District Is Growing But Faces Several Hurdles
- The Spread of Hot Housing Markets
- Weak Building Code Enforcement Exacerbates Destruction in Puerto Rico

Recommendation:

Receive and file.

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DJIA ▲ 25078.30 0.62%

S&P 500 ▲ 2727.57 0.53%

Nasdaq ▲ 7092.07 0.38%

U.S. 10 Yr ▼ -8/32 Yield 2.480%

Crude Oil ▲ 61.73 0.16%

Euro ▲ 1.2083

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<https://www.wsj.com/articles/u-s-auto-sales-slip-in-december-1514993454>

AUTOS

Annual U.S. Car Sales Drop for First Time Since Financial Crisis

Auto industry's tally still topped 17 million for third consecutive year in 2017



GM posted solid gains in pickup trucks and crossover SUVs—among its most profitable products—and posted record sales for the year in both categories. PHOTO: MATTHEW BUSCH/BLOOMBERG NEWS

By *Mike Colias and Adrienne Roberts*

January 3, 2018

The U.S. auto industry suffered its first annual sales decline since the financial crisis eight years ago, but a streak of strong profits is expected to overshadow a slowdown in dealership traffic.

Though sales fell 1.8% last year as pent-up demand declined and interest faded in sedans and compact cars, auto makers still sold 17.2 million vehicles in 2017, the first time the industry has cleared the 17-million mark three consecutive years, according to IHS Markit. Buyers took advantage of low gasoline prices and loan rates, flocking to pickups and sport utilities—a trend that delivers much higher margins to Detroit and its foreign rivals.

Vehicles now routinely sell for above \$32,000, even with average incentives of \$4,000 factored in, according to J.D. Power. That is 10% higher than what car buyers were dishing out when the industry's rally began in 2010.

The domestic car business is far healthier than the last time volumes slipped. A decade ago, General Motors, Ford and Chrysler were saddled with high labor costs and a glut of unpopular models, making it more difficult to effectively manage even a modest downturn. GM and Chrysler eventually shed much of their fixed labor and health-care costs through stays in bankruptcy court.

Still, industry executives remain concerned that last year's decline could prove more than a modest blip.

Rising interest rates, less pent-up demand and a potential decline in the value of used cars—which buyers often trade in when buying a new vehicle—could further pressure sales. That could prompt car makers to scale back production even more and ratchet up discounts and rebates.

IHS expects sales to slip to 16.9 million vehicles this year, which is still historically strong for an industry long exposed to far more volatile boom-and-bust cycles.

"If you launched someone from another planet and landed them in America, you'd have to say some pretty optimistic things looking at the car business," Scott Keogh, Audi AG's U.S. sales chief, said Wednesday. However, he said competitors could get burned if the softer market leads to an aggressive price war.

Executives have reasons for optimism as employment gains are leading to wage growth in certain pockets of the U.S. The federal tax cuts and a robust stock market could provide more spending power for people in the mood for a new vehicle. "Many consumers will see their take-home pay rise because of tax reform," said General Motors Co.'s chief economist, Mustafa Mohatarem. "That will keep the broad economy growing, and help keep sales at very healthy levels even as the Fed increases interest rates."

Toyota Motor Corp., issuing a relatively rosy outlook on the U.S. market, said sales could top 17 million this year. "We're really bullish on 2018 and, as with anything, the economy is going to keep fluctuating," said Toyota's U.S. general manager, Jack Hollis.

Still, vehicle makers are reducing North American production, including a broad pullback in the U.S., in anticipation of a softer market. North American output is expected to fall 2.3% in the first quarter, according to WardsAuto.com, a move aimed at trimming dealer inventories and lowering the supply of sedans and compact cars that are unpopular amid low fuel prices.

Because revenue is booked as cars leave the factory, auto executives need to exercise restraint on production to maintain profitability levels as the car market slows. Ford Motor Co. and GM are expected to outline their financial outlooks for 2018 later in January.

December sales fell 5.2%, according to Autodata Corp., as the makers had one fewer selling day and faced a stiff comparison to December 2016. The seasonally adjusted annual selling rate hit 17.9 million vehicles last month, the latest in a string of relatively robust monthly SAARs after a sluggish start to 2017.

GM's sales for the month slipped 3.3% compared with the same period a year earlier, but the company posted solid gains in pickup trucks and crossover sport-utility vehicles. Ford reported a 1.3% increase in December, including a 2% rise in sales of the company's F-series pickups—the nation's top-selling model—and an 8% increase in SUVs sales.

GM and Ford, the two largest sellers in the U.S., are trying to manage a balancing act of maintaining strong margins while slowing production and spending big to offer bargains. GM, for instance, is offsetting incentive costs by selling a higher concentration of more-expensive models. The average price paid for a GM vehicle in December exceeded \$38,000, a record for any month, the company said.

Fiat Chrysler Automobiles NV sales fell 11% to 171,946 vehicles in December, because of a planned reduction in fleet sales, down 42% from a year earlier. Sales declined across most of the maker's brands for the month. Japanese auto makers posted lower sales, with Toyota declining 8.3%; Honda Motor Co. falling 7%; and Nissan Motor Co. sliding 9.5%.

Each of the Japanese companies were hurt by a continuing consumer shift away from sedans, which make up a larger proportion of their lineups compared with Detroit.

Among the chief concerns for industry competitors is a potential bump in interest rates this year, which would likely make car loans more expensive. Automotive executives played down the effect on vehicle demand, saying monthly loan terms should remain manageable for most buyers, helped by the tax cut and other factors.

"It's a headwind, but a very minor one," Ford chief economist Emily Kolinski Morris said.

The average interest rate on a five-year loan is expected to rise to 4.85% by the end of 2018, from 4.43% at the close of last year, according to a survey of banks by Bankrate.com. That would be the highest level since early 2012. The estimate is only for commercial-bank loans to consumers and doesn't include subsidized rates offered by dealers or auto makers, which often go below 3%.

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Corrections & Amplifications

Nissan Motor Co.'s sales slid 9.5% in December to 138,226 vehicles. An earlier version of this article incorrectly gave Nissan's December sales total as 121,847 vehicles. (Jan. 3, 2018)

Appeared in the January 4, 2018, print edition as 'Auto Sales Growth Stalls.'

Makes Many Changes to California Housing Law

League's "Blueprint for More Housing" Included in the Housing Package

by Jason Rhine

California faces significant housing affordability and supply challenges, especially in coastal regions where the technology sector has experienced booming high-wage job growth combined with limited housing construction.

State housing officials estimate that 180,000 homes need to be built each year to keep pace with population growth. Over the past decade, on average, less than half that number have been constructed annually.

What Caused the Problem and How Can It Be Fixed?

Several factors helped create the current situation. The massive withdrawal of state funding for affordable housing has certainly contributed to the affordability crisis. Since the state eliminated redevelopment agencies in 2011, local agencies have lost over \$5 billion for affordable housing. The proceeds of the state

housing bond (Proposition 1C of 2007) have been expended. Furthermore, since the 1980s the federal government has been backing out of funding affordable housing, which compounds these factors. Despite the state budget flourishing in recent years due to infusions of income tax, no significant funds (other than some cap-and-trade dollars) have been allocated for affordable housing.

In an effort to address some of the barriers to housing construction at the state and local levels, lawmakers introduced more than 130 bills in the 2017 legislative session, many focused on reducing or eliminating local land-use authority and discretion. After months of negotiations and public hearings, 15 bills made it into the "Housing Package" and Gov. Jerry Brown signed them. These bills fall into three main categories: funding, streamlining and local accountability.

League Blueprint for More Housing Takes on the Challenge

The Housing Package includes the League's "Blueprint for More Housing," which comprises two key funding measures: SB 2 (Atkins), a real-estate transaction fee that is projected to generate hundreds of millions of dollars annually and SB 3 (Beall), a \$4 billion housing bond. A third essential bill, SB 540 (Roth), streamlines housing approval.

Housing Package of Bills Signed by the Governor

Funding Bills

AB 571 (E. Garcia, Chapter 372, Statutes of 2017) Farmworker Housing Tax Credits makes changes to the farmworker housing tax credit set-aside within the Low-Income Housing Tax Credit

continued

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Program and to the state Department of Housing and Community Development (HCD) Office of Migrant Services. These changes make it easier to develop farmworker housing by easing qualifications for the tax credit program.

SB 2 (Atkins, Chapter 364, Statutes of 2017) Building Homes and Jobs Act is projected to generate hundreds of millions of dollars annually for affordable housing, supportive housing, emergency shelters, transitional housing and other housing needs via a \$75 to \$225 recording fee on specified real estate documents. For 2018, 50 percent of the funds collected are directed to local governments to update planning documents. Beginning in 2019 and for subsequent years, 70 percent of the proceeds are allocated to local governments through the federal Community Development Block Grant formula, so that the funds may be used to address housing needs at the local level.

SB 3 (Beall, Chapter 365, Statutes of 2017) Veterans and Affordable Housing Bond Act of 2018 places a \$4 billion general obligation bond on the November 2018 ballot to provide funding for affordable housing programs and the veterans home ownership program (CalVet). If approved by voters, SB 3 would fund the following existing programs:

- Multifamily Housing Program — \$1.5 billion;
- Transit-Oriented Development Implementation Program — \$150 million;

- Infill Incentive Grant Program — \$300 million;
- Joe Serna, Jr. Farmworker Housing Grant Fund — \$300 million;
- Local Housing Trust Fund Matching Grant Program — \$300 million;
- CalHome Program — \$300 million;
- Self-Help Housing Program — \$150 million; and
- CalVet Home Loan Program — \$1 billion.

Streamlining/Planning Bills

AB 73 (Chiu, Chapter 371, Statutes of 2017) Planning and Zoning: housing sustainability districts allows a city or county to create a housing sustainability district to complete upfront zoning and environmental review so that it can receive incentive payments for development projects that are consistent with the jurisdiction's ordinance.

AB 879 (Grayson, Chapter 374, Statutes of 2017) Planning and Zoning: housing element requires HCD to study the Mitigation Fee Act (MFA) and determine the reasonableness of local development fees and develop findings and recommendations on potential amendments to the MFA to substantially reduce fees for residential development.

AB 1397 (Low, Chapter 375, Statutes of 2017) Local Planning: housing element; inventory of land for residential development revises the inventory of land suitable for residential development

identified in a city's housing element to include vacant sites and sites that have "realistic and demonstrated potential" for redevelopment to meet a portion of the locality's housing need for a designated income level. AB 1397 also requires cities and counties to demonstrate local efforts to remove "nongovernmental constraints" that limit housing construction, including the cost of land or rental rates, despite the fact that local governments have no control over these constraints.

AB 1505 (Bloom, Chapter 376, Statutes of 2017) Land Use: zoning regulations clarifies and strengthens local authority to enact inclusionary rental housing programs, in accordance with the jurisdiction's police power.

AB 1521 (Bloom, Chapter 377, Statutes of 2017) Land Use: notice of proposed change; assisted housing developments strengthens the Preservation Notice Law regarding the preservation of state-assisted housing developments by requiring an owner of an assisted housing development to accept a bona fide offer to purchase from a qualified purchaser.

SB 35 (Wiener, Chapter 366, Statutes of 2017) Planning and Zoning: affordable housing; streamlined approval process requires nearly every city to ministerially approve multifamily housing developments that are consistent with existing locally adopted plans and zoning ordinances without any new project-level analysis. A city is subject to SB 35 if it:

1. Is an urbanized area (population over 50,000) or urban cluster (population over 2,500, but less than 50,000); and
2. Issued fewer housing permits than the Regional Housing Needs Allocation (RHNA) for each income category.

SB 35 further restricts development by excluding sites within the coastal zone, important habitat areas, high fire hazard zones, delineated earthquake fault zones unless mitigated, floodplains, prime



farmland and hazardous waste sites. Developers that use SB 35 streamlining must pay prevailing wage, ensure that skilled and trained workers completed the development and set aside 10 to 50 percent of the units for affordable housing. SB 35 sunsets in 2026.

SB 166 (Skinner, Chapter 367, Statutes of 2017) Residential Density and

Affordability amends the No Net Loss Zoning law to require local governments to maintain adequate housing sites at all times throughout the planning period for all levels of income. This measure prohibits a city, county or city and county from permitting or causing its inventory of sites identified in a housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households.

SB 540 (Roth, Chapter 369, Statutes of 2017) Workforce Housing Opportunity Zone

streamlines the housing approval process by having cities identify Workforce Housing Opportunity Zones, in which enhanced planning, necessary environmental reviews and public engagement occur at the front end of the process. After completing and adopting the Specific Plan and environmental impact report, the housing project will be approved ministerially without any additional review. SB 540 provides a grant or loan to fund upfront planning and environmental review.

Enforcement Bills

AB 72 (Santiago, Chapter 370, Statutes of 2017) Housing provides HCD broad new authority to review any action by a city or county that HCD determines is inconsistent with an adopted housing element and allows HCD to decertify an approved housing element. AB 72 also allows HCD to review and refer to the attorney general alleged violations of state law, including the Housing Accountability Act, No Net Loss, Density Bonus and anti-discrimination housing statutes.



AB 1515 (Daly, Chapter 378, Statutes of 2017) Planning and Zoning: housing

requires housing projects to be deemed consistent, compliant and conforming with an applicable plan, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant or conforming.

SB 167 (Skinner, Chapter 368, Statutes of 2017) Housing Accountability Act and AB 678 (Bocanegra, Chapter 373, Statutes of 2017) Housing Accountability Act

make a number of changes to the Housing Accountability Act. Most notably, SB 167 requires housing project denials to be supported by findings that are based on "a preponderance of evidence" rather than "substantial evidence." SB 167 also imposes mandatory fines of \$10,000 on cities that fail to comply with a judge's order within 60 days and allows enhanced fines (multiplied by a factor of five) if a city acts in bad faith.

Outlook for the 2018 Legislative Session

At the bill-signing ceremony for the 2017 Housing Package, many law-makers insisted that this was only the first step in addressing California's housing affordability and supply crisis. Many more bills will likely be introduced in January and February 2018, adding to the dozens of other housing bills still pending and technically eligible for a vote. Housing policy will continue to generate extensive activity during the 2018 legislative session.

Related Resources for Cities

In December, the League releases its *2017 Legislative Briefing Book*, which contains a detailed appendix focused on all of the key housing-related bills signed by the governor. The League is also offering *A 2018 Guide to New Housing Law in California* to help cities understand the changes to the state's housing laws and actions that can be taken to prepare for these changes. For more information, visit www.cacities.org/housing. ■

Los Angeles Arts District Is Growing But Faces Several Hurdles

December 07, 2017 | Joseph Pimentel, Bisnow Los Angeles

Los Angeles' Arts District has been on the rise, drawing in new development and becoming a vibrant place to live and work. But unless transportation and parking issues are resolved, the district faces distinct challenges to how it grows.



More than 180 people attended *Bisnow's* the Evolution of the Arts District event Tuesday at the JW Marriott LA Live.

Steinberg Architects principal Simon Ha urged the standing-room-only crowd of real estate developers and professionals to contact the head of the Los Angeles Metro to set up a rail station in the growing Arts District area of Los Angeles.

“I think it’s really important for all of us to be activists,” Ha said.

“We have to write to Metro and say, ‘We really need it,’” he said.

Once the city’s area for producing agriculture in the late 1800s and early 1900s, and later an industrial center during World War II, the Arts District received its name in the 1970s when artists began to move in and transform abandoned factories and warehouses into live-work art studios, DLA Piper partner Jerry Neuman said.

Over the past 15 years or so, the Arts District and surrounding areas have seen a resurgence attracting businesses, artists and residents and a **new generation of real estate developers** offering adaptive reuse projects.

Last year, **Warner Music**, one of the largest recording companies in the world, announced it would relocate from Burbank to the Ford Factory in the Arts District.

Shoe giant Adidas has made plans to open a 30K SF office at The Row, adjacent to the Arts District, in 2018.



But as the area continues to get **built out with a slew of projects**, there are lingering issues that prevent the Arts District from becoming a viable live-work-play destination, several panelists said.

High land and construction costs may stunt development. Parking is at a premium — sidewalks are packed with rows of cars and

parking at a lot costs anywhere from \$4 to \$12 just to visit the area.

Retail is lacking, too. And mass transportation into the area took a blow when Metro CEO Phil Washington last month told a crowd during a business luncheon that there is no money to add a rail station in the Arts District.

“We don’t argue that a station would be a good idea in the Arts District,” Washington said, according [Downtown LA News](#). “The question is, how do you pay for it? Because it’s not in anybody’s budget.”

“So unless manna falls from heaven, that’s the challenge that we have,” Washington said.

With all the jobs and residents coming into the area in the next couple of years, Ha said Washington’s remark is extremely short-sighted.



[Lion Real Estate Group](#) co-founder Jeff Weller said he would like to see more parking lots, a grocery store and a mix of mid- to high-end restaurants in the area. But another issue could be convincing residents that it is a good idea for those businesses to set up shop.

“You have people down there who are against having a CVS or certain things,” Weller said. “I get it. But we’re going to need those things to build a community.”

Despite the challenges, Weller is still bullish on the area. So are many other developers.

“It has the potential to be the most exciting neighborhood in all of Los Angeles,” Blatteis & Schnur partner Sam Brownell, whose [company is developing At Mateo](#) in the district, said after the event. “It’ll attract the widest end of users from all types of residents to cultural institutions, workers and schools.”

Check out more scenes from the event below:



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<https://www.wsj.com/articles/you-got-priced-out-of-philadelphia-the-spread-of-hot-housing-markets-1514975400>

U.S.

You Got Priced Out of ... Philadelphia? The Spread of Hot Housing Markets

City Council pushes proposal—in use elsewhere in U.S.—to require developers to offer some units at below-market prices



Lisa Wilcox feels priced out of Philadelphia's gentrifying Fishtown neighborhood. PHOTO: SCOTT CALVERT/THE WALL STREET JOURNAL

By Scott Calvert and Laura Kusisto

Jan. 3, 2018 5:30 a.m. ET

PHILADELPHIA—The gentrification of the Fishtown neighborhood here looks like something city planners dream of, with developers renovating old row houses as young professionals, along with new restaurants and businesses, pile in.

But home prices have shot up so quickly in recent years that the latest wave of young professionals say they are having a hard time making the finances work.

Now several Philadelphia City Council members want to pass a law requiring property developers to set aside 10% of new projects as below-market units, to improve overall affordability in a city that once was among America's biggest bargains.

Soaring housing costs aren't confined to New York or San Francisco. Cities including Pittsburgh, Detroit, Buffalo and Nashville all have explored or adopted policies that, like Philadelphia's, seek to create more cheap housing by an approach known as inclusionary zoning.

Some developers say the approach can backfire by making projects too expensive to build, even with tax abatements or other compensation for the added costs.

"It really underscores the housing-affordability problem is much more widespread than simply a problem in the 10 most expensive coastal cities," said Stockton Williams, executive director of the Terwilliger Center for Housing at the Urban Land Institute in Washington, D.C.

Detroit in 2017 passed a law requiring developers that receive city subsidies or discounted land to set aside 20% of units for lower-income households, typically those making between about \$34,000 and \$41,000 for a family of four. Officials say it is an effort to get ahead of affordability woes as parts of the city revitalize.

In November, Atlanta passed a requirement that developers set aside a share of units for low-income families in new projects in certain rapidly gentrifying parts of the city. Pittsburgh may also consider an ordinance this year that could force developers to include affordable housing in new projects, in return for a tax benefit.

Looking back, officials in cities like Washington and Boston have remarked that if they had done more early on to preserve affordable housing, "they might not have as acute of a problem as they have today," said Arthur Jemison, Detroit's director of housing and revitalization.

In Philadelphia, the downtown Center City area has experienced a residential building boom, much of it higher-end properties. In neighborhoods to the north and south, an influx of

professionals has pushed up values in historically working-class neighborhoods. Once-gritty Fishtown now brims with art galleries and pubs serving craft beer.

Since 2014, the median home value in Fishtown has jumped more than 50% to around \$250,000, according to home-search website Zillow. Parts of nearby Kensington have experienced similar increases.

Yet census figures show that about 400,000 of the city's 1.6 million residents live under the poverty line, the highest rate among the 10 most populous U.S. cities.

MORE ON HOUSING

From The Wall Street Journal

- Today: An Abandoned GE Factory. Tomorrow: Hip Lofts (Jan. 2, 2018)
- How Tax Law Will Help Some Housing Markets (Dec. 24, 2017)
- GOP Tax Overhaul Makes Some Homeownership Less Appealing (Dec. 20, 2017)

Lisa Wilcox had identified Philadelphia as the city where she would launch her new career as a speech-language pathologist. The relatively cheap housing was a big draw—especially

compared with her native Boston as well as Seattle, where she spent her 30s.

But when she arrived in July, graduate degree in hand, Ms. Wilcox found she no longer could afford to buy in Fishtown.

"It was kind of remarkable how much prices had gone up in that short period of time," said Ms. Wilcox, 41 years old. "It's crazy."

Ms. Wilcox, who lives by herself, wouldn't benefit from the proposed new law. With a salary of nearly \$60,000, she earns too much. Yet a house in her preferred part of Fishtown seems out of reach for \$220,000, the maximum she feels she could afford.

For now, she pays \$950 to rent a small house in a "shady" part of Kensington. Her plan is to save and resume her search in a year, despite worries the market will be even further out of reach. "I'm afraid to think what a year from now it will look like," she said.

While swaths of Philadelphia are considered affordable, much of the city's housing stock is in bad shape and located in areas lacking jobs, public transit and amenities such as parks.

"We don't necessarily have an affordable-housing crisis, we have a quality affordable-housing crisis," said Andrew Goodman, community engagement director at the nonprofit New Kensington Community Development Corp., which backs the inclusionary zoning bill.

The measure would require developers to reserve 10% of new rental or for-sale units at below-market price levels, or pay into a city housing fund whose mission includes fixing homes. In return, developers could build more overall units than zoning limits would permit

To qualify for a below-market unit under the bill, a household could earn no more than 50% to 80% of the area's median income, or roughly \$41,500 to \$66,500 a year for a family of four. The lower range would apply to rentals, the higher range to for-sale units. Monthly housing costs for a family of four would be capped at \$1,040 to \$1,663, based on income.

The administration of Mayor Jim Kenney, a Democrat, supports the goals but says the bill would set rents too low to cover construction and other developer costs. The council could vote on the bill later this month.

Leo Addimando, managing partner at the Alterra Property Group and vice president of the city's Building Industry Association, said he supports mixed-income housing but thinks the council's proposal would worsen the imbalance between the city's high construction costs and comparatively low rents, yielding fewer new housing units.

"This will certainly slow down residential development," said Mr. Addimando.

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<https://www.wsj.com/articles/weak-building-code-enforcement-exacerbates-destruction-in-puerto-rico-1512475200>

PROPERTY REPORT

Weak Building Code Enforcement Exacerbates Destruction in Puerto Rico

Far fewer homes on the island might have been damaged during Hurricane Maria if all of them had been built to code



Pedro Deschamps helps workers hired by FEMA to carry out the installation of a temporary awning roof at his house, which suffered damage during Hurricane Maria, in San Juan, Puerto Rico. **PHOTO: CARLOS GIUSTI/ASSOCIATED PRESS**

By *Emily Nonko*

Updated Dec. 5, 2017 10:52 a.m. ET

Puerto Rico has adopted building codes that include some of the strictest standards in the world when it comes to hurricane resistance.

But there's a big problem: Bad enforcement. About 55% of all structures in Puerto Rico haven't been built to code partly because the government lacks an adequate process for code certification during the building process, according to Ricardo Alvarez-Diaz, president of the Puerto Rico Builders Association.

The result: About 250,000 housing units were damaged in the latest hurricane season, Mr. Alvarez-Diaz said. The number would have been much lower if they had all been built to code.

"The codes are great," he said. "But if they're not implemented, what's the point?"

Weak building regulations and enforcement are common throughout the Caribbean. The results aren't surprising when natural disasters hit.

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For example, the death toll and destruction from the 2010 earthquake in Haiti was particularly severe because that country had no building code at the time,

according to Vicente Moreno, the Caribbean region head for JLL, a commercial real-estate services firm.

Some of the hardest-hit islands in this year's hurricane season, like Barbuda, lost most of their infrastructure. As many as half the structures need to be completely rebuilt, experts say.

The challenge now for the region is to rebuild using the highest standards so infrastructure and buildings are more hurricane resistant. The Federal Emergency Management Agency, which is coordinating much of the U.S. government's recovery efforts in Puerto Rico and the U.S. Virgin Islands, says the new power system on those islands will be more resilient than the old one.

"I can replace all the wood poles with concrete poles. I can move substations that were built in the flood plain out of the flood plain," said Mike Byrne, FEMA's federal coordinating officer in Puerto Rico. "We're going to be investing in designing a system that will withstand the next event."

But it's less clear whether the country is going to adopt a better system for certifying that apartment buildings, homes and other structures have conformed with the country's building code.

Puerto Rico has adopted the strict International Building Code, which includes some of the highest standards in the world. But, unlike most cities in the continental U.S., local governments in Puerto Rico don't send inspectors to approve planning documents or visit construction sites, according to Mr. Alvarez-Diaz. Contractors aren't required to be licensed, he added.

Some structures, particularly in poorer communities outside San Juan, aren't certified at all, experts say. Other times, private building inspectors approve building plans not built to international building-code standards. "You see that a lot, particularly with the way roofs are anchored or the foundation of the home was built," Mr. Moreno said.

A spokeswoman for Ricardo Rossello, the governor of Puerto Rico, didn't immediately respond to a request for comment.

Many of the top developers in the region have made a point of adopting the highest building standards to ensure the safety of their residents. "The biggest challenge, for companies like us with big reputations, is to make sure the construction is done correctly," said Mr. Moreno.

Developers also are well aware that, especially after the horrible hurricane season of 2017, demand will increase for the strongest buildings. For example, the Dorado Beach master-planned community on Puerto Rico's north coast suffered landscaping damage from Hurricane Maria but very little structural damage, according to Kenneth Blatt, chief operating officer of the hospitality division of Caribbean Property Group LLC, which controls much of the property.

He predicted that will boost prices of Dorado Beach's condos and other homes. "We were built to Miami-Dade County hurricane standards," he said. "I can withstand a 200-mile-per-hour wind."

St. Louis-based housing developer McCormack Baron Salazar, which is becoming more active in the region, is considering adding solar power, micro-turbines and other backup sources of electricity to its projects to enhance their competitiveness. "Based on the conversations we've had with our equity investors, they may require it," said Vincent Bennett, the firm's president.

Other local architects see an opportunity to push for sustainable buildings that rely more on renewable energy. Such an initiative worked in Cuba, which has prioritized a more efficient use of power and greater availability of energy-efficient products. The country restored its power after Hurricane Irma in three days.

Richard Cuevas, a principal with the San Juan-based firm Integra Architecture PLLC, said "talk is loud" around sustainability measures like microgrids, localized energy grids that can disconnect from the traditional grid to operate autonomously. Nearly three months after the storm, many homes across the island still don't have power.

Architect Fernando Abruña advocates simple strategies, like affordable rooftop solar panels and rainwater harvesting, incorporated in all housing across the island. "Before Maria, this was something sort of strange," he said. "Now, I'm getting lots of calls from people interested in at least a very minimal system to take care of the refrigerator, a couple lights and a fan."

—Peter Grant contributed to this article.

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