



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING

January 15, 2019

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 3<sup>rd</sup> Tuesday of every month. Meetings are audio-recorded and recordings are available through the City Clerk's Office.

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](http://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 RICHÁRD  
VICE CHAIR WILSON  
CHAIR PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PUBLIC WORKSHOP

a. Revised Conceptual Plans for a Residential Project at 2599 E. Pacific Coast Highway in the SP-10 Specific Plan

Summary: The Planning Commission previously reviewed higher density versions of this residential project at workshops held in 2012 and 2014. The current plans reduce the number of units from ten to seven. The previous versions were three-story units, and the current plans are a combination of two- and three-story units. The property is located at 2599 E. Pacific Coast Highway in the Pacific Coast Highway Specific Plan (SP-10), in Planning Area 1, which has an Opportunity Area within it allowing an option for residential development. The Planning Commission will consider the current proposal along with the view and traffic analysis reports.

Recommendations:

- 1) Open the public workshop and receive testimony; and
- 2) Provide comments and direction as deemed appropriate.

(6) PUBLIC HEARING

a. Request for a Second and Final Construction Time Limit (CTL) Extension for a Residential Project Located at 1995 St. Louis Avenue

Summary: The applicant, Kimberly Ly, is requesting a second and final CTL extension to complete construction of a new custom two-story single-family dwelling at 1995 St. Louis Avenue. The applicant was not able to complete the project in the first 80-day extension period and has requested a second extension period of 540 days. Building Safety personnel inspected the current site and determined that a reasonable time frame for completion is 365 days.

Recommendation: Approve a second and final CTL extension of 365 days.

(7) DIRECTOR'S REPORTS

- a. City Acquisition of 1905-1907 E. 21<sup>st</sup> Street: General Plan Conformity and CEQA Determination

Summary: The City of Signal Hill is acquiring 1905-1907 E. 21<sup>st</sup> Street from Diane R. Kelley, trustee of the Diane R. Kelley 2016 Trust, for the expansion of Signal Hill Park. In order to acquire the property, the Planning Commission is required to adopt a finding of conformity with the Signal Hill General Plan as well as make a CEQA determination.

Recommendation:

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE, AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 1905-1907 E. 21<sup>ST</sup> STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

- b. Annual Review of Properties With a Conditional Use Permit

Summary: Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any Conditional Use Permit (CUP) for noncompliance with the conditions set forth in the approved permit. To ensure compliance, a field inspection of each CUP site is conducted on an annual basis, or as needed. The Annual CUP Review is a tool to confirm compliance with the CUP conditions and notes reportable observations regarding general site maintenance. This report is presented to the Planning Commission as an informational item, prior to formal review by the City Council. Staff inspected all of the 52 active CUP sites, and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

Recommendation: Receive and file.

- c. Status Update for the 2019 Homeless Count Event Update

Summary: Staff will provide an update on the 2019 Greater Los Angeles Homeless Count event which will be Wednesday, January 23, 2019 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.

(8) 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 18, 2018.

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.

(9) COMMISSION NEW BUSINESS

COMMISSIONER BROOKS  
COMMISSIONER FALLON  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR RICHÁRD

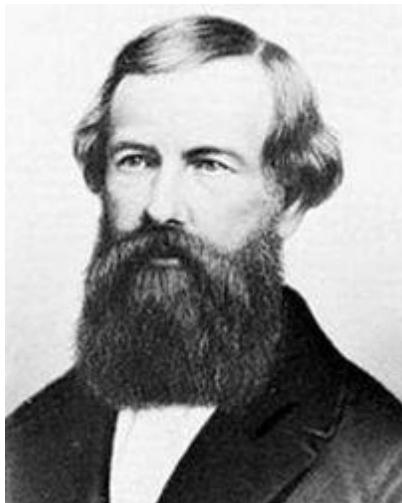
(10) ADJOURNMENT

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, February 19, 2019 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.**



January 15, 1861: Elisha Otis patents the steam elevator.



PCH Molino  
Workshop #3

## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, CA 90755-3799

### PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
  - a. Notice was published in the *Signal Tribune* newspaper per Government Code §65091(a)(4) on January 4, 2019.
  - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on January 4, 2019.
  - c. Notice was mailed to property owners and occupants within a 500' radius of the site on January 4, 2019.
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.
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

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2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM:** COLLEEN DOAN  
PLANNING MANAGER

**SUBJECT:** PUBLIC WORKSHOP – REVISED CONCEPTUAL PLANS FOR A  
RESIDENTIAL PROJECT AT 2599 E. PACIFIC COAST HIGHWAY IN  
THE SP-10 SPECIFIC PLAN

### **Summary:**

The Planning Commission previously reviewed higher density versions of this residential project at workshops held in 2012 and 2014. The current plans reduce the number of units from ten to seven. The previous versions were three-story units, and the current plans are a combination of two- and three-story units. The property is located at 2599 E. Pacific Coast Highway in the Pacific Coast Highway Specific Plan (SP-10), in Planning Area 1, which has an Opportunity Area within it allowing an option for residential development. The Planning Commission will consider the current proposal along with the view and traffic analysis reports.

### **Recommendations:**

- 1) Open the public workshop and receive testimony; and
- 2) Provide comments and direction as deemed appropriate.

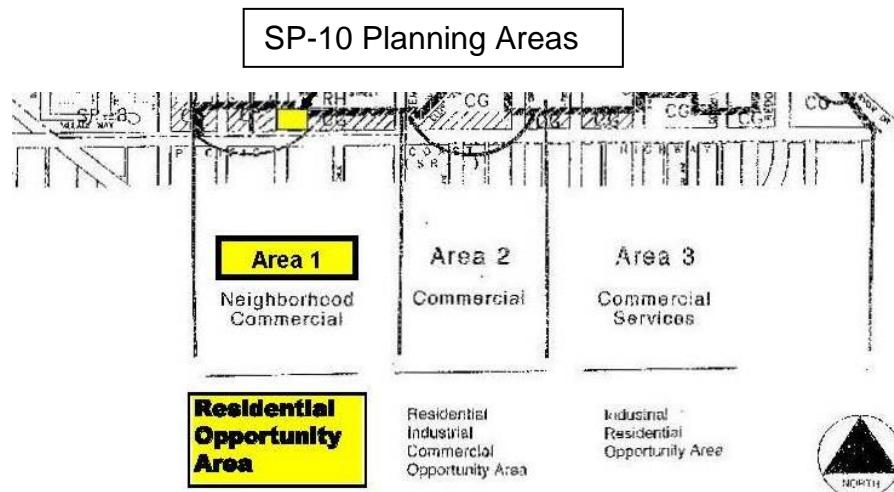
## **Background:**

### **Pacific Coast Highway Specific Plan (SP-10)**

In 1999, the City adopted SP-10 in response to changes in travel patterns on Pacific Coast Highway (PCH) and the impacts these changes had on the historic commercial businesses and properties along the corridor. Property owners, residents, and business owners had expressed concerns over the decline in the commercial vitality of the PCH corridor and the negative impacts that marginal businesses had on nearby residential areas. The SP-10 goals were developed to support an ongoing effort to improve the appearance and economic vitality of PCH, and minimize the negative impacts to nearby neighborhoods.

### ***SP-10 Planning Areas***

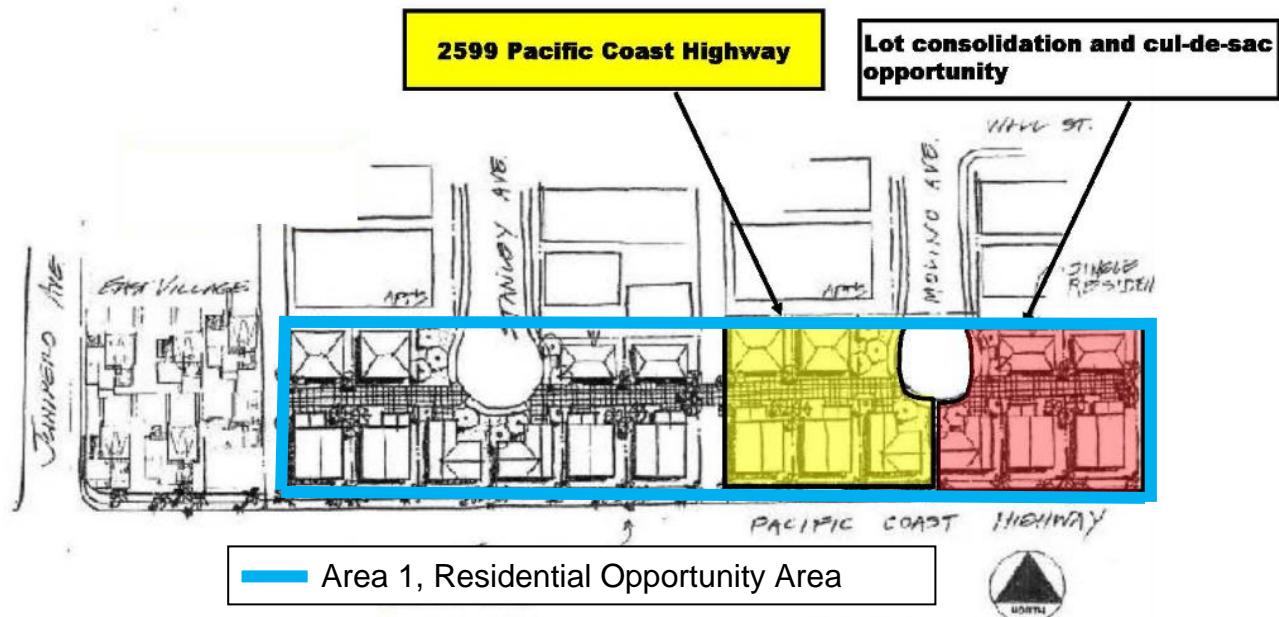
SP-10 established three Planning Areas. Each area has a specific type of permitted commercial land uses. The subject site is in Planning Area 1 which extends along PCH from the alley east of Junipero Avenue to Temple Avenue. The goal for Planning Area 1 is to permit and promote commercial service uses for the adjacent residences, which include retail shops, small eating establishments and other businesses that serve the adjacent residential neighborhood.



### ***Opportunity Areas***

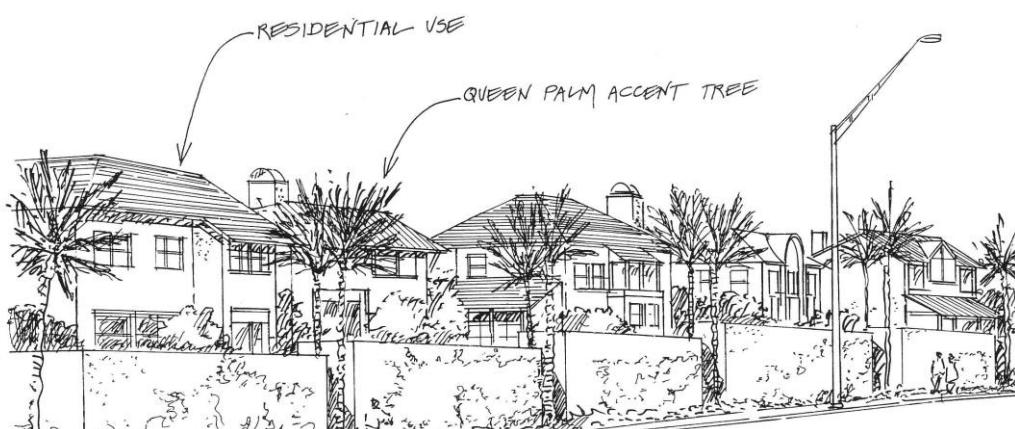
Within each Planning Area there is also an Opportunity Area which allows alternative land uses as an option. These alternatives are not a right, but an option that *may* be permitted at the discretion of the City. The expectation is that projects seeking the alternative use will be high quality and low impact. The Opportunity Areas have a minimum required lot area in order to propose an alternative land use. The intent is to encourage the consolidation of small lots into larger parcels. The incentives to do so include the City's willingness to consider vacation of street and alley rights-of-way. In addition, the residential alternative is required to meet the City's housing goals. Finally,

SP-10 requires the alternative land use to opt out of SP-10 and prepare a subsequent specific plan. The creation of a new specific plan requires a zoning ordinance amendment, and, for residential uses, a general plan amendment and environmental review.



### Opportunity Area for Planning Area 1

A portion of Area 1 (generally from Stanley Avenue to Molino Avenue) is considered an Opportunity Area because of the relatively steep topography which serves as a constraint to the envisioned commercial development. The Opportunity Area stipulates that with a subsequent specific plan, view oriented, high density, small-lot, detached single-family dwellings (SFDs) that meet the housing goals of the City can be considered as an alternative to neighborhood commercial uses. The following desirable site plan and elevation concept of detached residential development within the Opportunity Area is included in SP-10.



### *Required Goals for Opportunity Areas*

In order to approve an alternative use in the Opportunity Areas, SP-10 states that the project must achieve the goals of the plan as follows:

- Improve the appearance and economic vitality of PCH by establishing consistent design themes for public and private improvements including: enhanced paving, landscaping, community walls, entry points, street furniture, lighting, building architecture, signage, awnings, banners, etc.
- Encourage the development of residential uses along PCH as a means of consolidating and recycling substandard size commercial parcels, and providing a customer base for PCH commercial uses.
- Encourage lot consolidation and comprehensively planned commercial, industrial, residential, or mixed use development projects by providing development incentives and facilitating the entitlement process.

### *Required Findings for Opportunity Areas*

As a measure of whether a project meets the SP-10 goals for an alternative land use within an Opportunity Area, the City must make *all* of the following findings:

1. The proposed project is of a size and scale and arranged on the development site so that, to the fullest extent possible, it protects the adjacent neighborhood from excessive noise, traffic, light glare, odors, dust, etc.
2. The proposed project displays high quality architecture and landscape design.
3. The proposed project provides opportunities and services that benefit the local community.
4. The proposed project can be developed and operated in a manner compatible with the adjacent neighborhood.
5. The proposed project achieves the goals of SP-10.

### Approved Residential Projects in SP-10

This is the first project proposed for Planning Area 1 since the 1999 adoption of SP-10; however, two high density residential developments have been constructed in Planning Area 2. These projects are known as Pacific Walk and Aragon. Both projects have 3-story attached townhomes, rather than detached, which is allowed in Planning Area 2. Both projects exceed the minimum standards and accomplish the goals of the SP-10 Opportunity Area in the following ways:

- Both projects establish consistent design themes with enhanced paving, landscaping, entry points etc.
- Both are residential projects that consolidated smaller, substandard size commercial parcels to create much larger planned residential developments (Aragon 3.14 acres, Pacific Walk 2.25 acres).

- Both projects feature a re-design of Orizaba as a central cul-de-sac, which calms and limits “cut through” traffic for the residential areas to the north.

It is important to note that even though Planning Area 2 was recognized as, “the most problematic planning area due to fragmented property ownership patterns, small lots, abandoned oil wells, obsolete buildings, and sensitive residential neighborhoods to the north and northwest,” high standards were maintained for development of the alternative residential use.

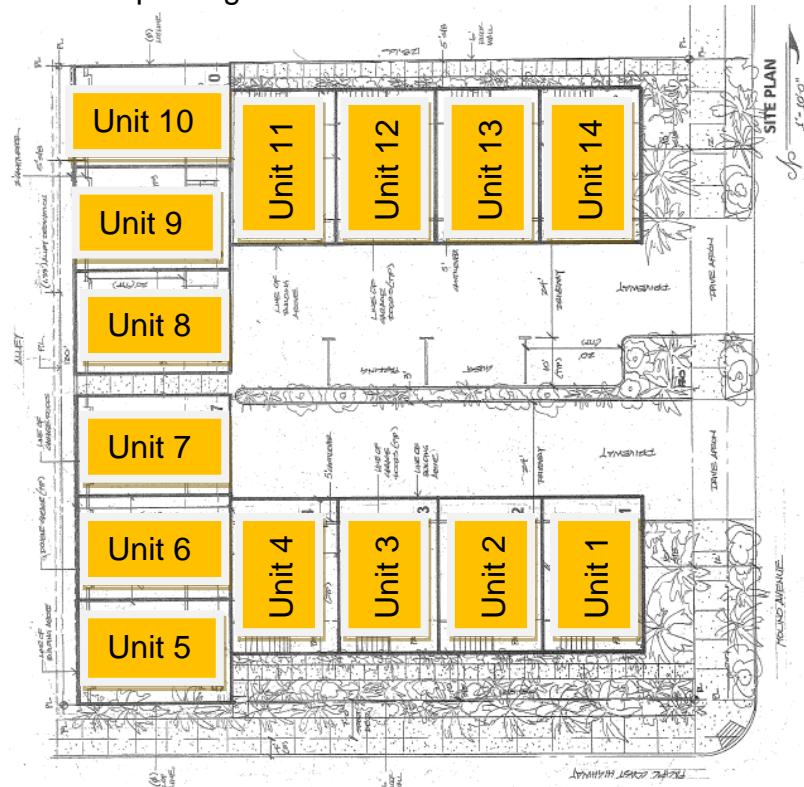
### Planning Commission Workshops

#### *Workshop #1*

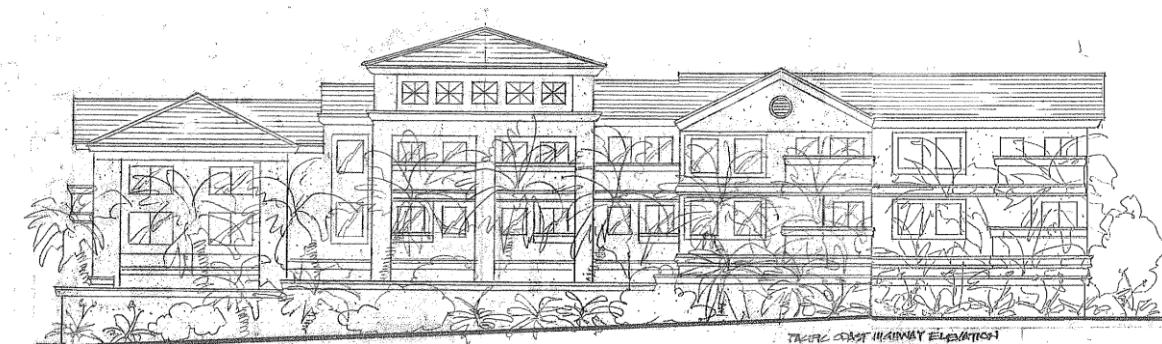
On August 14, 2012, the Planning Commission reviewed a conceptual plan from the applicant for a 14-unit, three-story, attached residential project.

Following the public notice for the workshop, the owner of the adjacent apartment building to the north contacted staff to express concerns regarding:

- Impacts to views.
- The impacts to the surrounding neighborhood of the density of the project.
- Opposed to the residential option versus the allowed neighborhood commercial use.
- Increased traffic and parking constraints.



14 Units - 3-Story - Attached



### 14 Units – 3-Story - Attached

The direction from the Commission at Workshop #1 was:

- Follow the vision of the Specific Plan for detached SFDs.
- Reduce the density.
- Create a larger site by combining parcels allowing a cul-de-sac for Molino Avenue.
- Maximize garage, driveway, and on-site parking.
- Initiate the community outreach required by the City's View Policy as part of the continued project design process.

### Workshop #2

On September 9 2014, the Planning Commission reviewed a revised conceptual plan, which did not incorporate all of the Commission's direction from the first workshop; however, the applicant had reduced the number of units from 14 to ten, lowering the overall density and all units were now detached as envisioned in SP-10.

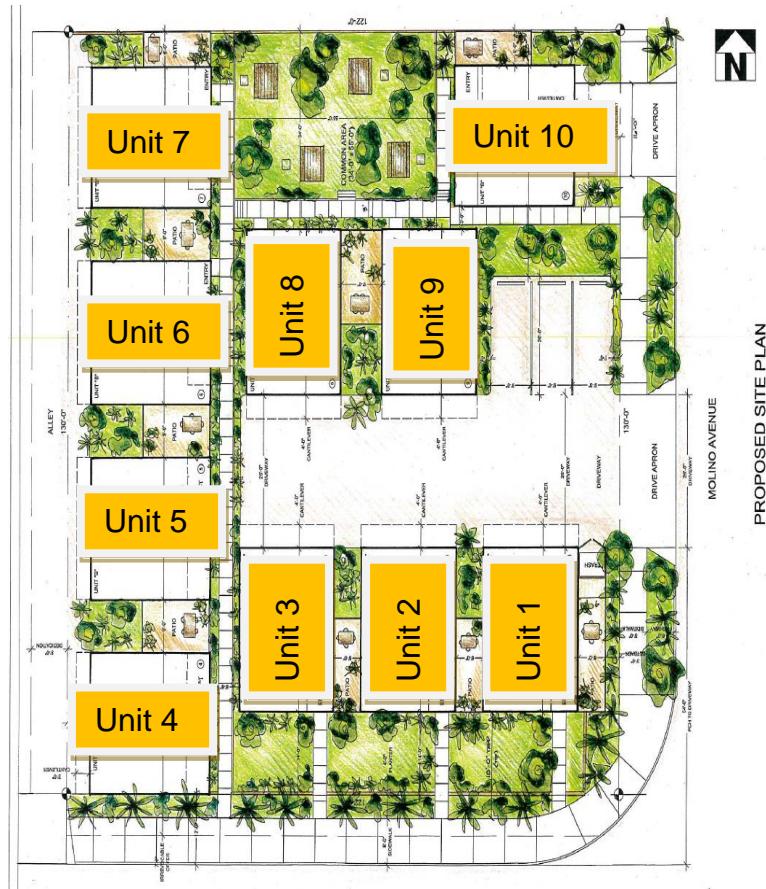
The revised plan included the following improvements to the previous plan:

- The number of units was reduced from 14 to ten.
- The density was reduced from 35 to 24 dwelling units per acre (DUA).
- The residential product type was detached SFDs, consistent with the vision of the Opportunity Area, for eight out of ten units.
- The driveways on Molino Avenue were farther apart and farther from the PCH intersection, as suggested by the City Engineer.
- The front setback on PCH was increased to 14' for three of four units (the minimum setback requirement is 10').
- The parallel guest parking which did not meet the required dimensions was re-designed as 90-degree parking.

The following items were not revised:

- Further lot consolidation and a Molino Avenue cul-de-sac.
- Additional on-site parking.

- Reduction of building heights to meet the 30' SP-10 standard.
- View Policy community outreach.



10 Units – 3-Story - *Detached*



10 Units – 3-Story - *Detached*

### *Public Comments*

Three residents spoke at the workshop, and two contacted staff prior to the workshop, with the following concerns:

- Support for a Molino Avenue cul-de-sac.
- Opposition to exceeding the 30' height limit.
- Potential impacts to views.
- Opposition to high density residential.
- Parking impacts due to no additional onsite parking.
- Loss of street parking due to two driveways.
- The desire for larger landscape setbacks.

### *Planning Commission Direction*

The Commission noted that while some progress had been made they encouraged the applicant to make further design revisions and noted the following areas of concern:

- No cul-de-sac was proposed.
- The proposed lot consolidation only resulted in a .39 acre site.
- No view policy outreach was conducted prior to site design.
- Existing views were likely to be blocked.
- Building heights exceeded the maximum for SP-10.
- Street parking was being eliminated by two driveways.
- Some setbacks were less than the required size.
- Building separations were too narrow.
- Density was still too high.

### *Response to Workshop #2*

Following the second workshop, the applicant submitted a revised plan with nine units versus ten units.

The nine-unit project addressed some, but not all, of the Commission concerns as follows:

- The number of units was reduced from ten to nine, and all were detached.
- The number of driveways was reduced from two to one, located farthest from PCH.
- All setbacks met or exceeded the required minimum.
- The street side landscape areas were increased and included a meandering sidewalk.
- Some building separations had been increased.

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The following concerns were not addressed:

- No cul-de-sac was proposed.
- All units were three-story, and all but two still exceeded the height limit for SP-10, by .16' to 4.91'.
- No view analysis reports had been prepared.
- Although the total units was reduced by one, the proposed density under the General Plan Amendment would still be high density, which the neighbors opposed.



### Nine-Unit View Analysis Report

On April 1, 2016, consistent with the City's View Policy, the City mailed notices regarding the installation of story poles and procedures for requesting a view analysis to owners and residents within a 500' radius of the subject site. Following installation of the story poles, staff received ten requests for a View Analysis Report.

### Neighborhood Meeting #1

On February 23, 2017, the City hosted a duly noticed neighborhood meeting for all property owners and residents within a 500' radius of the subject site. The applicant presented the site plan, and design details for the nine-unit, three-story project as well as the ten View Analysis Reports. The View Analysis Reports indicated that seven out of ten views would be fully or partially impacted, and several of the units exceeded the SP-10 building height limits. The property owner and manager of the adjacent apartment building, representing nine of the ten View Analysis Reports, and one additional resident attended the meeting. Several other residents and property owners contacted staff prior to and after the meeting. The following comments were documented:

#### *Opposing Comments*

- Buildings are all three-story and exceed the SP-10 height limit.
- View impacts are significant.
- Project has too many units for such a small site.
- Too many three-bedroom units with insufficient parking.
- Four units accessing the alley is too many.
- Street parking is already impacted and expected to increase.
- Additional guest parking requested.
- Alley is narrow and unsafe for increased traffic.
- Line of sight from alley onto PCH is limited.
- A request to close alley from PCH to 19<sup>th</sup> St.
- Access from PCH into alley is blocked by alley traffic.

#### *Supporting Comment*

- Long Beach residents on Ohio Street are in complete favor of the project as described in the notice.

Following the neighborhood meeting staff provided summary comments to the applicant including recent direction from City Council regarding exceeding height limits and blocking views as well as the comments from the residents at the neighborhood meeting. Staff noted the direction from the neighborhood meeting was to work with the residents and consider additional revisions to the project to address their concerns and to complete a traffic study prior to proceeding to the Planning Commission.

### Seven-Unit Plan

In 2018, the applicant prepared plans for a revised, seven-unit project with a combination of two- and three-story units, reduced building heights in compliance with the SP-10 height limits, and adding two additional guest parking spaces. All seven units have three bedrooms. Following receipt of mailed notices, new story poles were installed for the seven-unit project, ten View Analysis Reports were prepared, and a neighborhood meeting was scheduled.

### Neighborhood Meeting #2

On June 11, 2018, a second duly noticed neighborhood meeting was held regarding the revised seven-unit project and the ten new View Analysis Reports. The view reports demonstrated that view impacts had been reduced. Only four out of ten units had primary or secondary view impacts due to the three-story units. The remaining six units did not have view impacts. There were two residents in attendance who made the following comments:

- The changes to the project design are good and address several concerns.
- The alley is too narrow for two cars to pass and the slope is a concern.
- A request to prohibit ingress and egress to alley.
- The number of additional vehicles on Molino Avenue is a concern.
- All units have three bedrooms which could mean three cars/unit and parking impacts.

The direction from this neighborhood meeting was to complete a traffic study with a focus on parking and circulation concerns, prior to holding another Planning Commission workshop.

### Analysis:

The purpose of this Planning Commission workshop is to provide an overview of the revised seven-unit project in consideration of previous Commission direction, public input, and the SP-10 standards for the option of a residential use. This workshop will focus on reviewing the view analysis and traffic analysis reports. These were noted items of concern at both previous neighborhood meetings, and had not yet been previously analyzed.

### Subject Site

The subject site is a .37-acre site consisting of three parcels located in Planning Area 1 of SP-10 at the northwest corner of Molino Avenue and PCH. The site is bounded on the south by PCH, the west by an alley and the east by Molino Avenue. The adjacent land uses and zoning designations are:

Direction	Zoning Designation	Land Use
North	Residential High Density (RH)	3-story apartment bldg.
South	Long Beach, Commercial Highway (CH)	Commercial (Coast Motel)
East	SP-10, Planning Area 1, Neighborhood Commercial w/Residential opportunity	Single-family and multi-family homes
West (across alley)	SP-10, Planning Area 1, Neighborhood Commercial w/Residential opportunity	Commercial (Auto Service)

The subject site formerly housed a used car lot which is no longer in operation. There is a dilapidated three-story office building and a billboard sign. Overall, the site is in disrepair, and there have been reports of homeless persons living and loitering on the site (Attachments A and B).

### **PROJECT VICINITY MAP**



### **SP-10 Residential Option**

Given the slope of the site, SP-10 recognizes the physical and economic constraints for commercial development on this property and therefore allows an option for residential development. This option requires a high quality, low impact project that consolidates small lots and meets the required SP-10 findings and goals. The residential option also requires a new Specific Plan and a change to the General Plan designation. The applicant has provided a written description of the project changes and amenities (Attachment C).

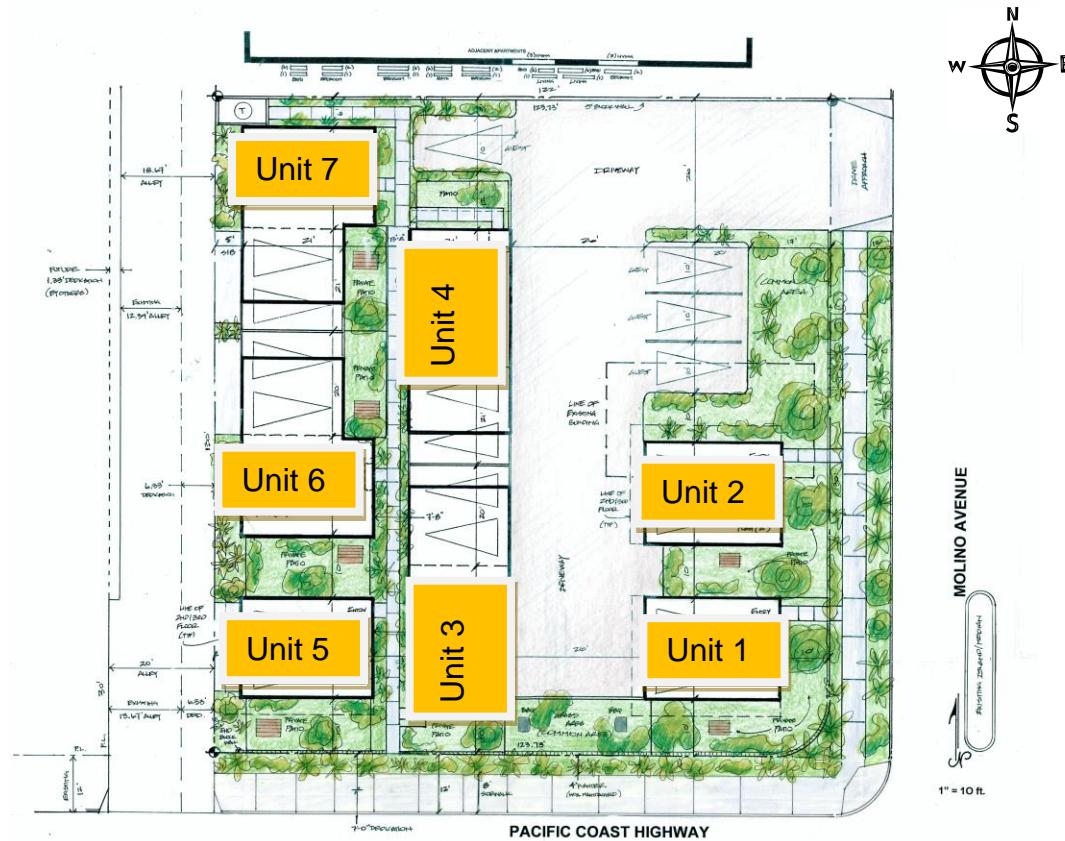
### Seven-Unit Site Plan

The project is a seven-unit, medium-density residential project with three three-story units and four two-story units. The two-story units are attached at the garages, while the three-story units are fully detached. The following revisions are proposed in response to Commission direction from the workshops and public input at the neighborhood meetings:

- The number of units was reduced from ten units to seven units.
- The density is now 18 DUA, which is a medium density versus a high density.
- All building heights are at or below the maximum height limit of SP-10.
- The three-story units are 27' tall and the two-story units are 18' tall (reduced from all units exceeding the 30' maximum).
- The number of driveways has been reduced from two to one, and the location is as far from PCH as possible.
- All of the landscape setbacks meet or exceed the required minimum.
- The awkward common area has been eliminated.
- Four out of seven buildings now have 10' separations, two are separated by 13'8", and two are separated by 7'8" (increased from 6' and 9').
- Two additional guest parking spaces are provided, and three out of four of the guest parking spaces are set back well away from the north property line.
- The number of units accessing the alley has been reduced from four to three.
- The project triggers a Public Works improvement requirement to widen the alley at the PCH entrance from 12' to 20'.
- A traffic and circulation study was completed; it found no significant impacts from the number of trips generated, and that required parking exceeded the minimum required by two spaces.
- The line of sight distances for Molino Avenue and the alley at PCH were analyzed in the traffic study, and will be maintained by lowering the height of and increasing setback for the block wall, and by appropriate landscaping.
- View Policy outreach and ten View Analysis Reports have been prepared showing reduced or eliminated impacts for all views.

Items not addressed are as follows:

- No additional lot consolidation nor a Molino Avenue cul-de-sac is proposed.
- The PCH sidewalk no longer meanders; however, the straight side walk is preferred by the City Engineer.

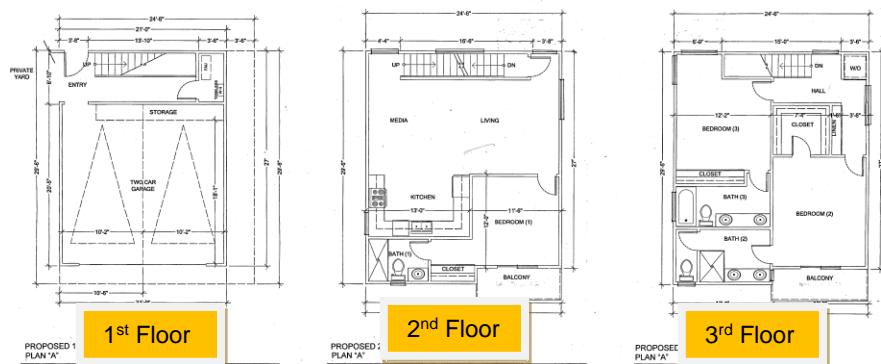


7-Units- 2 and 3-Story  
Detached and Attached

### Floor Plans

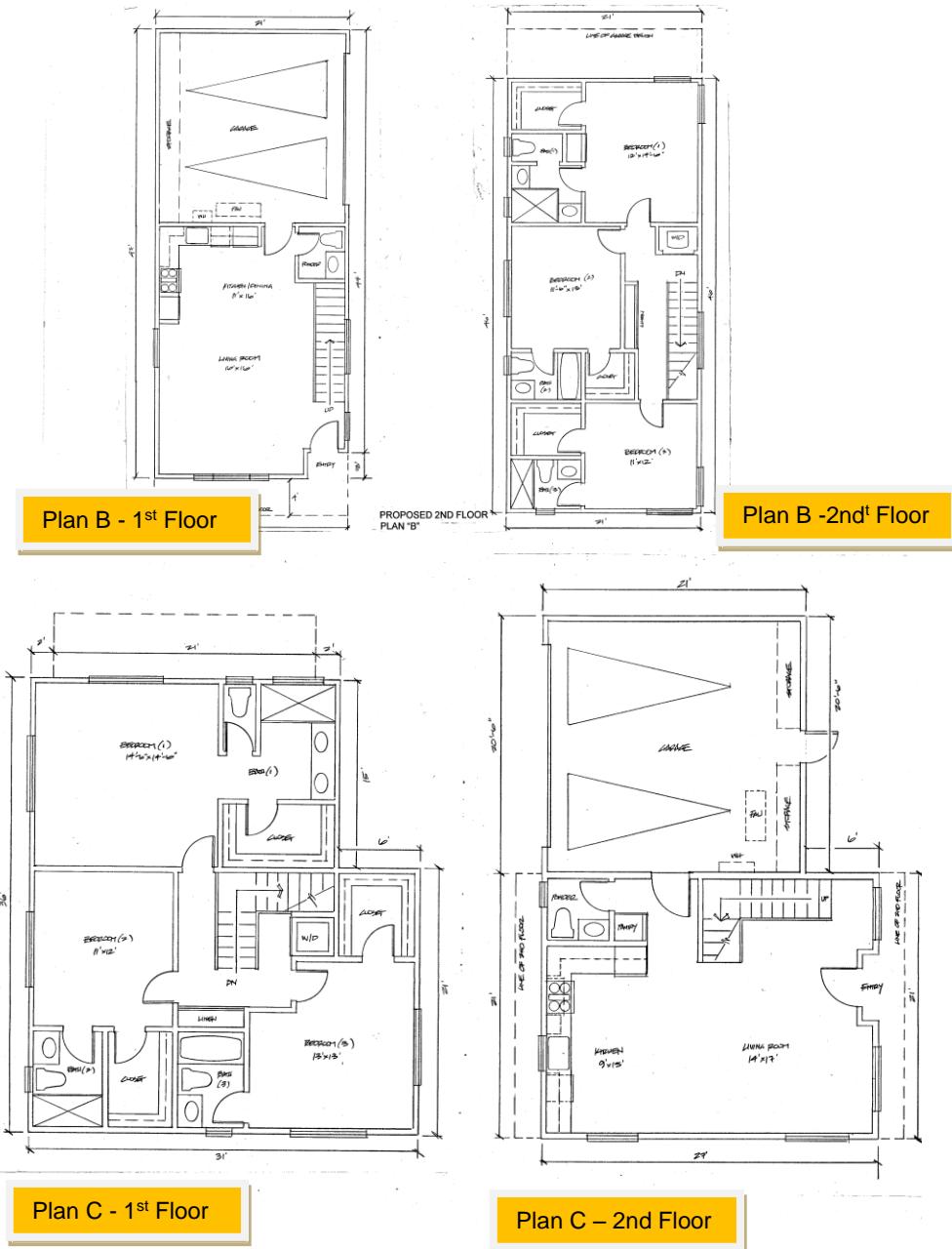
#### *Plan A – 3-Story, 3-Bedroom*

Units 1, 2, and 5 are three-story, 1375 square-foot, three-bedroom detached units with the living areas on the second and third floors, and two-car garages on the first floor.



### Plans B and C – 2-Story, 3-Bedroom

Units 3, 4, 6, and 7 are two-story, 1,550 square-foot, three-bedroom units, attached at the garages. They have living area and garages on the first floor and bedrooms on the second floor.



### Design

The architectural design is “mid-century modern” with contemporary styling that features stucco, glass, wood, and rock exterior treatments. Construction type will be wood frame with stucco finish, with veneers of wood and rock. Windows will be vinyl frames, and

doors will be painted wood. The opportunity for potential expansive views of both city and ocean is provided with the addition of balconies for Units 1, 2, and 5.



### View Impacts

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

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

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

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

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

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

### View Analysis #1

In October 2016, the applicant installed story poles and prepared View Analysis Reports for a three-story, nine-unit project. The reports included nine apartments from the adjacent apartment building to the north and four additional residential properties. These reports demonstrated that a majority of the primary and secondary views were being either partially or totally impacted. As previously mentioned, the nine-unit project was withdrawn by the applicant and a seven-unit project with reduced heights was submitted.

### View Analysis #2

In March, 2018, new story poles were installed for the seven-unit two- and three-story project, and a view notice was sent to residents and property owners within a 500' radius of the project. Staff received ten requests for a view analysis; eight from the adjacent apartment building to the north, one from the property owner of a residence across Molino Avenue to the east, and one from a resident on Junipero Avenue to the west.

The applicant met with all individuals that requested a view analysis and took view photos from the respective properties. The applicant then prepared view analysis photos with a solid red line depicting the rooflines and building footprints and a dashed black line depicting the maximum height limit allowed in SP-10. The view analysis was provided to each of the affected parties (Attachment E).

### View Analysis Assessments

For each property, a summary of the view analysis prepared by the applicant, a staff assessment and any property or resident comments of the submitted analysis has been prepared.





1) 1835 Molino Avenue, Apt 1 – 1<sup>st</sup> Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the first floor kitchen looking south and southwest. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** Reduced impacts to view(s). The two-story buildings seen from both views greatly reduce the impacts as they are significantly lower than the maximum height allowed (compare redline of building to black line of max. allowed). The three-story buildings continue to impact views.

- **Property Owner Comments:** Some views are still impacted due to three-story units. Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

2) 1835 Molino Avenue, Apt. 2 – 1<sup>st</sup> Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the first floor bedroom looking southwest and south. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** Reduced impacts to view(s). The skyline views to the south across PCH are still impacted although the existing building across PCH in Long Beach blocks the majority of these views. The two-story buildings greatly reduce the impacts to the skyline views from the southwest. The buildings are significantly lower than the maximum height allowed (compare redline of building to black line of max. allowed). The three-story buildings continue to impact views.
- **Property Owner Comments:** Some views are still impacted due to three-story units. Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

3) 1835 Molino Avenue, Apt. 3 – 1<sup>st</sup> Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the first floor bedroom looking south and southwest. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** Reduced impacts to view(s). The skyline views to the south across PCH are not impacted by the two-story buildings although they are impacted by the three-story buildings for the south view. There appears to be no impacts to the southwest view. The buildings are significantly lower than the maximum height allowed (compare redline of building to black line of max. allowed).
- **Property Owner Comments:** Some views are still impacted due to three-story units. Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

4) 1835 Molino Avenue, Apt. 10 – 2nd Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the second floor bedroom looking southwest and south. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).

- **Staff Assessment of Applicant's View Analysis:** No impacts to view(s). The southwest and south skyline views appear to have no impacts and removal of the on-sight billboard sign will improve the existing view. The three-story building in the south view appears to have no additional impacts due to the existing view impacts caused by the on-sight three-story office building.
- **Property Owner Comments:** Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

5) 1835 Molino Avenue, Apt. 11 – 2nd Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the second floor bedroom facing southwest and south. Secondary view photos were taken from the second floor kitchen looking south and southwest. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** No impacts to view(s). The southwest and south skyline views appear to have no impacts to the primary or secondary views and removal of the on-sight billboard sign will improve the existing view. The three-story unit in the south view appears to have no additional impacts due to the existing view impacts caused by the on sight three-story office building.
- **Property Owner Comments:** Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

6) 1835 Molino Avenue, Apt. 12 – 2nd Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the second floor bedroom looking south and southwest. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** No impacts to view(s). The south and southwest skyline views appear to have no impacts and removal of the on sight billboard sign will improve the existing view. The three-story building in the south view appears to reduce the existing impacts caused by the on sight three-story office building.
- **Property Owner Comments:** Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

7) 1835 Molino Avenue, Apt. 14 – 2nd Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the second floor bedroom looking southwest and south. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).

- **Staff Assessment of Applicant's View Analysis:** No impacts to view(s). The southwest and south skyline views appear to have no impacts and removal of the on sight billboard sign will improve the existing view. No three-story units are visible from this apartment.
- **Property Owner Comments:** Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

8) 1835 Molino Avenue, Apt. 21 – 3rd Floor – Tony Pasarow (property owner)

- **Applicant Assessment:** Primary view photos were taken from the third floor balcony looking southwest and south. Secondary view photos were taken from the third living room and bedroom looking southwest and south. The applicant reported that the property owner agreed that the view impacts were greatly reduced (Attachment E, Page 2, c).
- **Staff Assessment of Applicant's View Analysis:** No impacts to view(s). The southwest and south skyline views appear to have no impacts to the primary or secondary views and removal of the on-sight billboard sign will improve the existing view. The three-story units in the secondary views appear to have no additional impacts due to the existing view impacts caused by the on-sight three-story office building.
- **Property Owner Comments:** Prefers neighborhood commercial use over residential option due to impacts on parking and inability to consolidate sufficient land area to design a high quality, low impact project.

9) 1804 Junipero Avenue – Ana Safari

- **Applicant Assessment:** No view photos were taken from the residence as the applicant reports they were not able to make contact the Ms. Safari. View photos were taken from the yard at ground level looking east up PCH and from the south side of PCH facing east (Attachment E, page 2).
- **Staff Assessment of Applicant's View Analysis:** Impacts to views not determined. The project is two streets east of the Junipero residence. It appears that the three-story units may be visible from the Junipero residence; however, the Molino Avenue project site is elevated and therefore it seems unlikely that the Junipero residence has existing primary or secondary views.
- **Resident Comments:** None received.

10) 1834 Molino Avenue – Sridhar Reddy (property owner)

- **Applicant Assessment:** A primary view photo was taken from the window of the front unit looking west across Molino Avenue and a secondary view photo was taken looking southwest. The applicant reported that following receipt of the report, Mr. Reddy stated he had no further comments at the time (Attachment E, Page 2).
- **Staff Assessment of Applicant's View Analysis:** Reduced impacts to views. The view to the west appears to have minimal if any primary view

impacts over the two-story units. The secondary view to the southwest is blocked by the three-story units.

- **Property Owner Comments:** Reports view impacts to his property due to three-story units.

#### *Summary of View Impacts*

- All view impacts have been reduced.
- Three out of ten primary views from the first floor of the apartment building at 1835 Molino Avenue have impacts due to the three-story units.
- One secondary view from 1834 Molino Avenue has impacts due to the three-story units.

#### Traffic and Parking Impacts

Based on concerns voiced at the neighborhood meetings and workshops, the applicant prepared a focused traffic and parking analysis to consider impacts and safety (Attachment F). The following items were analyzed for the seven-unit residential project:

- Trip generation.
- On-sight parking.
- Sight distance.
- Collision history.
- Alley ingress and egress.
- Commercial project comparisons.

On these topics the traffic and parking analysis noted the following:

- The proposed project is forecast to result in a nominal increase in peak hour and daily trips (Attachment F, pg. 12).
- In comparison, a 4,465 square-foot commercial project is forecast to result in more than double for both the daily trips and the peak PM trips.
- On-sight parking meets the Signal Hill Municipal Code (SHMC) for garage parking with two-garage spaces per three-bedroom unit, and exceeds the SHMC for guest parking by two spaces.
- In comparison, the SHMC would require a 4,465 square foot commercial project to have four additional spaces beyond the 14 required for the residential project.
- In accordance with the observed traffic speeds, the required line of sight distances for access onto PCH and Molino Avenues from the subject site are established as 385' and 150' respectively, which will be conditions of approval from the City Engineer.
- There have been no reports of collisions for either the PCH/Molino Avenue intersection or the PCH/Ohio intersection since 2010. Two accidents have been reported on or near the adjacent intersection of PCH and Stanley Ave since 2010.

- There are no records of collisions at the alley and PCH intersection west of the subject site.
- The proposed project requires widening of the westerly alley to 20' at the entrance, compared to the existing 13.67' alley width.

Although parking congestion for on-street parking in the area was not specifically analyzed, it should be noted that residents reported high volumes of street parking on in the surrounding neighborhood throughout the day and at night. Staff have observed high parking volumes during daytime hours. One property owner notes that although a commercial project has increased trip generation, it would not have increased overnight parking.

## Next Steps

### *Planning Commission Direction*

Before proceeding to a public hearing, direction from the Commission is necessary on whether the project meets the SP-10 goals, and whether the required findings can be made (see page four for goals and findings) for the following items:

- Project density.
- Building height.
- Sufficient parking.
- Project design.
- View impacts.
- Traffic impacts.

In addition to direction from the Planning Commission it should be noted that prior to proceeding to a public hearing, the applicant will be required to complete the following:

- A Phase I, and potentially a Phase II, soils analysis as part of the environmental determination.
- A preliminary landscape plan with plant types included.
- A condominium tract map reviewed by the City Engineer.

Approved by:

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Scott Charney

Attachments



Attachment A



Attachment B

January, 2019

## **MOLINO AVENUE HOMES**

### **DEVELOPMENT PROPOSAL NARRATIVE**

1801 / 1821 Molino Avenue  
2599 E. Pacific Coast Highway  
N/W Corner Pacific Coast Highway &  
Molino Avenue,  
Signal Hill, California

The proposal is for a Planned Development of seven (7) new single-family detached homes on the subject property. The property is 0.39 acres. The proposed density will be at 17 units / acre.

The residences will be a combination of two story and three story units; consisting of 4 two story dwellings with one story of living over private double garages, and 3 three story units with two stories of living over private double garages. The units will consist of three bedrooms with three or three and one-half baths, and range from 1375 s.f. to 1550 s.f. They will have a large ground floor private yard and patio area, and some will have private view balconies. They will also feature interior laundry areas, walk-in closets, forced air heating and A/C.

Parking for the units will be provided as two private spaces in an attached garage directly accessible from the unit. Required guest parking is one space per four units, however, the proposal is to provide 1.75 spaces per each units, for a total of four spaces (double the required amount). Access to parking will be by way of a 26 ft. wide driveway loading from Molino Avenue at the north end of the property away from Pacific Coast Highway; serving the units to the north and south; as well as a public alley serving the units to the west.

Ample landscaping will be provided through the incorporation of several planting areas, as well as a common recreational space featuring a landscaped area with BBQs.

The architecture will be “mid-century modern” with contemporary styling featuring stucco, glass, wood and/or rock exteriors. Basic construction will be wood frame with stucco finish, and veneers of wood and/or rock. Windows will be vinyl frames, and doors will be painted wood. The opportunity for potential expansive views from the new homes, both city and ocean, has been taken into consideration in the design by providing private view balconies for some units. As well, the preservation of views for the neighboring properties has been taken into consideration, and every effort has been made to maintain these views through the incorporation of view corridors terraced elevations, flat roofs, and building separation.

Site plan design for the development will consist of seven individual detached living unit structures. Four of the seven units will be attached at the garages only. Building separation areas will be utilized as private yards and patios, and the site will include ample landscaping and recreational areas.

The current proposal has been developed as a result of several staff meetings in which the developer received input from staff; as well as presentations to Planning Commission workshops in which feedback and suggestions were received from the Planning Commission members. The feedback and suggestions resulting from several meetings with neighbors and members of the community, both public and private, have also been utilized in developing the current design proposal.

The developer has made every effort to incorporate the positive feedback and suggestions into the current design, and believes that this final proposal embodies all the elements that staff, Planning Commission and the community have expressed as a desire to see in a development for this property.

A great deal of consideration and effort has been given to the necessity to meet and exceed the Specific Plan criteria. Several upgrades and improvements on the previous proposals have been made in this final design which accomplish these goals. Some examples of these improvements are as follows:

- The number of proposed units has been reduced from (14) to (7) total.
- Proposed density has been decreased from (34) du/acre to (17) du/acre.
- Open space and private open space, yards / patios have increased in size.
- All units are proposed to be detached, and building separations have been increased to allow for more light, fenestration, usable open space and view corridors.
- Building pads have been lowered and terraced down the property grade, and finish building roof heights lowered to meet and exceed the criteria of the 30 foot Pacific Coast Highway height limit, thereby benefiting adjacent properties by creating improved view corridors.
- High quality architecture has been employed in the layout and design of the residential units, incorporating quality materials and finishes.
- Access to the development has been redesigned and reduced from two driveways to one driveway, which has been relocated to the northeast side of the property, away from Pacific Coast Highway traffic, thus creating additional parking on Molino Avenue.

- Guest parking is being provided at a ratio of (1.75) spaces per 4 units (instead of (1) per 4 units); an increase of double the required two spaces .
- All required setbacks have been redesigned and meet or, in many cases, significantly exceed the Specific Plan criteria.
- Increased landscaping has been added along both the Pacific Coast Highway and Molino Avenue frontages to enhance the aesthetics of the streetscape.
- The developer has made several attempts to work with adjacent property owners in an effort to consolidate properties and possibly create a cul-de-sac at the Molino / PCH intersection.

( These efforts were not successful; adjacent property owners expressed no interest in consolidating or selling their properties, joint venturing in a new development, or providing property in the design of a cul-de-sac ).

- Outreach to neighboring properties and the concerned community has been made in order to solicit feedback and input from neighboring tenants and property owners who may be affected by the development, with excellent feedback which has been incorporated into the current design proposal.
- The surrounding neighborhood will benefit greatly by providing quality housing and eliminating blight in the area.
- The proposed project will serve to improve the immediate neighborhood, the community, and benefit the citizens of Signal Hill, as well as beautifying the Pacific Coast Highway corridor. It will not be detrimental to the health or welfare of the general public.

The developer feels that the current development proposal addresses the concerns of staff, the Planning Commission and the community and is successful in meeting and exceeding the aesthetic and design criteria of the Specific Plan, and the needs of the community. The current proposal, provides a high quality residential development which will be very compatible with and greatly improve the neighborhood, while accomplishing the goals of meeting the vision and intent of the Specific Plan.



## **VIEW POLICY**

### **Section 1. Purpose**

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

Specifically, this View Protection Policy accomplishes the following:

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

### **Section 2. Procedures and Requirements for Level 1 View Analysis**

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

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

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

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

### **Section 3. Procedures and Requirements for Level 2 View Analysis**

#### **A. Circumstances Requiring Level 2 View Analysis**

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

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

#### **B. Noticing for Level 2 View Analysis**

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

1. The applicant shall take reasonable steps established by the City to consult with owners and residents or property located within 500 feet of the subject site. The applicant shall submit to the Planning Department the signatures of all individuals whom the applicant consulted.
2. The City shall mail written notices to property owners, residents, and homeowners' associations within 500 feet of the subject site. Associated fees will be charged to the developer's deposit. Such notice shall contain a deadline for written comments.
3. The applicant shall post a copy of the view impact notice on the property. The notice shall be readable and/or readily accessible from the public right-of-way.
4. The Director of Planning may reduce the noticing requirements, if a Level 1 view analysis clearly indicates that limited numbers of existing structures will be affected by the proposed development. In such instance, only the affected owners/residents would require special notice.

#### **C. Preparation of Level 2 View Analysis**

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

#### D. Designation of Primary and Secondary Views

1. An applicant shall designate the primary and secondary-viewing areas in each affected building.
2. A viewing area shall be designated a "primary viewing area," if two or more of the following conditions exist:
  - a. The view is the only view in the structure.
  - b. The view is the resident's most important view.
  - c. The subject of the view is a unique landmark, such as the Queen Mary, Long Beach skyline, Palos Verdes, the ocean, Los Angeles, San Gabriel/Santa Ana Mountains.
3. A viewing area shall be designated a "secondary viewing area," if only one of the above conditions exists.
4. A viewing area excludes bathrooms, hallways, garages, closets and outdoor required setback areas.
5. The following view subjects are not eligible for analysis or preservation.
  - a. Buildings on neighboring lots
  - b. The sky
  - c. Vacant land that is developable under City code
  - d. Alleys or streets

#### E. Preparation of Level 3 View Analysis

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

## **Section 4. Evaluation of View Analysis**

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

B. In an effort to preserve existing views, an applicant may be required to make any or all of the following modifications to the proposed project:

- Reduce square footage
- Increase setbacks
- Eliminate bedrooms
- Revise roofline including decreasing the area of a 2<sup>nd</sup> story
- Revise floor plan

## **Section 5. Amendments**

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

## MOLINO AVENUE HOMES

N/W Corner Molino Avenue & Pacific Coast Highway  
Signal Hill, California

### VIEW ANALYSIS REPORT

March 31, 2018

The owner/developer of the above referenced property, Mr. Mike Afiuny, is proposing to build seven single-family detached homes on the subject site. As a requirement of the entitlement process, a View Analysis Study has been prepared for the proposed development and distributed to concerned neighbors upon their request.

Working together with City staff, an area of the neighborhood surrounding the proposed project was designated as having views possibly impacted by the proposed new buildings. This area was determined to be certain locations on Molino Avenue, Stanley Avenue and Pacific Coast Highway.

In February, 2018, area residents were notified of the proposed project, and asked to provide comments. Residents were also asked to contact the developer and request a photo view analysis from their property if they felt that their views could potentially be affected by the new buildings. A list of respondents requesting the view analysis was compiled, and site visits were subsequently conducted by the developer to obtain photos from various locations on the potentially affected properties in order to develop a comprehensive view analysis study for each individual property.

Detailed view analysis reports were prepared including photos illustrating current views from the properties, which were designated primary or secondary views. On these photos were plotted the outlines of the new buildings as proposed by the developer, as well as the PCH height restriction line for comparison with existing views.

The View Analysis studies were subsequently delivered to the residents requesting them. At the time of distribution, the developer requested that the residents review the View Analysis for their individual property and contact him to arrange a meeting to discuss their concerns.

The following is an account of the owners / residents who submitted comments on the proposed project; the owners / residents who initially requested a View Analysis for their residences; the owners / residents who subsequently requested a meeting to discuss their concerns; and the results of those meetings:

**OWNER / RESIDENT: Sridhar Reddy, Owner / Manager**

**ADDRESS: 1834 Molino Avenue**

**VIEW ANALYSIS: Requested / Provided**

COMMENTS : Upon receiving notification of the proposed project, Mr. Reddy requested that a view analysis be conducted from his property at 1834 Molino Avenue. The photo analysis was prepared and forwarded to Mr. Reddy.

Mr. Reddy was subsequently contacted to see if he would like to meet to discuss the analysis, but he indicated that he did not wish to meet and had no further comments at that time.

**OWNER / RESIDENT: The Safari Family, Owner / Resident**

**ADDRESS: 1804 Junipero Avenue**

**VIEW ANALYSIS: Requested / Provided**

COMMENTS : Upon receiving notification of the proposed project, The Safari family requested that a view analysis be conducted from their property at 1804 Junipero Avenue. Attempts were made to contact the Safaris' with no success, so a photo analysis was prepared from adjacent to their property and forwarded to them at their home address.

No communication was received from the Safaris' subsequent to sending the view analysis to them, and no request for a meeting or additional comments were received.

**OWNER / RESIDENT: Tony Pasarow, Owner**

**Andy & Claudine Crljen, Resident Managers**

**ADDRESS: 1835 Molino Avenue / Apartments ( Units 1 through 21 )**

**VIEW ANALYSIS: Requested / Provided / Meeting attended**

COMMENTS: View analysis reports were requested by Tony Pasarow, owner of the apartments at 1835 Molino Avenue, and Andy & Claudine Crljen, the resident apartment managers, who also requested a meeting to discuss the changes and improvements made to the design of the previously proposed project. On March 29, 2018, we met with and reviewed the view analysis with them and they provided their comments.

They indicated that their main concern with the project had been the parking issue, but that they were encouraged to see that changes to the project design had been made based on their concerns; and they were satisfied with the improvements made on the current proposal, i.e., the facts that:

- (a) the unit density had been reduced from 9 to 7 units in order to allow for a redesign to better suit the project city guidelines, and address the concerns of the residents;
- (b) four of the seven buildings had been reduced from three stories to two stories;
- (c) all of the buildings were at or below the required height limit of 30 feet, with five of them being lower than the allowance, and two of them being partially below the allowance; resulting in the view impacts being greatly reduced;
- (d) additional parking has been provided, doubling the minimum requirement for the project.

## PROJECT SYNOPSIS

The current proposed project design is the direct result of years of design and revision based on feedback and recommendations from City staff, Planning Commission and the neighboring residents. Every effort has been made to meet the concerns of the City of Signal Hill and the surrounding residents and community at large. Some of the changes and revisions made to improve the previous proposed designs are as follows:

- Density reduced from (14) to (7) units.
- Proposed homes redesigned to be detached, as opposed to original attached units.
- Detached buildings more widely separated on site and terraced grades provided to improve view corridors.
- Entire property / building site lowered from original proposed design to provide reduced building height and accommodate improved views for neighbors.
- Architectural style changed from traditional Mediterranean with sloped roofs to contemporary; providing flat roofs, minimizing view impact and meeting or exceeding PCH height restriction requirement.
- Window locations redesigned so as to not infringe upon privacy of neighbors.
- Larger private open space areas for individual residents provided.
- Double the amount of required guest parking spaces provided onsite.
- Additional parking space on Molino provided ( currently 3 spaces, proposing 4 spaces ).
- Reduced driveway access to the site to one instead of two, and increased distance from PCH.
- Increased onsite and offsite project landscaping.

Every effort has been made to address the concerns of City staff, Planning Commission and the neighbors in relation to density, building heights, views, parking, privacy and aesthetics; as well as to meet and/or exceed the 30' height restrictions from PCH as required by the code.

Significant improvements have been made to the original project designs. As a result, density has been decreased, the impact on neighboring views has been greatly reduced, parking increased, and the overall aesthetic design of the project significantly improved.

We believe that significant progress has been made in addressing the concerns of all parties, and providing a project which will be an asset and an outstanding improvement to the neighborhood, through incorporating the valuable input of the community and addressing their concerns in the aesthetics and development of the proposed new housing.

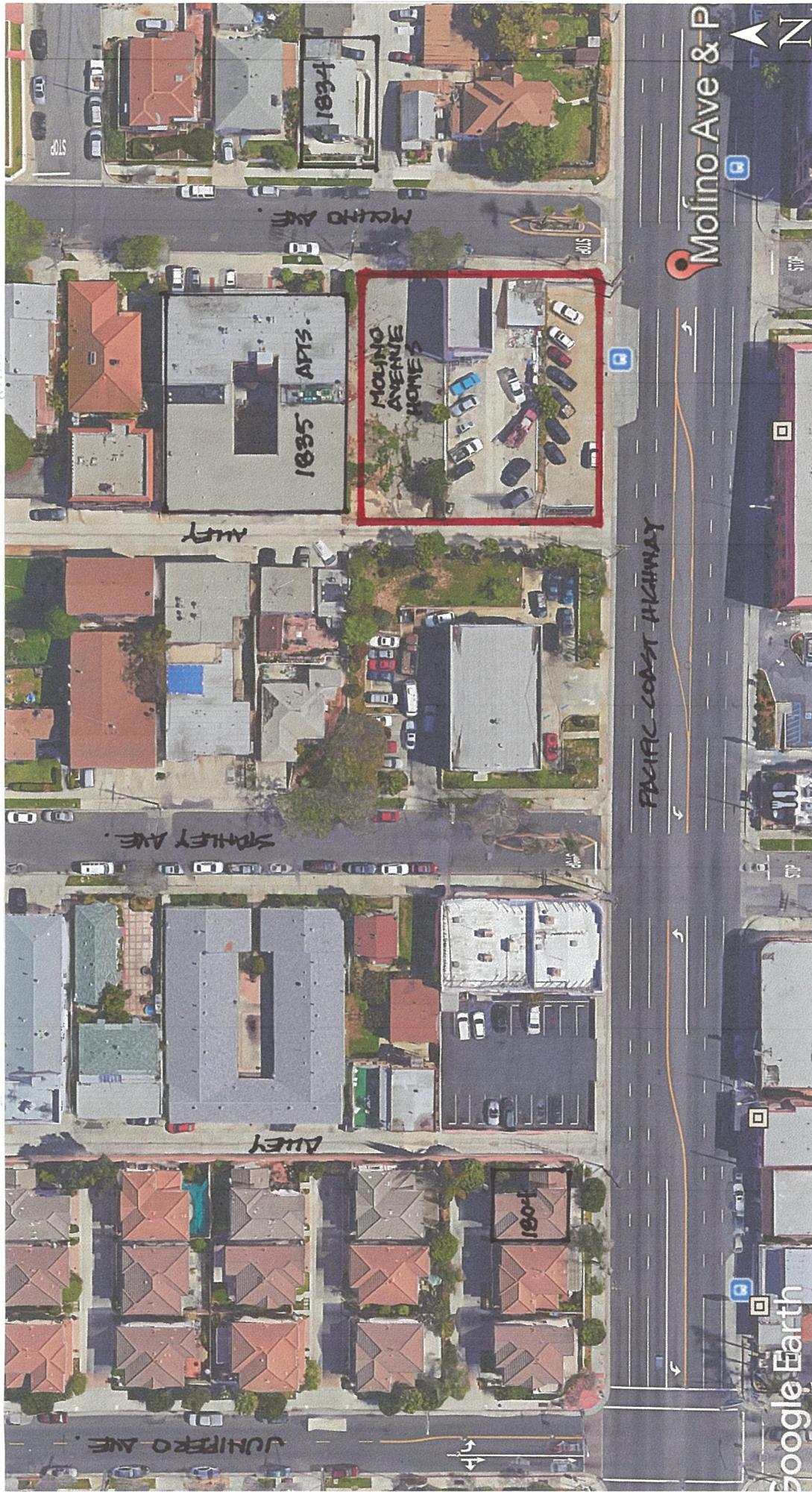
# MOLINO AVENUE HOMES

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SEVEN DETACHED  
SINGLE-FAMILY HOMES  
N/W Corner  
Molino Avenue & PCH  
Signal Hill, California

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Photo View Analysis  
February 1, 2018



**MOLINO AVENUE HOMES**  
SEVEN SINGLE-FAMILY  
DETACHED HOMES  
Signal Hill, California

## SITE PLAN

Dwelling Units

MOLINO AVENUE

**MOLINO AVENUE / PCH**  
**(7) SINGLE-FAMILY HOMES**

FEBRUARY, 2018

# MOLINO AVENUE / PCH

## (77) SINGLE-FAMILY HOMES

NEW CORNER PACIFIC COAST HIGHWAY & MOLINO  
Avenue, Santa Barbara, CA

OWNER:  
M. M. McAdory

LEGAL DESCRIPTION:  
Lot 22, Tract 35112, Map Book 8, Page 92, L.A. County  
LOT SIZE: 0.41 acres

This hand-drawn site plan illustrates a residential property layout with the following details:

- Property Lines:** The property is bounded by a **DRIVEWAY** on the left, **ALLEY** on the bottom, **INTEREAVES** on the top, and **OUTLINE** on the right.
- Lot Numbers:** The property is divided into seven lots, each with a unique number and a yellow background:
  - Lot 1:** Located in the top right corner, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 2:** Located in the top center, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 3:** Located in the middle right, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 4:** Located in the middle left, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 5:** Located in the bottom right, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 6:** Located in the bottom center, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
  - Lot 7:** Located in the bottom left, with dimensions 20' x 30'. It contains a **DETACHED GARAGE** (12' x 20') and a **DETACHED BLDG.** (12' x 20').
- Dimensions:** The property dimensions are 120' wide by 120' deep. Specific dimensions for lots are as follows:
  - Lot 1: 20' wide by 30' deep.
  - Lot 2: 20' wide by 30' deep.
  - Lot 3: 20' wide by 30' deep.
  - Lot 4: 20' wide by 30' deep.
  - Lot 5: 20' wide by 30' deep.
  - Lot 6: 20' wide by 30' deep.
  - Lot 7: 20' wide by 30' deep.
- Other Features:** The plan includes a **LINE OFF EXISTING EXCHNG** and a **DRIVEWAY**.
- Scale:** A scale bar indicates 1" = 0'-0".

## PACIFIC COAST HIGHWAY

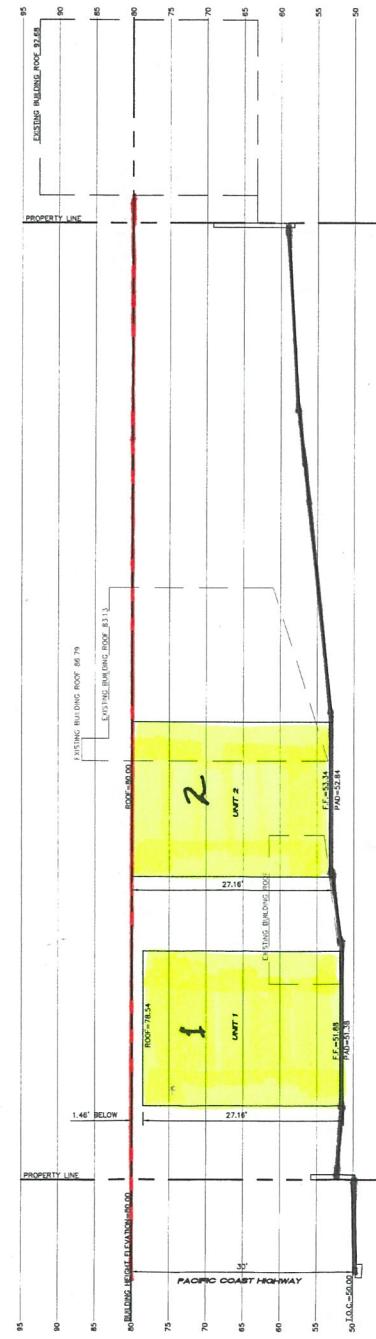


## LEVELS

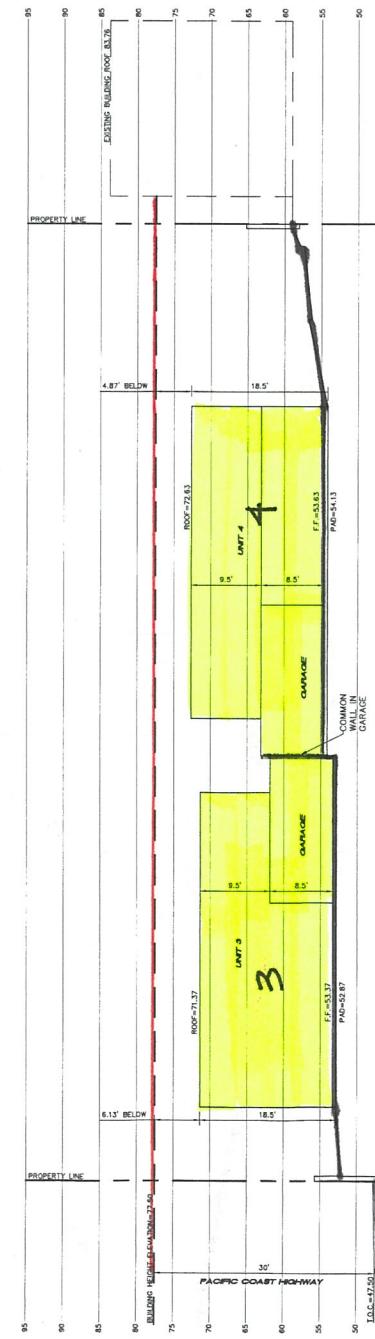
DWELLING UNIT



**BUILDING SECTION LINE (A)**  
HORIZONTAL AND VERTICAL SCALE: 1' / A' = 1'-0"



BUILDING SECTION LINE B



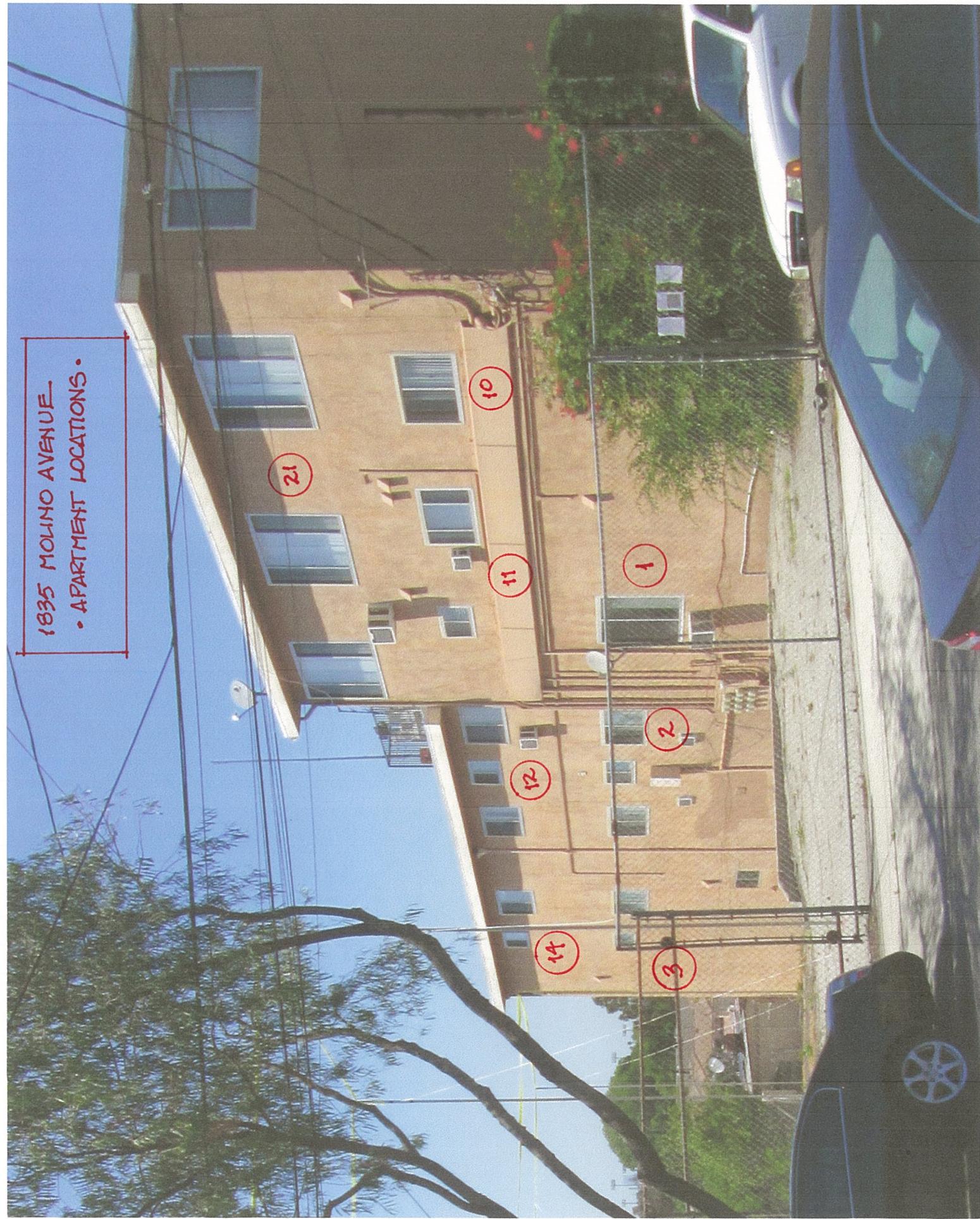
BUILDING SECTION LINE C

MIKE AFUNY	
SECTIONS	
1801 MOLINO AVENUE 1821 MOLINO AVENUE	
2599 EAST PACIFIC COAST HIGHWAY	
SIGNAL HILL	
CALIFORNIA	
SHEET NO. 1	
REV. A	
JCA	
JONES, CALI & ASSOCIATES	
11900 Bunker Boulevard • Suite 100 • Cypress, CA 90630 • (714) 220-1244	
California • Nevada • Oregon • Washington	
DRAWN BY: N/A	SCALE: 1/8" = 1'
DATE: 11/21/2017	DRILLED: D.R.
DRILLED NO. 15-2174	PREPARED UNDER THE DIRECTION OF:

REVISION	DATE	BY	DESCRIPTION	PREPARED UNDER THE DIRECTION OF	ENCL. NO.	SHEET NO.	HEP.
				AND DO		15-274-SEC	2 OF 3



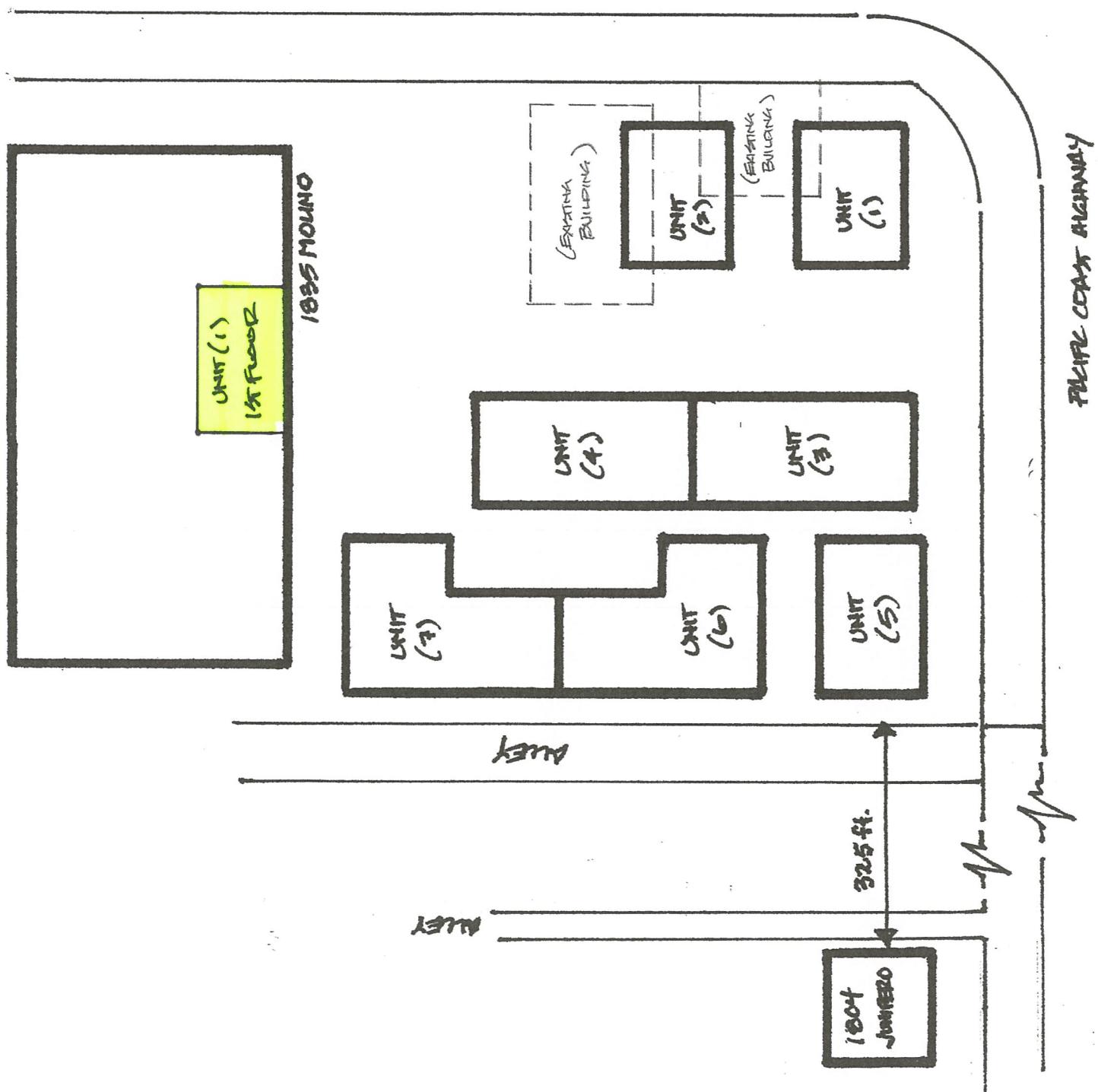
1835 MOLINO AVENUE  
• APARTMENT LOCATIONS.



UNIT VIEW  
LOCATIONS

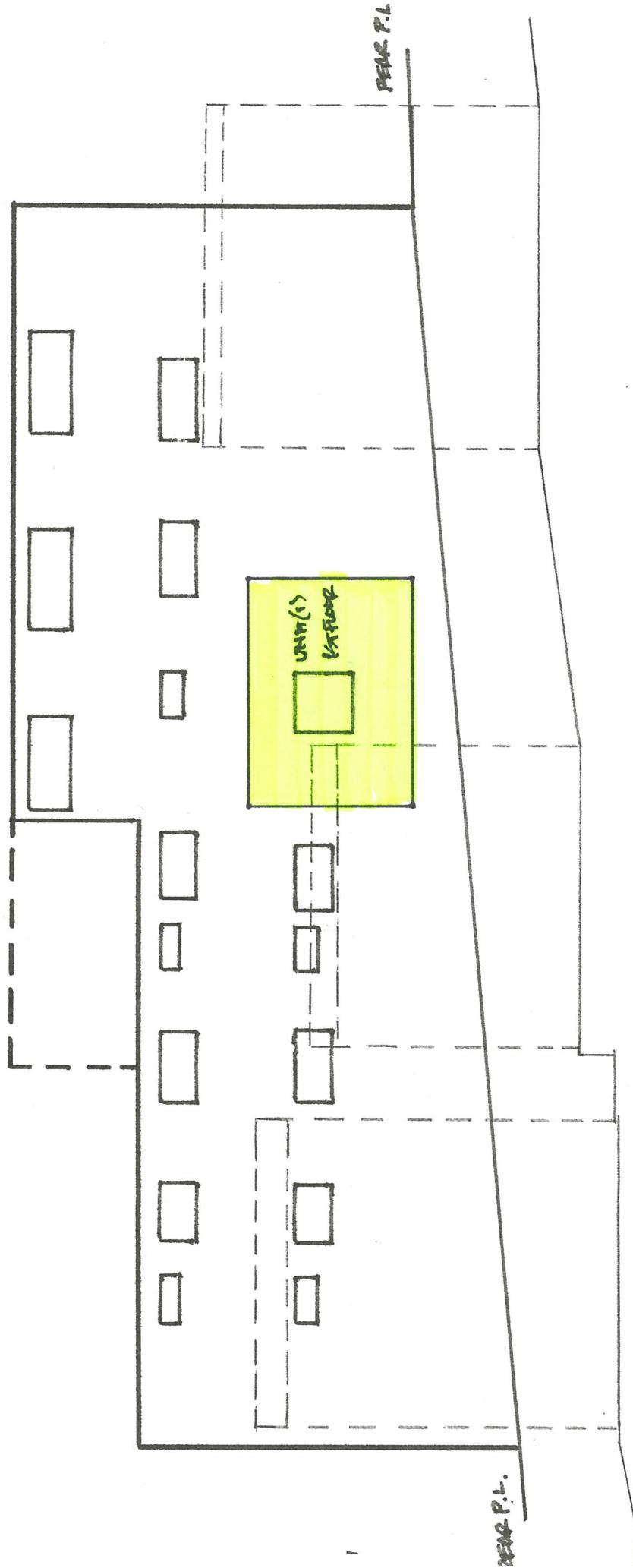
1884  
Mount

MODULE ASSEMBLY

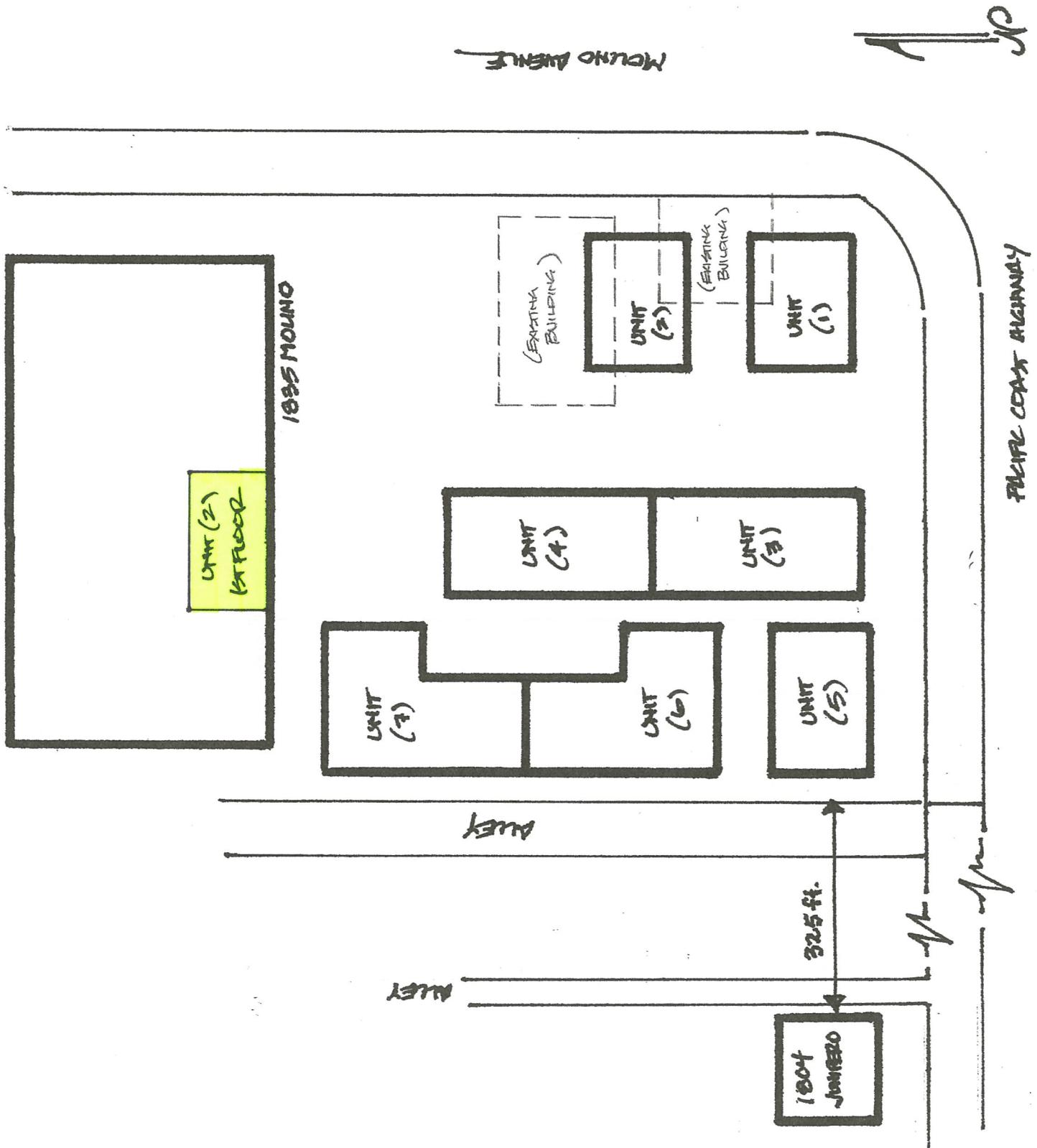
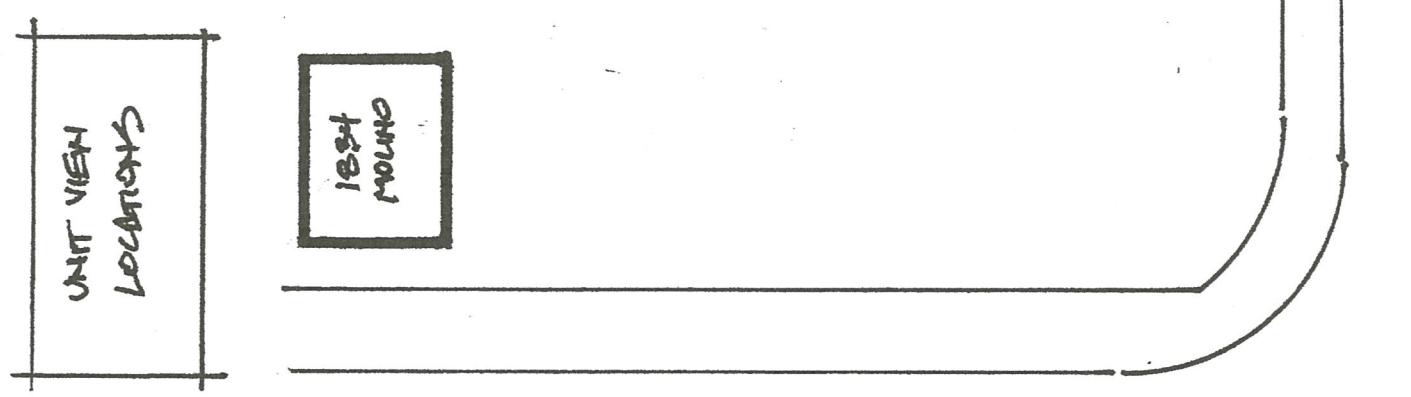


PHILIP COPE MASONRY

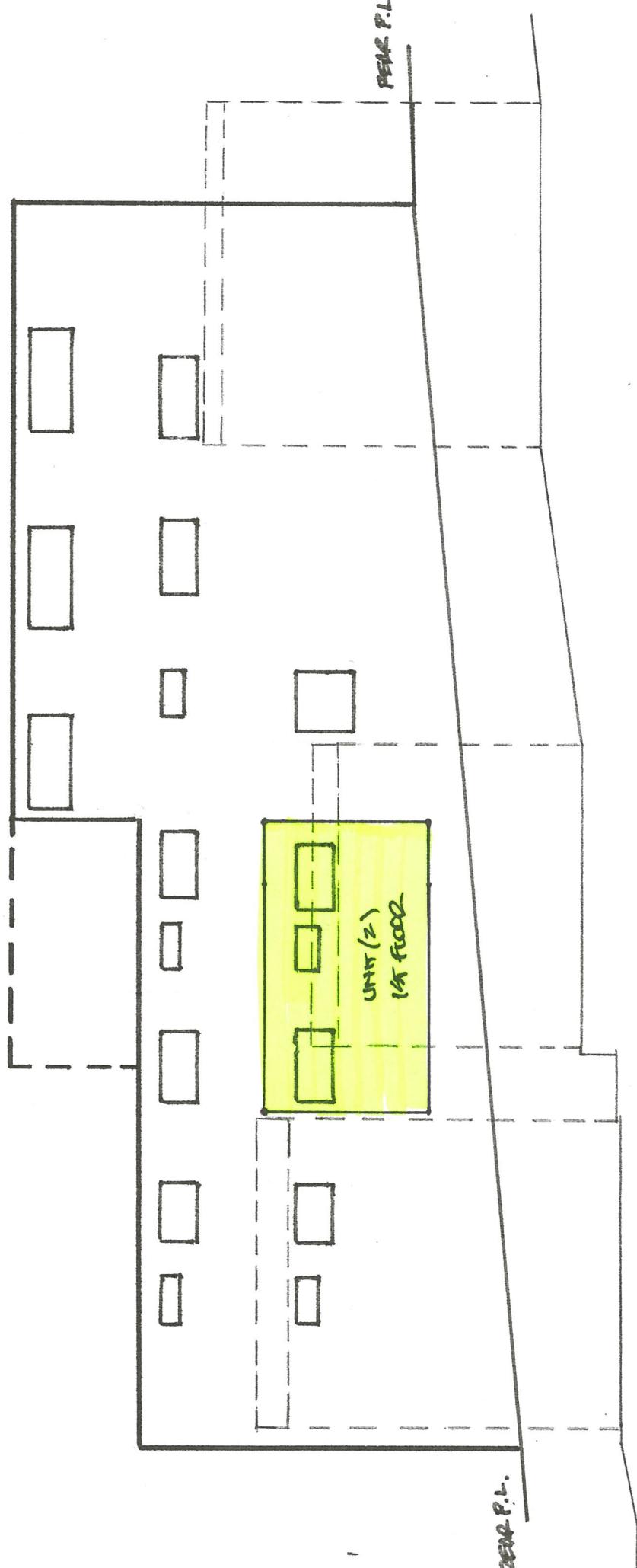
1835 MAUNDAE.  
UNIT VIEW  
LOCATION →

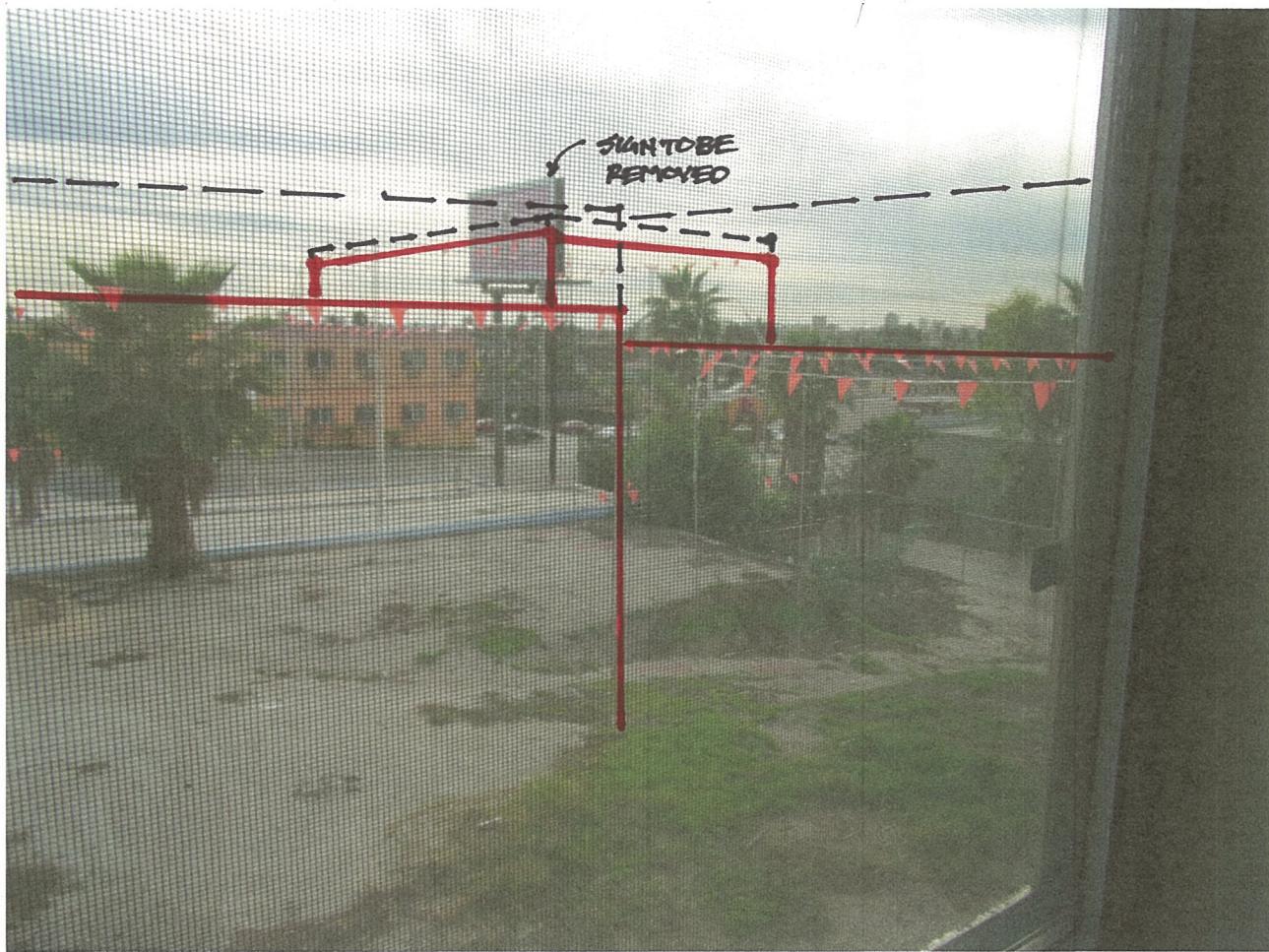


1835 Molino - Unit (1) - 1<sup>st</sup> floor – South @ kitchen (primary)1835 Molino – Unit (1) – 1<sup>st</sup> floor – Southwest @ kitchen (primary)



1835 MAIN ST.  
UNIT VIEW  
LOCATION →

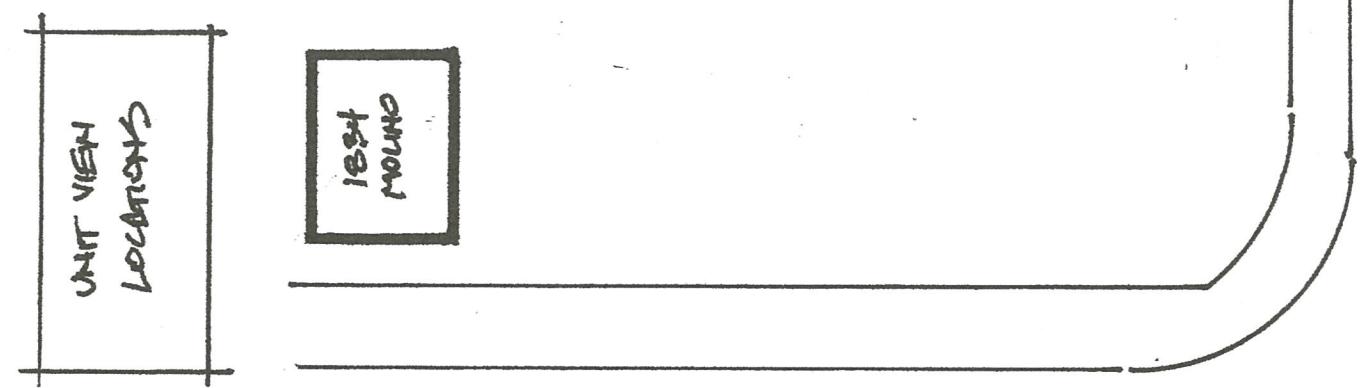




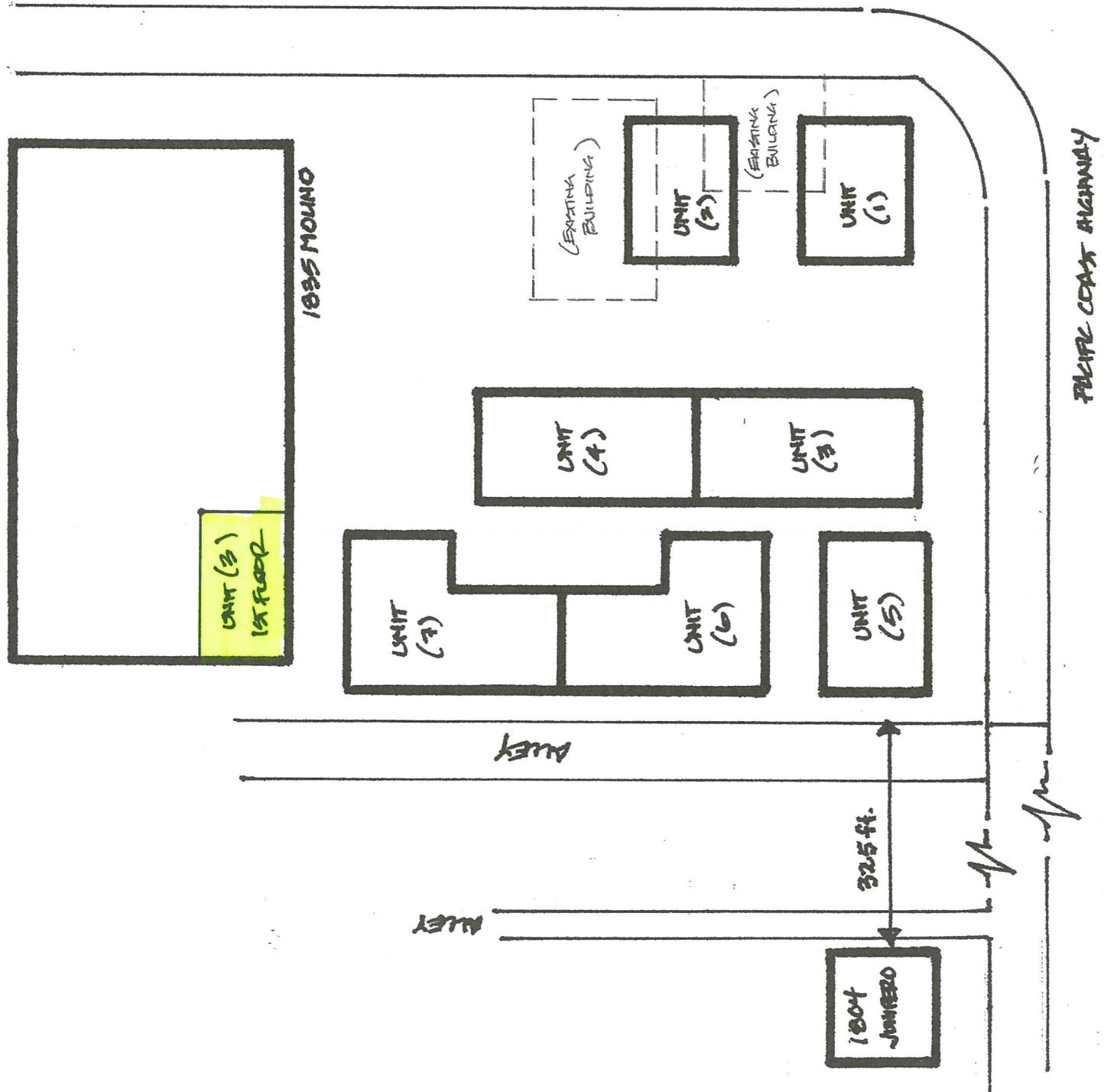
1835 Molino – Unit (2) – 1<sup>st</sup> floor - Southwest @ bedroom (primary)



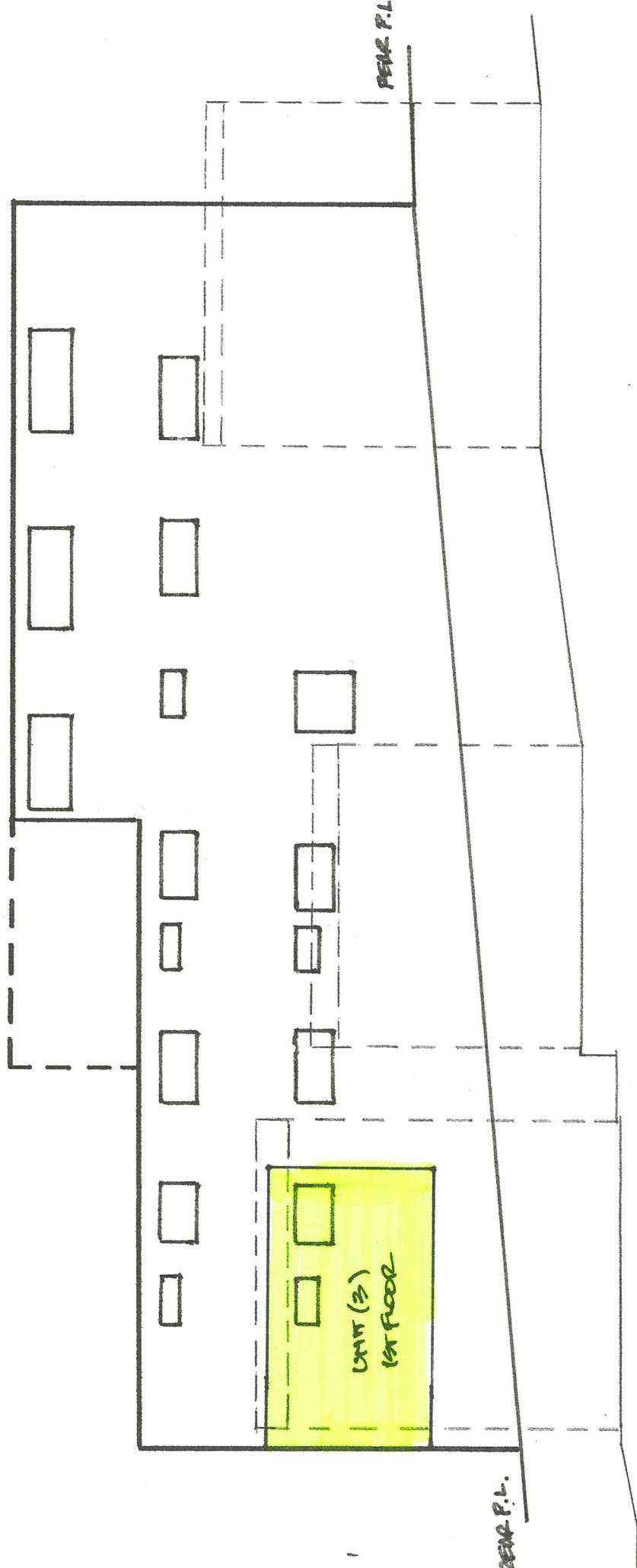
1835 Molino – Unit (2) – 1<sup>st</sup> floor - South @ bedroom (secondary)



MONDO MODEL



1835 MAIN ST.  
UNIT VIEW  
LOCATION →



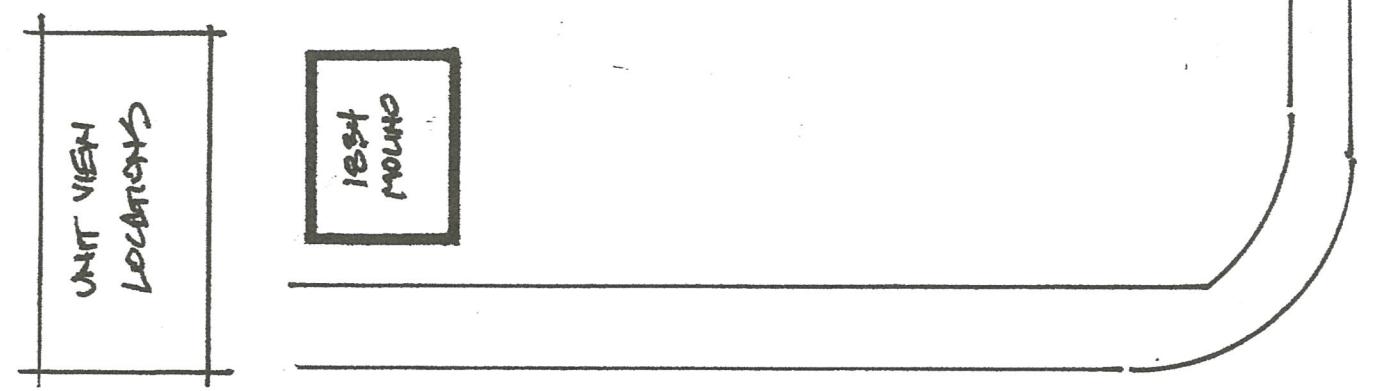
VIEW ANALYSIS # 3 (Pasarow) (----- 30' TOC)



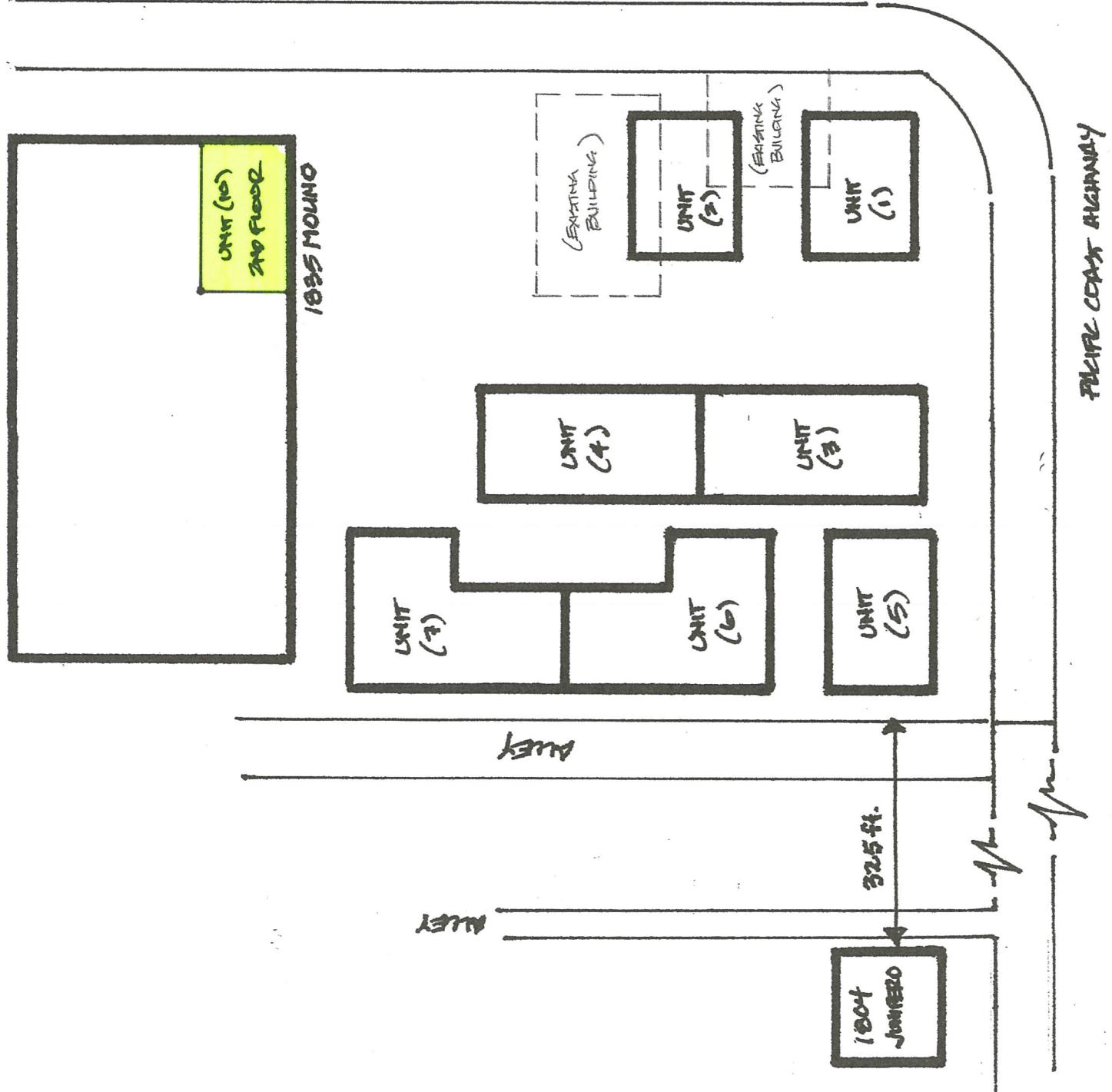
1835 Molino – Unit (3) – 1<sup>st</sup> floor - South @ bedroom (primary)



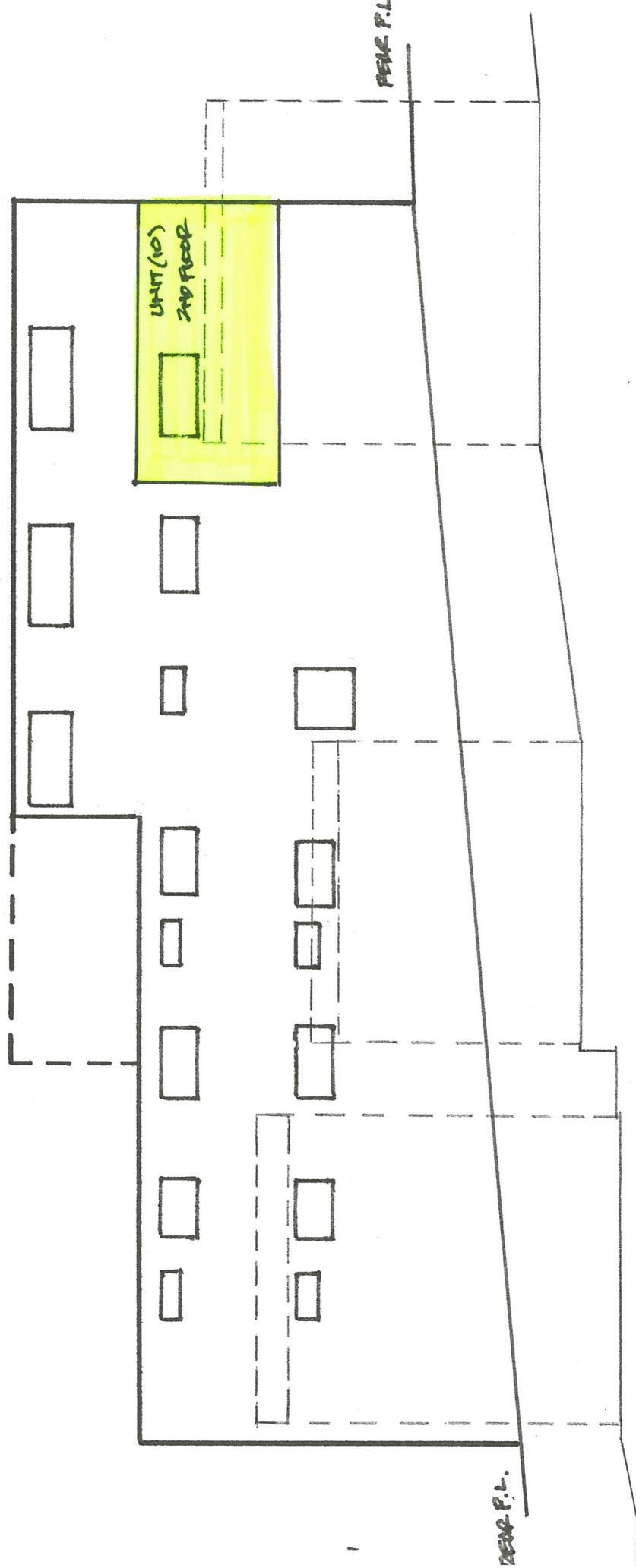
1835 Molino – Unit (3) – 1<sup>st</sup> floor – Southwest @ bedroom (secondary)



MONITOR AREA



1835 MAIN AVE.  
UNIT VIEW  
LOCATION →



VIEW ANALYSIS # 4 (Pasarow) (---30' TAC)

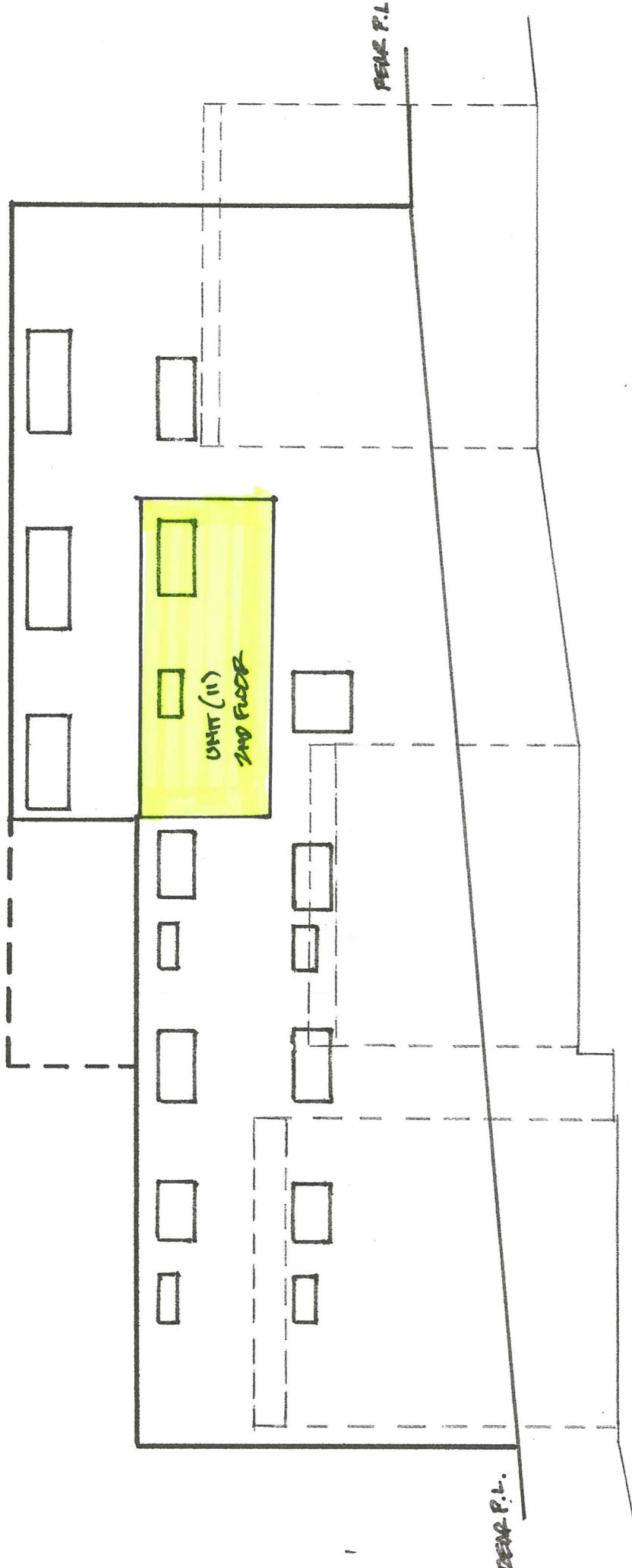


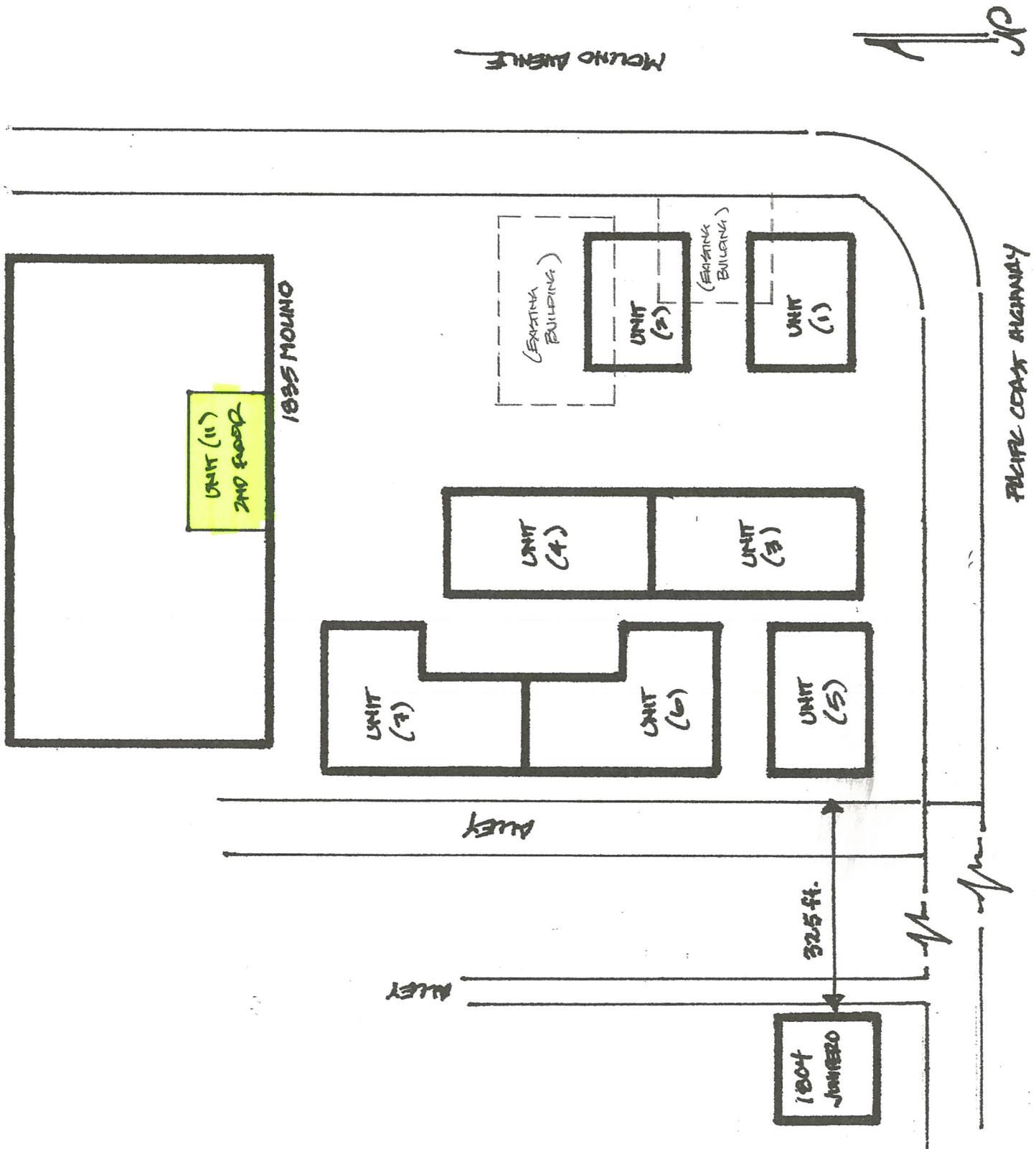
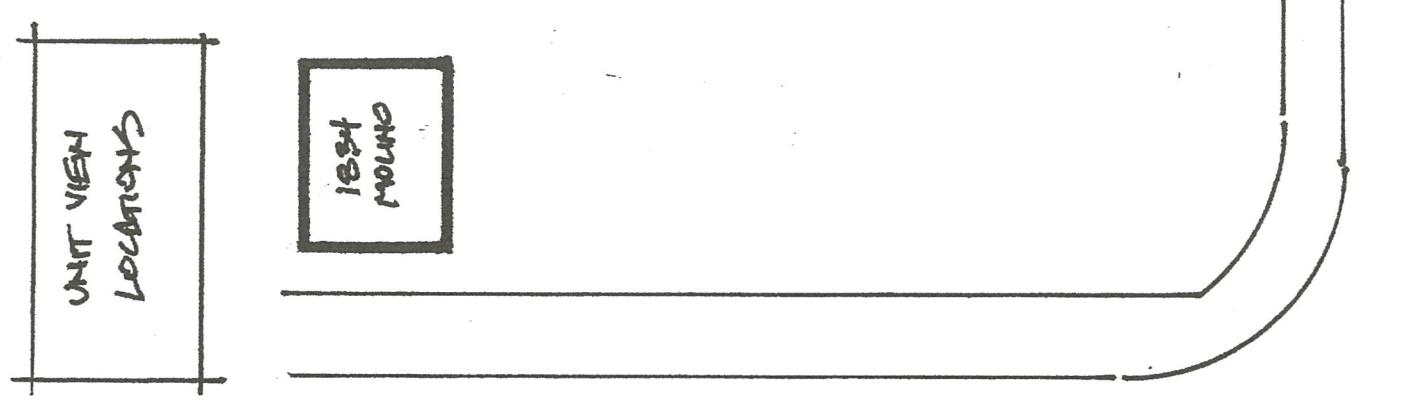
1835 Molino – Unit (10) – 2<sup>nd</sup> floor – Southwest @ bedroom (primary)

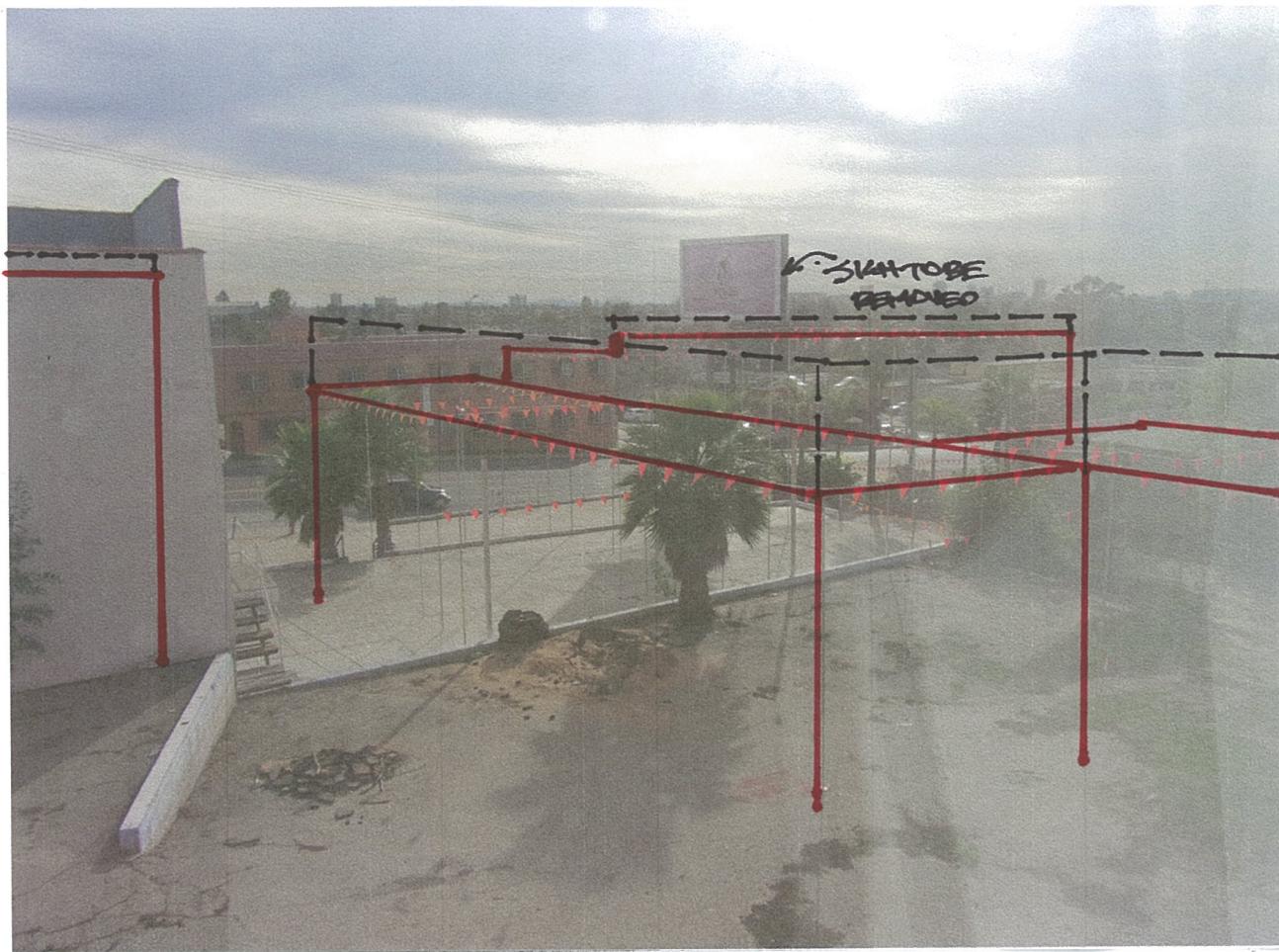


1835 Molino – Unit (10) - 2<sup>nd</sup> floor – South @ bedroom (secondary)

1835 MAIN AVE.  
UNIT VIEW  
LOCATION →







1835 Molino – Unit (11) – 2<sup>nd</sup> floor – Southwest @ bedroom (primary)



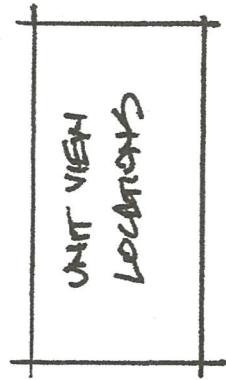
1835 Molino – Unit (11) – 2<sup>nd</sup> floor – South @ bedroom (primary)



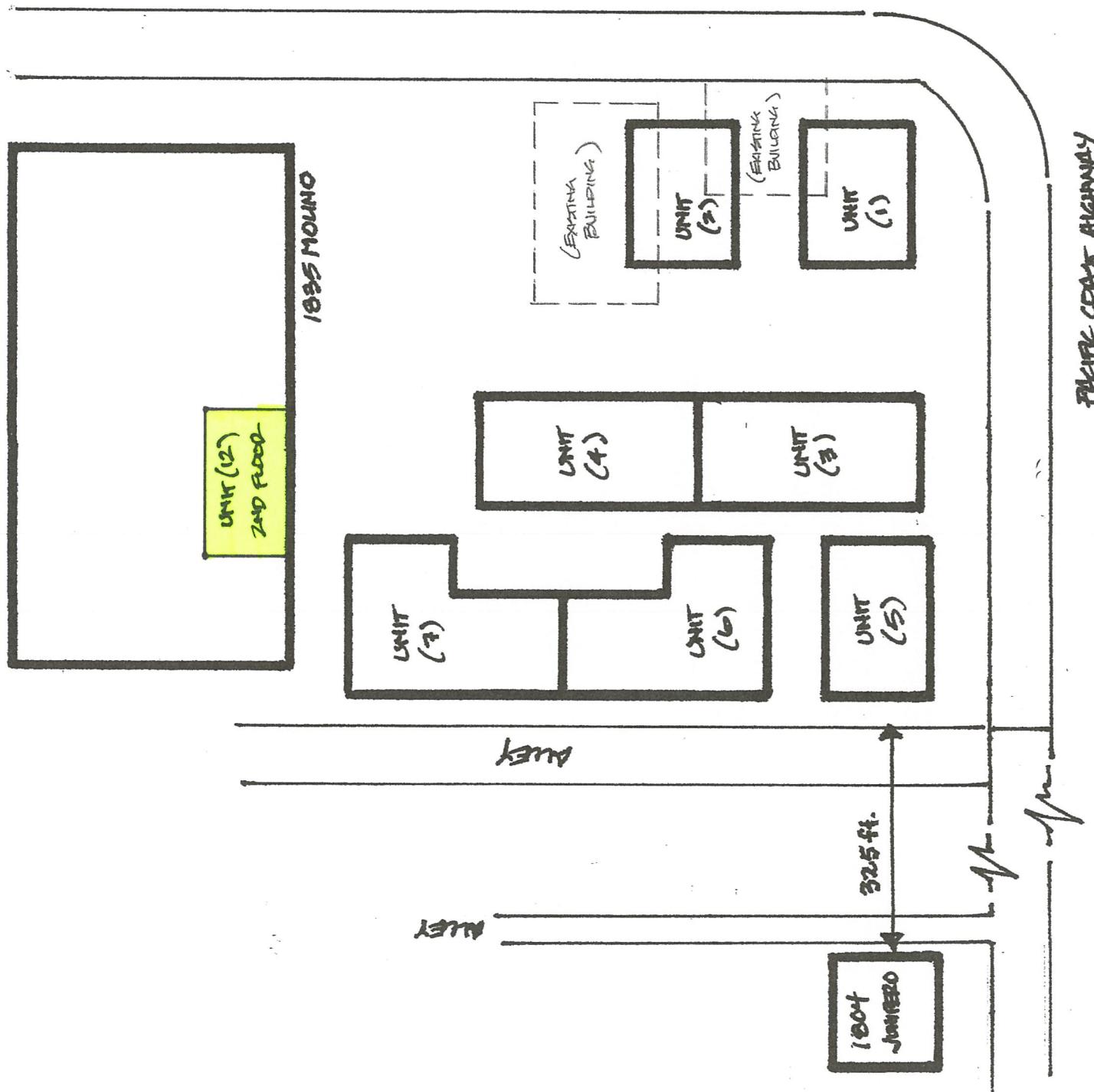
1835 Molino – Unit (11) – 2<sup>nd</sup> floor – South @ kitchen (secondary)



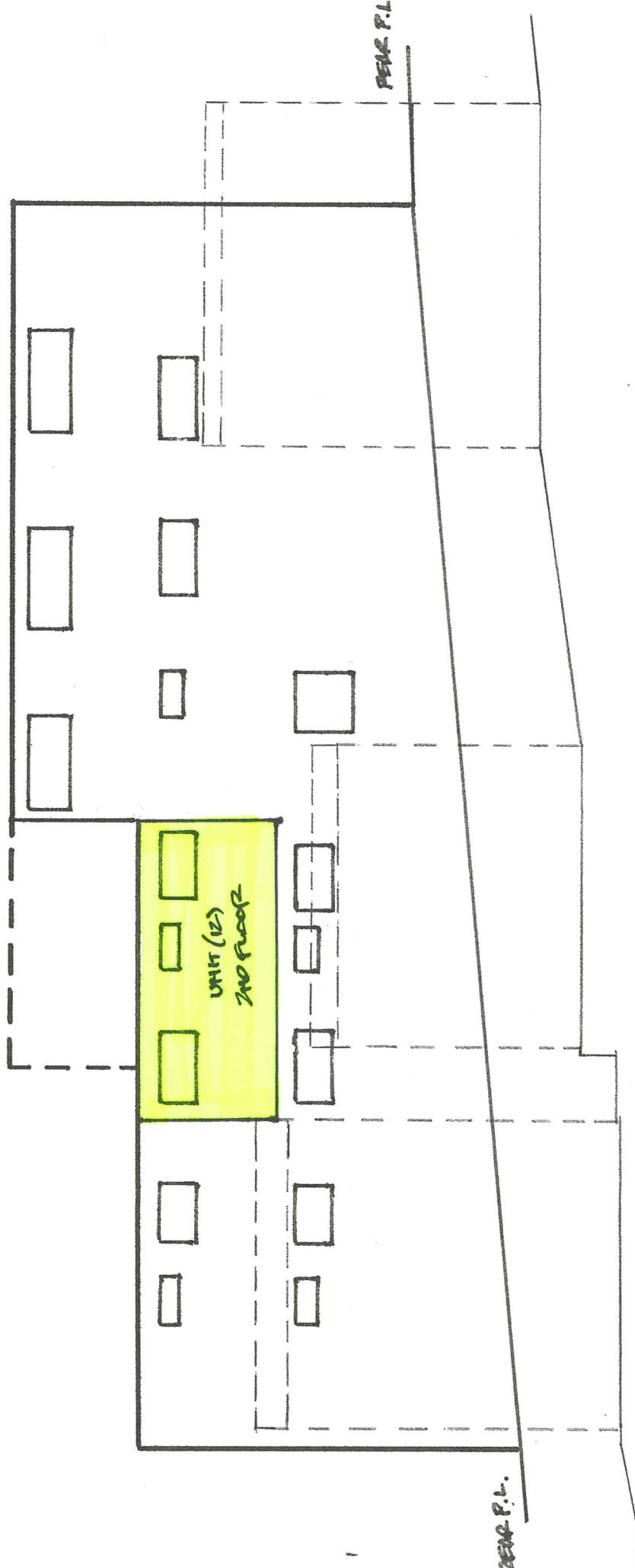
1835 Molino – Unit (11) – 2<sup>nd</sup> floor – Southwest @ kitchen (secondary)



MODULE ELEMENT



1835 MAIN ST.  
UNIT VIEW  
LOCATION →





1835 Molino – Unit (12) – 2<sup>nd</sup> floor – South @ bedroom (primary)



1835 Molino – Unit (12) – 2<sup>nd</sup> floor – Southwest @ bedroom (secondary)

UNIT VEH  
Locations

1804  
1804

Module Detail

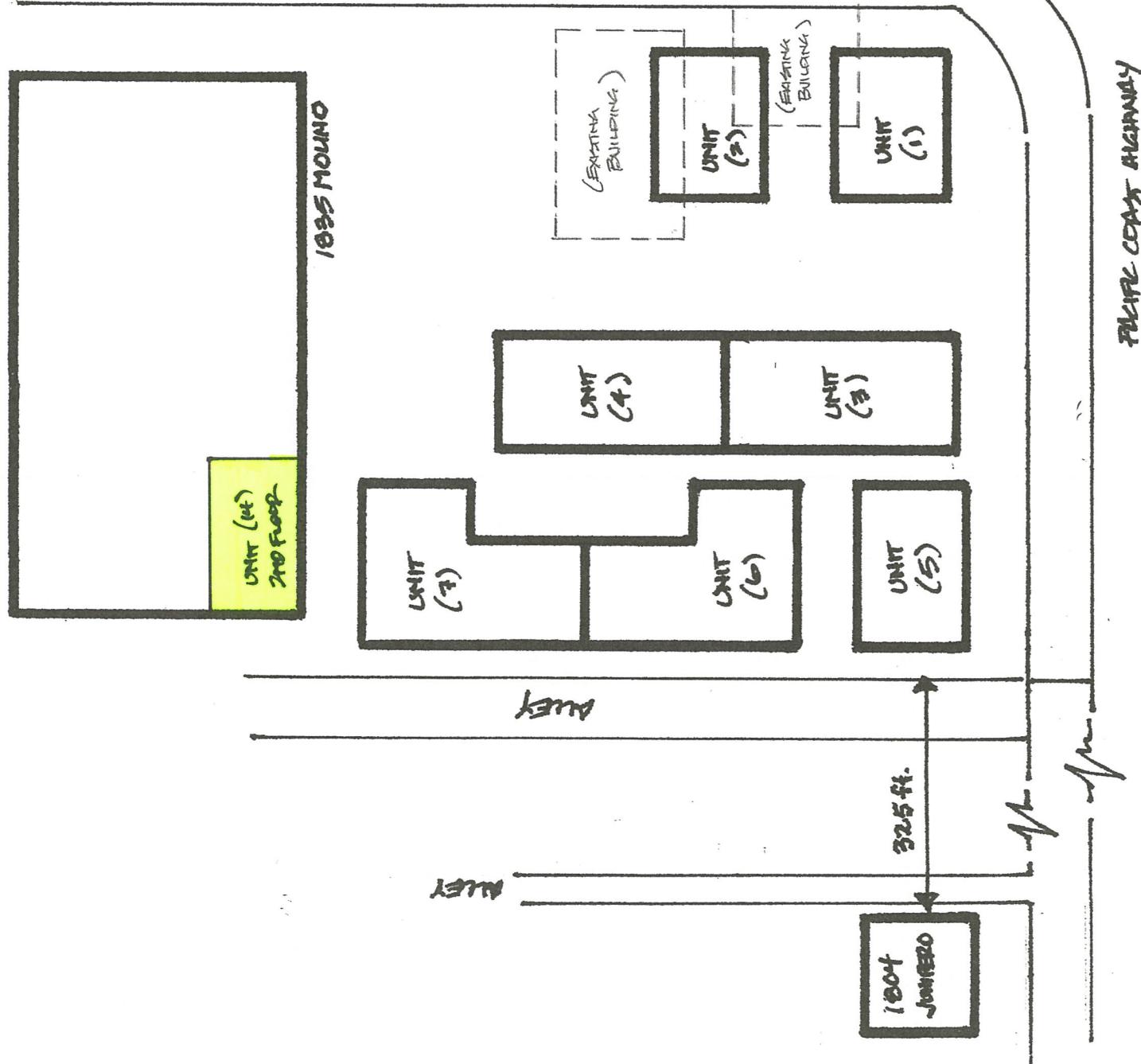
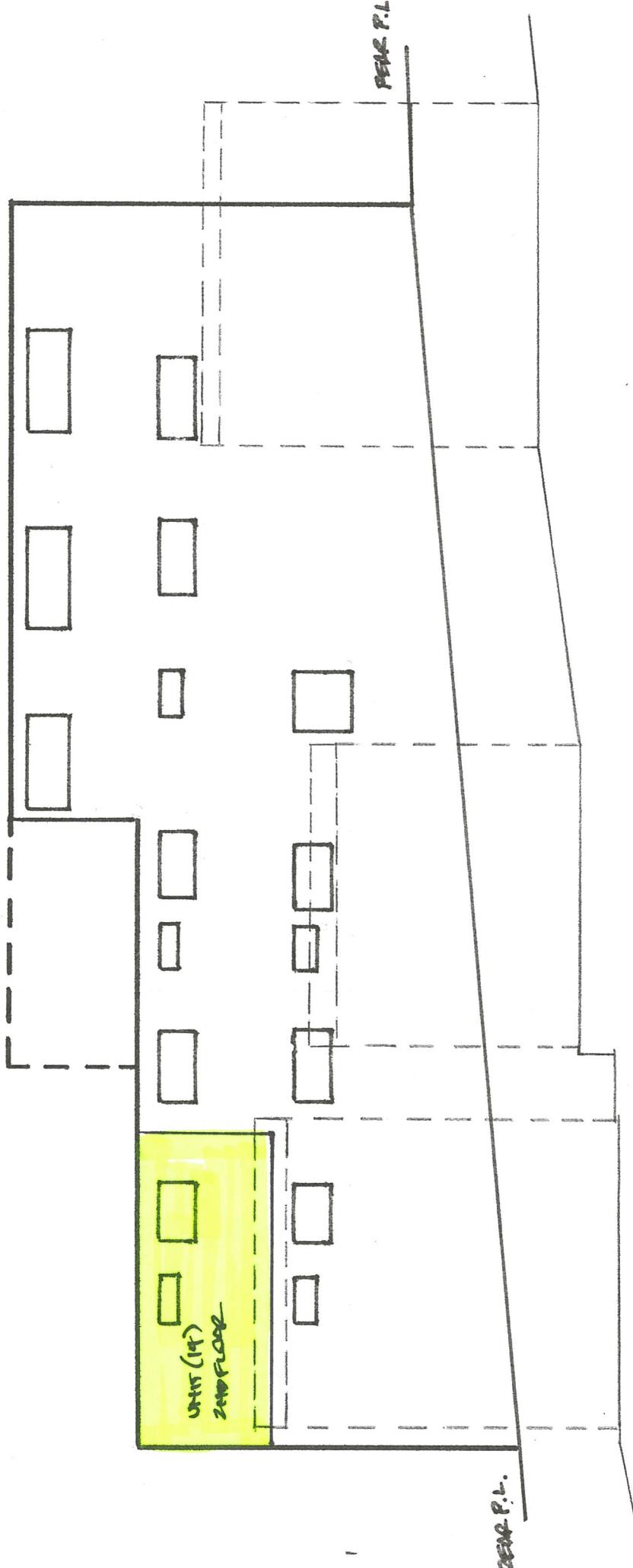


PHOTO COURTESY OF JANUARY

1835 MAUNO AVE.  
UNIT VIEW  
LOCATION →

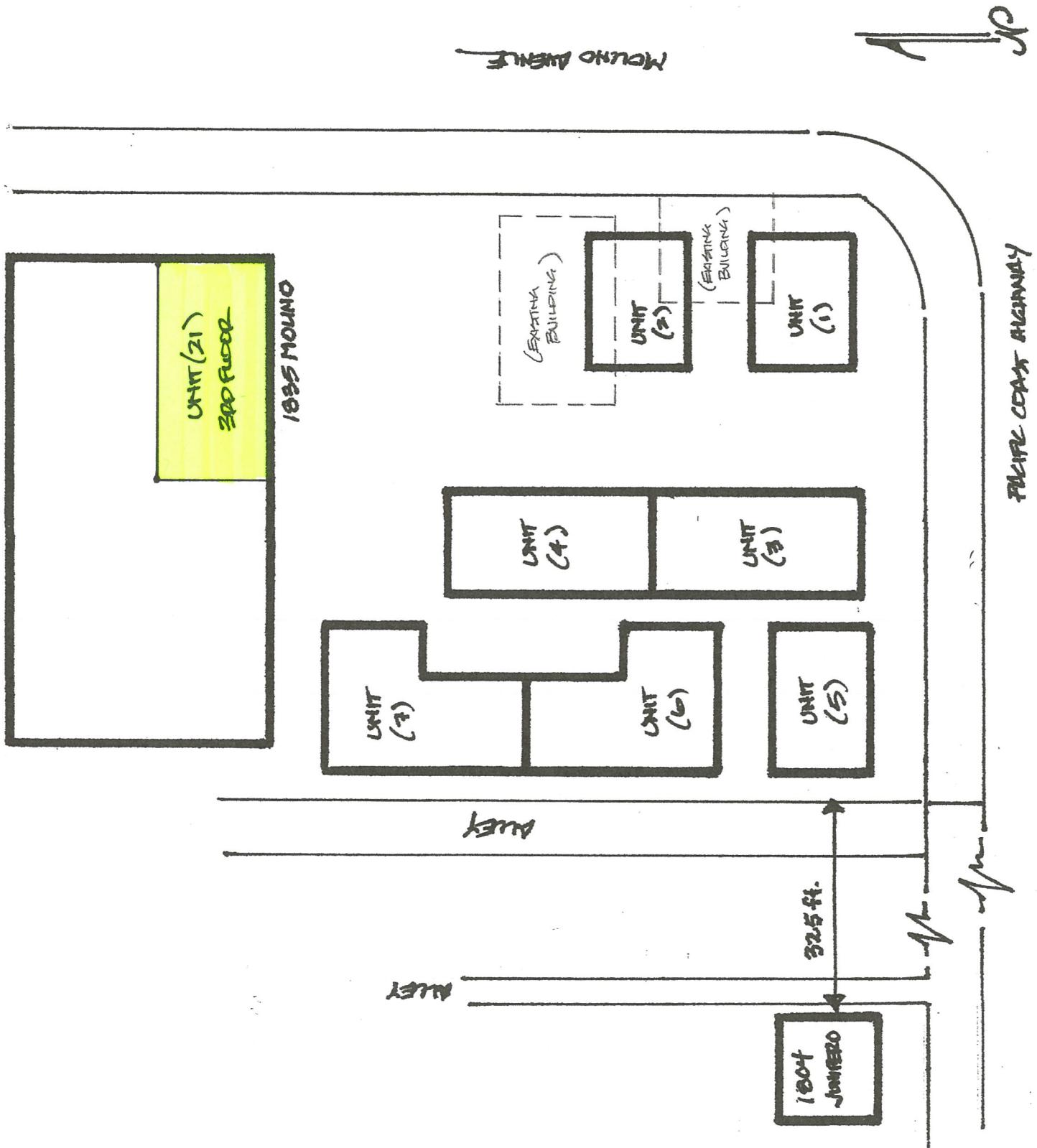
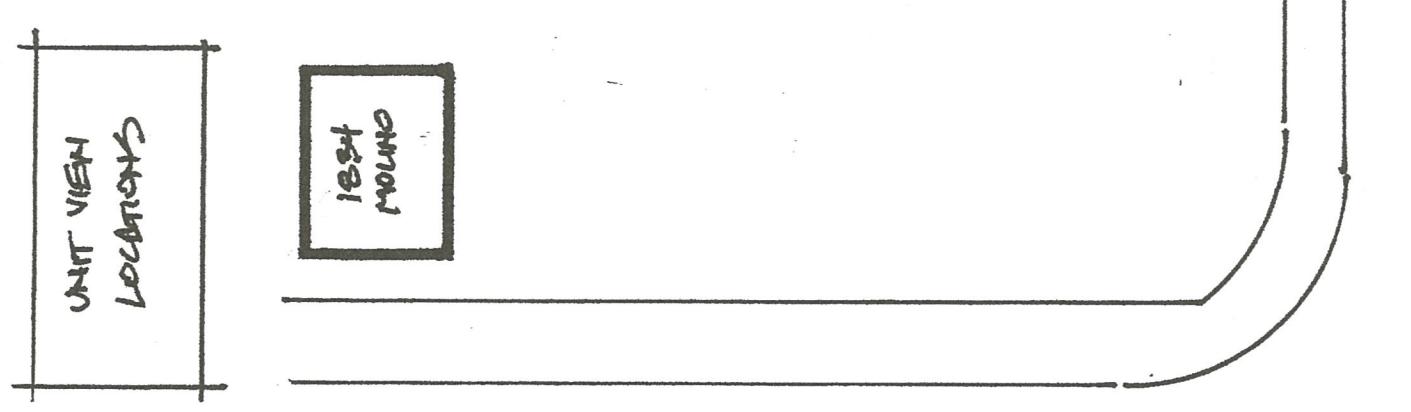




1835 Molino – Unit (14) – 2<sup>nd</sup> floor – Southwest @ bedroom (primary)



1835 Molino – Unit (14) – 2<sup>nd</sup> floor – South @ bedroom (primary)



1835 MAIN AVE.  
UNIT VIEW  
LOCATION →





1835 Molino – Unit (21) – 3<sup>rd</sup> floor – Southwest @ balcony (primary)



1835 Molino – Unit (21) – 3<sup>rd</sup> floor – South @ balcony (primary)



1835 Molino – Unit (21) – 3<sup>rd</sup> floor – Southwest @ living room (secondary)



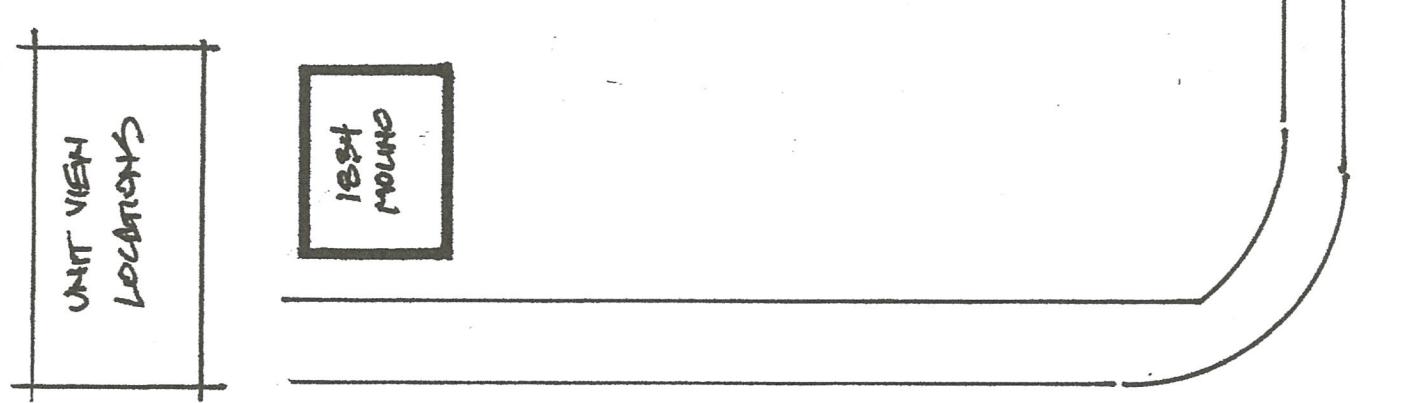
1835 Molino – Unit (21) – 3<sup>rd</sup> floor – South @ living room (secondary)



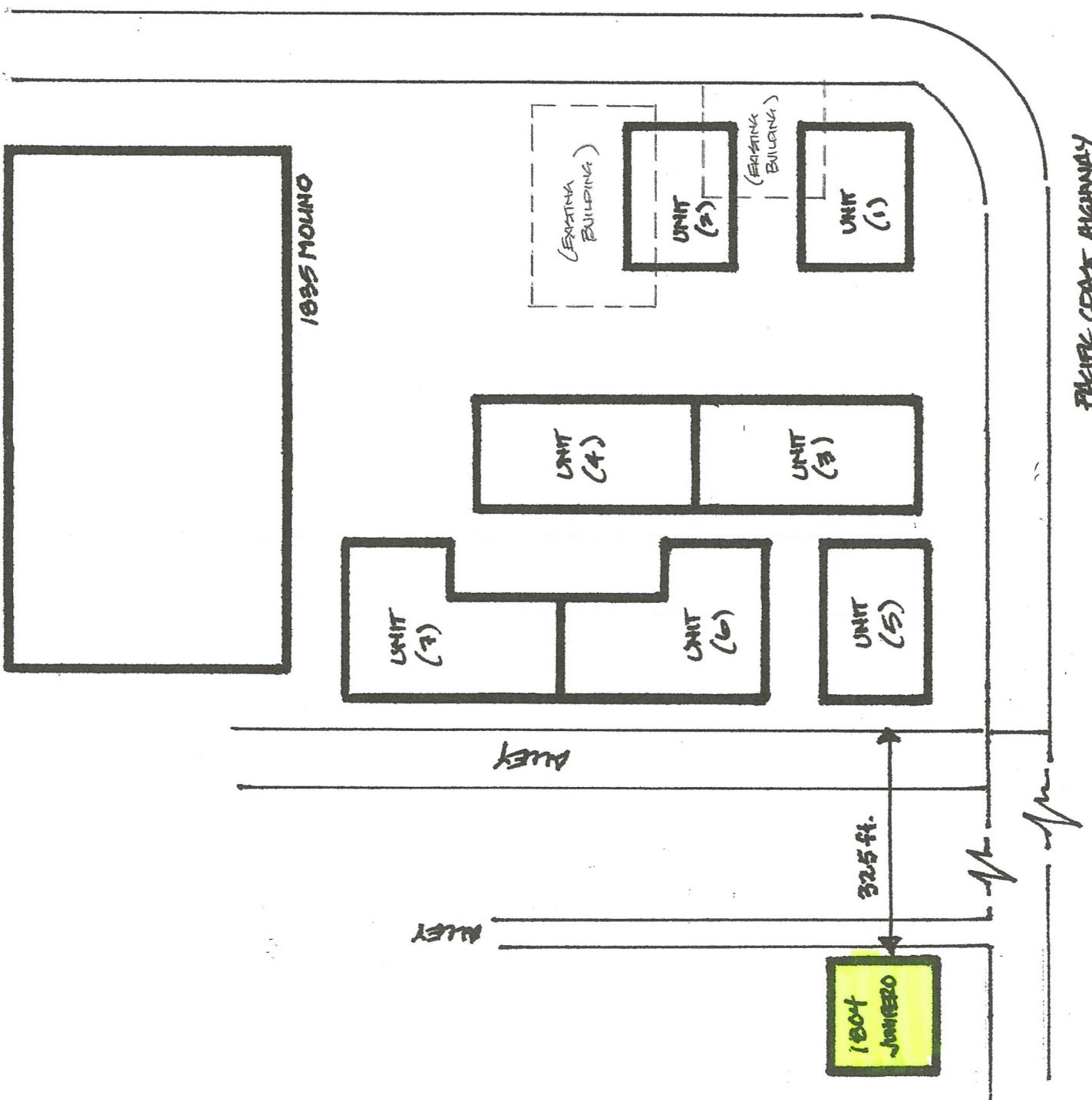
1835 Molino – Unit (21) – 3<sup>rd</sup> floor – Southwest @ bedroom (secondary)



1835 Molino – Unit (21) – 3<sup>rd</sup> floor – South @ bedroom (secondary)



—MELVYN DURRANT—

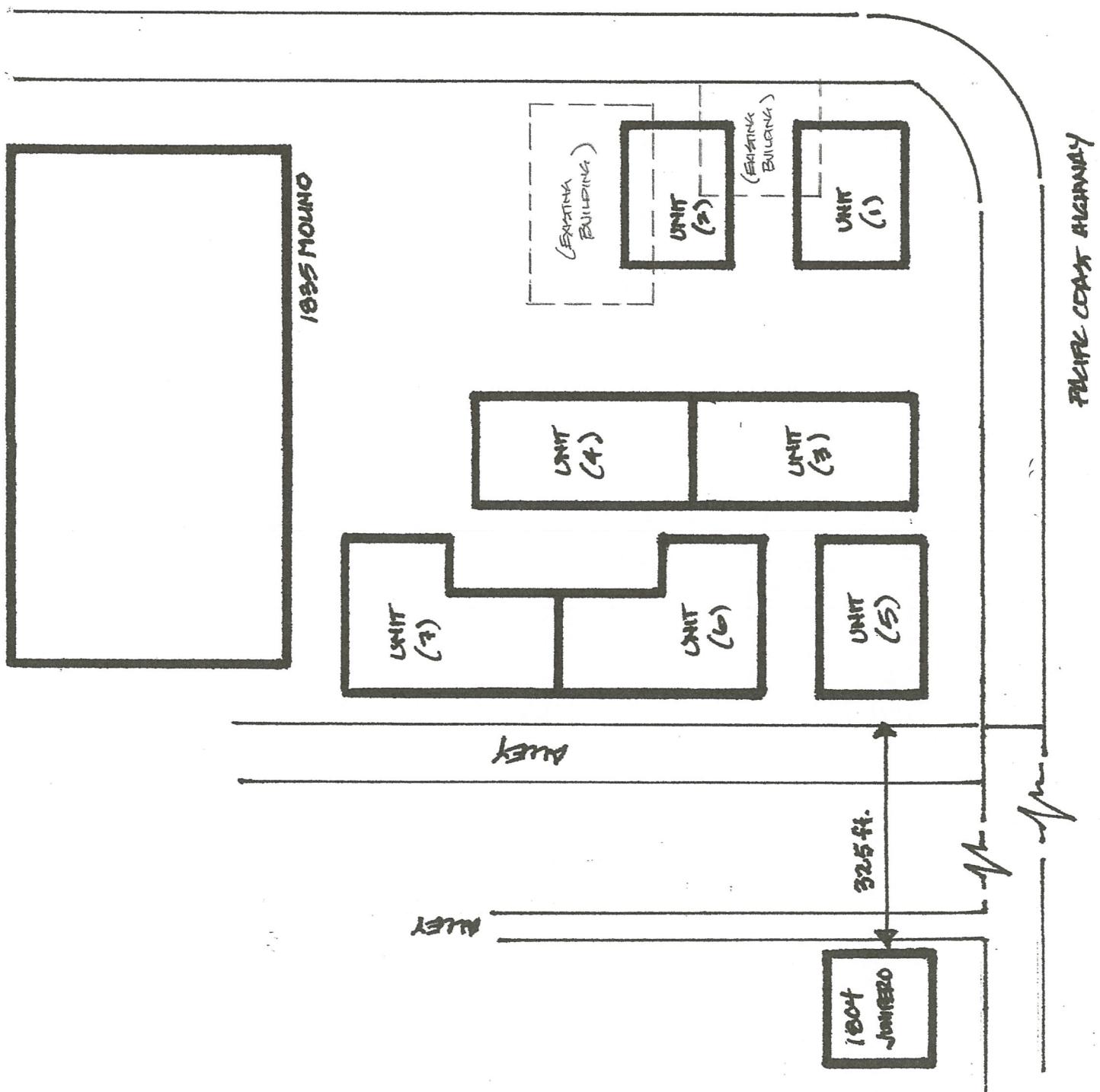
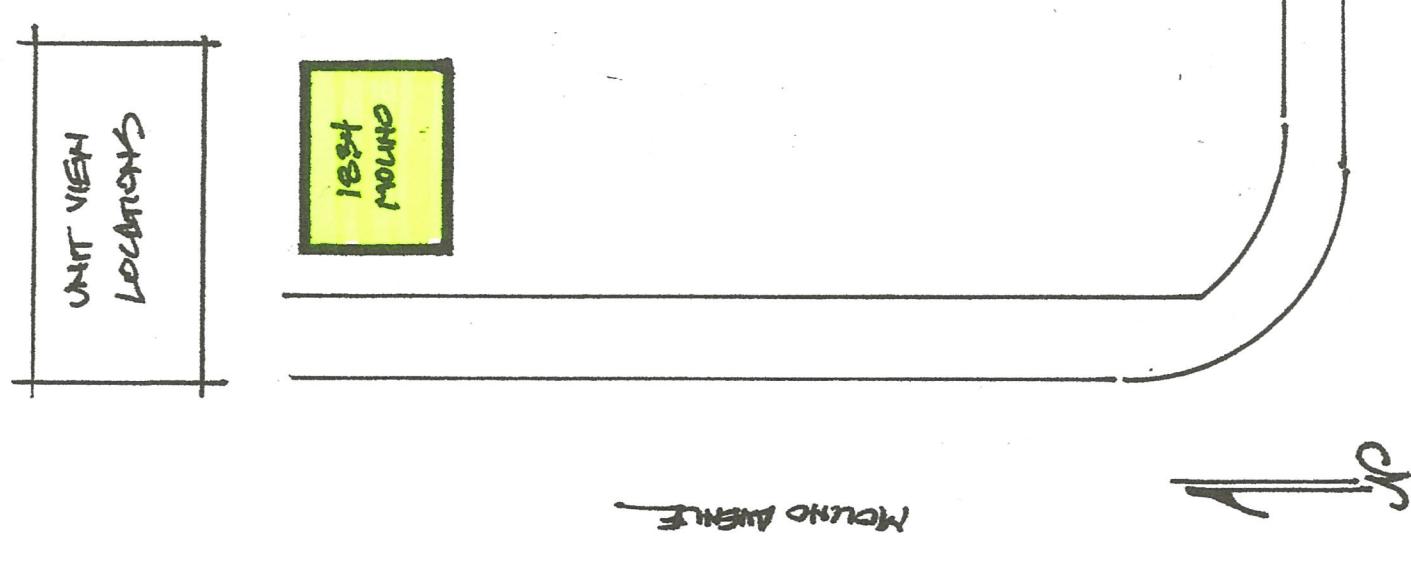




1804 Junipero – East / Yard Level (Secondary)



1804 Junipero – Northeast / Yard Level (from across PCH) (Secondary)



VIEW ANALYSIS # 10 (Reddy) (---- 30' TAC)



1834 Molino – Front unit – West @ window level (primary)



1834 Molino – Front unit – Southwest @ window level (secondary)

November 14, 2018

Mr. Mike Afiuny  
C/o Mr. Thomas Jacobs  
2100 East Pacific Coast Highway  
Long Beach, CA 90804

**Subject: Molino Residential Focused Traffic Impact Study, City of Signal Hill, CA**

Dear Mr. Afiuny:

**A. Introduction & Project Description**

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Focused Traffic impact Study and Traffic Assessment Letter for the proposed Molino Residential project in the City of Signal Hill.

The project site which contains vacant land uses is located on the northwest corner of the Molino Avenue / Pacific Coast Highway (PCH) intersection in the City of Signal Hill.

The proposed project is planned to consist of seven (7) dwelling units of single family detached residential use (3-bedrooms each) which will displace the existing land uses on the project site.

Access for the project site is planned to continue to be provided at the existing unsignalized driveway along Molino Avenue, north of PCH.

The proposed project is planned to provide a total of fourteen (14) parking spaces in seven (7) two-car garages plus an additional four uncovered spaces. Hence, the project is planned to provide a total of eighteen (18) parking spaces for the site.

The proposed project is planned to improve and increase the width of the existing alley located on the westerly boundary of the project site.

Exhibit A shows the location of the project site. Exhibit B shows the project site plan.

**Attachment F**

## **B. Trip Generation**

As previously noted, the proposed project is planned to consist of seven (7) dwelling units of single family detached residential use which will displace the existing land uses on the project site.

Trip generation represents the amount of traffic that is attracted and produced by a development.

Trip generation is typically estimated based on the trip generation rates from the latest *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The latest and most recent version (10th Edition, 2017) ITE Manual has been utilized for this trip generation memo. This publication provides a comprehensive evaluation of trip generation rates for a variety of land uses.

Trip generation for the proposed project has been determined utilizing the Single Family Detached Residential land use trip generation rates from Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition, 2017);

The ITE trip generation rates for the proposed project are shown in Table 1.

**Table 1**  
*ITE Trip Generation Rates for Proposed Project*

Land Use (ITE Code)	Units	AM Peak Hour			PM Peak Hour			Daily Trip Generation Rate
		Trip Generation Rate	In	Out	Total	In	Out	
Single Family Detached Residential (210)	DU	0.19	0.56	0.75	0.62	0.37	0.99	9.44

**Source:** 2017 *ITE Trip Generation Manual, 10<sup>th</sup> Edition*; DU = Dwelling Units

Utilizing the ITE trip generation rates in Table 1, Table 2 shows the ITE peak hour and daily trip generation for the proposed project.

**Table 2**  
**Proposed Project Trip Generation based on ITE Rates**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	7	DU	1	4	5	4	3	7	66

**Source:** 2017 ITE Trip Generation Manual, 10<sup>th</sup> Edition; DU = Dwelling Units

As shown in Table 2, based on ITE trip generation rates, the proposed project is forecast to generate approximately 66 daily trips which include approximately 5 trips during the AM peak hour and 7 trips during the PM peak hour.

It should be noted the trip generation shown in Table 2 is considered conservative since it does not account for the trip generation reduction associated with the displacement of the existing inactive land uses currently on the project site.

### **C. Traffic Assessment**

Based on industry standards and traffic impact analysis guidelines, a full traffic analysis is generally required when a proposed project generates 50 or more net peak hour trips or contributes 50 or more net peak hour trips to a study facility.

Also, based on the *Los Angeles County Traffic Impact Analysis Guidelines* (December 2013), a full traffic analysis is required when a proposed project generates 500 or more daily trips.

As previously shown, based on ITE trip generation rates, even without accounting for the reduction in trip generation associated with displacing the existing land use, the proposed project is expected to generate significantly less than 50 peak hour trips and less than 500 daily trips.

Hence, the proposed project is forecast to result in nominal increase of peak hour and daily trips.

Exhibit C shows the forecast trip distribution for the proposed project. Utilizing the distribution shown in Exhibit C and the trip generation shown in Table 2, Exhibit D shows the project peak hour trip assignment to the surrounding circulation system.

It should be noted, as shown in Exhibit D, once the project trips are distributed and disbursed throughout the roadway network and circulation system, the project's trip contribution to any major intersection is expected to be even less.

Therefore, a traffic study is not required for the proposed project and the proposed project is not expected to result in any significant traffic impacts to the surrounding circulation system.

#### **D. Project Parking Analysis**

As previously noted, the proposed project is planned to consist of seven (7) dwelling units of single family detached residential use (3-bedrooms each) which will displace the existing land uses on the project site.

To determine if adequate parking spaces are planned to be provided for the proposed project this parking analysis identifies the required number of parking for the proposed project based on the City of Signal Hill Municipal Code.

The proposed project is planned to provide a total of fourteen (14) parking spaces in seven (7) two-car garages plus an additional four uncovered spaces. Hence, the project is planned to provide a total of eighteen (18) parking spaces for the site.

Based on the City of Signal Hill Municipal Code, single family detached residential units with 3 or fewer bedrooms each require 2 parking spaces to be provided in garages. A copy of the City's Municipal Code parking requirement is contained in Appendix A.

Hence, based on the City of Signal Hill Municipal Code, the proposed project would require a total of fourteen (14) parking spaces to be provided in garages.

Since the proposed project is planned to provide a total of eighteen (18) parking spaces (14 spaces in garages plus 4 guest parking spaces), the proposed project is forecast to have more than adequate parking capacity per the City's Municipal Code.

Table 3 provides a summary of the project's parking demand and supply analysis per the City's Municipal Code.

**Table 3**  
**Project Parking Analysis Summary per Municipal Code**

Land Use	Parking Required	Parking Provided	Adequate Parking Provided?
Single Family Detached Residential	14 <sup>a</sup>	18 <sup>b</sup>	Yes

a: Based on the City of Signal Hill Municipal Code, single family detached residential units with 3 or fewer bedrooms each require 2 parking spaces to be provided in garages.

b: The proposed project is planned to provide a total of fourteen (14) parking spaces in seven (7) two-car garages plus an additional four uncovered spaces. Hence, the project is planned to provide a total of 18 parking spaces for the site.

### **E. Sight Distance Analysis**

An evaluation of the required sight distance has been performed at the following locations in accordance with the Caltrans Sight Distance requirements:

- Project site access approaching Molino Avenue;
- Molino Avenue southbound approaching Pacific Coast Highway (PCH); and
- Alley Way southbound approaching Pacific Coast Highway (PCH).

A speed limit is not currently posted on Molino Avenue. This analysis assumes a speed of 25 miles per hour for Molino Avenue for the purposes of sight distance analysis.

Pacific Coast Highway has a posted speed limit of 35 miles per hour in the project site vicinity.

Based on the Caltrans Highway Design Manual Section 201.2 and Table 201.1, the minimum stopping sight distance for a roadway with a design speed of 25 miles per hour

is 150 feet. Hence, a minimum sight distance of 150 feet is required at the project site access on Molino Avenue.

Also, based on the Caltrans Highway Design Manual Section 405.1A, the minimum sight distance for a roadway with a design speed of 35 miles per hour is 385 feet. Hence, a minimum sight distance of 385 feet is required at the Molino Avenue southbound approach at PCH and the Alley way southbound approach at PCH.

A limited use area should be established and maintained to provide a clear line of sight for vehicles negotiating the project access. The trees and heights that are allowed could be different depending on the access and roadway setup, including elevations, vertical curves, horizontal curves, etc. Generally, as long as the trees and landscaping are scattered and do not create a wall to block or negatively impact the line of sight, trees within the sight triangle could be acceptable.

Additionally, to provide a clear line of sight, on-street parking should be prohibited within the limited use area.

The required sight distance, the line of sight, and the limited use area for the project site access at Molino Avenue is shown in Exhibit E.

The required sight distance, the line of sight, and the limited use area for the southbound Molino Avenue access approaching PCH is shown in Exhibit F.

The required sight distance, the line of sight, and the limited use area for the southbound Alley Way approaching PCH is shown in Exhibit G. The project should construct and maintain a boundary wall height and other elements such as landscaping in a manner which maintains and provides a clear line of sight for vehicles approaching PCH from the Alley Way.

For the alley, the maximum height for patio wall and landscaping within the line of sight is 1.5 feet. The proposed wall at the southwest corner of the structure should be designed and constructed to provide adequate sight distance.

## **F. Molino Avenue Travel Speeds**

To evaluate travel speeds on Molino Avenue and the potential need for traffic calming measures on Molino Avenue north of Pacific Coast Highway, RK collected travel speed surveys at this location.

The survey was conducted in accordance with the procedures set out by the 2014 California Manual on Traffic Control Devices (MUTCD).

The survey was conducted during off-peak hours so that free-flow conditions would allow motorists to drive at a self-determined "safe speed". An unmarked vehicle was employed as the survey vehicle, with the radar device situated inconspicuously. The vehicle was located along a straight roadway segment, far enough away from signals, stop signs, major intersections, or roadway obstruction so that motorists were traveling at a free-flow velocity before passing the sampling vehicle.

The samples were recorded in one mile per hour increments. Samples in both directions of travel were obtained. Care was also taken to include a representative proportion of trucks and buses. Per MUTCD guidelines, the survey contained a minimum of 100 samples.

Speed zone statistical summary sheets are provided in Appendix B of this report.

The field data was analyzed with a number of calculations performed by computer. Statistical calculations included the 85th percentile (or critical) speed, 10-mile per hour speed, percentage of vehicles in the 10-mile per hour speed and 50th percentile speed. These terms are defined as follows:

### **Average Speed**

The average or arithmetic mean speed characterizes the speed observations in a single number, and is calculated by dividing the summation of all observed speeds by the number of observations.

### **85th Percentile Speed**

The 85th percentile speed is the speed at or below which 85 percent of the vehicles traveled. It is the single most important measure used to determine what speed limits should be posted.

### 10-Mile Per Hour Pace Speed

The 10-mile per hour pace speed is the 10-mile per hour range within which the largest number of observations fall. Typically, 70 percent of the vehicles are contained in this range, with 15% above and 15% below. A properly set speed limit will maximize the percent of vehicles in the 10-mile per hour pace speed. One symptom of an inappropriate speed limit is a lower percentage than normal in the 10-mile per hour pace speed.

Table 4 summarizes the results of the speed survey.

**Table 4**  
**Molino Avenue North of Pacific Coast Highway Existing Travel Speeds**

Direction of Travel	Average Speed	Pace Speed	85 <sup>th</sup> Percentile Speed
Northbound	22 MPH	17-26 MPH	26 MPH
Southbound	21 MPH	17-26 MPH	25 MPH

Source: Based on field observations conducted in August 2018.

As shown in Table 4, the 85<sup>th</sup> percentile speeds on Molino Avenue north of Pacific Coast Highway is 26 miles per hour in the northbound direction and 26 miles per hour in the southbound direction.

Hence, based on the speed survey data, the 85<sup>th</sup> percentile of drivers are driving at approximately 25 miles per hour on Molino Avenue north of Pacific Coast Highway.

### **G. Molino Avenue / Pacific Coast Highway Collision History**

To determine the rate and frequency of collisions at the Molino Avenue / Pacific Coast Highway intersection, RK reviewed the collision history at the intersection through the California Highway Patrol Statewide Integrated Traffic Records System (SWITRS) database.

The database contains collision history for all jurisdictions reported through local police department and also the Highway Patrol. Data was reviewed for years 2010 through present (2018).

Based on the data, there are zero collisions reported at the Molino Avenue / Pacific Coast Highway intersection from 2010 to 2018.

RK also researched the collision history at the two adjacent intersections on Pacific Coast Highway (Stanly Avenue and Ohio Avenue). There are zero collision reported at the Ohio Avenue / Pacific Coast Highway intersection. Two collisions were reported in 2010 at or near the Stanley Avenue / Pacific Coast Highway intersection.

Hence, based on the SWITRS data, the Molino Avenue / Pacific Coast Highway intersection does not have a high frequency of collisions.

#### **H. Trip Generation Comparison to Commercial/Retail Project**

As requested by the City, a comparison in trip generation has been prepared between the proposed residential project and a commercial project on the project site.

The project site is approximately 0.41 acres in size (equivalent to approximately 17,860 square feet). Utilizing a typical floor to area ratio (FAR) of 0.25 building area to site square footage, the site can accommodate a commercial use of approximately 4,465 square feet.

Table 5 shows the ITE trip generation rates for commercial use.

**Table 5**  
**ITE Trip Generation Rates for Commercial/Retail Use**

Land Use (ITE Code)	Units	AM Peak Hour			PM Peak Hour			Daily Trip Generation Rate
		In	Out	Total	In	Out	Total	
Retail (820)	TSF	0.58	0.36	0.94	1.83	1.98	3.81	37.75

**Source:** 2017 ITE Trip Generation Manual, 10<sup>th</sup> Edition; TSF = Thousand Square Feet

Utilizing the ITE trip generation rates for in Table 5, Table 6 shows the ITE peak hour and daily trip generation for 4,465 square feet of commercial use.

**Table 6**  
**Trip Generation for 4,465 Square Feet of Retail Use based on ITE Rates**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Retail	4.465	TSF	3	2	5	8	9	17	169

**Source:** 2017 ITE Trip Generation Manual, 10<sup>th</sup> Edition; TSF = Thousand Square Feet

As shown in Table 6, based on ITE trip generation rates, 4,465 square feet of commercial use would generate approximately 169 daily trips which include approximately 5 trips during the AM peak hour and 17 trips during the PM peak hour.

Table 7 shows the difference in trip generation between the proposed project and 4,465 square feet of commercial use.

**Table 7**  
**Trip Generation Difference between Proposed Project & 4,465 Square Feet of Retail Use**

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	7	DU	1	4	5	4	3	7	66
Retail	4.465	TSF	3	2	5	8	9	17	169
Net Difference			2	-2	0	4	6	10	103

As shown in Table 7, when compared to the proposed project, a commercial use of 4,465 square feet in size would generate approximately 103 additional daily trips which include approximately the same number of trips during the AM peak hour and 10 additional trips during the PM peak hour.

### **I. Parking Requirement Comparison to Commercial/Retail Project**

As requested by the City, a comparison in parking requirement has been prepared between the proposed residential project and a commercial project on the project site.

As previously noted, the project site is approximately 0.41 acres in size (equivalent to approximately 17,860 square feet). Utilizing a typical floor to area ratio (FAR) of 0.25 building area to site square footage, the site can accommodate a commercial use of approximately 4,465 square feet.

Based on the City of Signal Hill Municipal Code, commercial and retail uses require a parking space per every 250 square feet of gross building area.

Hence, based on the City of Signal Hill Municipal Code, 4,465 square feet of commercial/retail use would require a total of eighteen (18) parking spaces.

As previously shown, based on the City of Signal Hill Municipal Code, the proposed project would require a total of fourteen (14) parking spaces to be provided.

Therefore, based on the City's Municipal Code, when compared to the proposed project, a commercial use of 4,465 square feet in size would require 4 additional parking spaces.

## **J. Conclusions**

### *Proposed Project:*

The project site which contains vacant land uses is located on the northwest corner of the Molino Avenue / Pacific Coast Highway (PCH) intersection in the City of Signal Hill.

The proposed project is planned to consist of seven (7) dwelling units of single family detached residential use (3-bedrooms each) which will displace the existing land uses on the project site.

Access for the project site is planned to continue to be provided at the existing unsignalized driveway along Molino Avenue, north of PCH.

The proposed project is planned to provide a total of fourteen (14) parking spaces in seven (7) two-car garages plus an additional four uncovered spaces. Hence, the project is planned to provide a total of eighteen (18) parking spaces for the site.

Traffic Assessment:

Based on ITE trip generation rates, the proposed project is forecast to generate approximately 66 daily trips which include approximately 5 trips during the AM peak hour and 7 trips during the PM peak hour

It should be noted the trip generation is considered conservative since it does not account for the trip generation reduction associated with the displacement of the existing inactive land uses currently on the project site.

Based on industry standards including traffic analysis requirements and guidelines set forth and adopted by the County of Los Angeles (*Los Angeles County Traffic Impact Analysis Guidelines, December 2013*), Los Angeles Department of Transportation, California Department of Transportation (Caltrans) and various jurisdictions which have an adopted traffic study guideline and standard, a full traffic analysis is generally required when a proposed project generates 42 or more net peak hour trips, 500 or more daily trips, or contributes 42 or more net peak hour trips to a study facility.

As previously shown, based on ITE trip generation rates, even without accounting for the reduction in trip generation associated with displacing the existing land use, the proposed project is expected to generate significantly less than 42 peak hour trips and less than 500 daily trips.

Hence, the proposed project is forecast to result in nominal increase of peak hour and daily trips.

It should be noted, once the project trips are distributed and disbursed throughout the roadway network and circulation system, the project's trip contribution to any major intersection is expected to be even less.

Therefore, a traffic study is not required for the proposed project and the proposed project is not expected to result in any significant traffic impacts to the surrounding circulation system.

*Parking Analysis:*

Based on the City of Signal Hill Municipal Code, single family detached residential units with 3 or fewer bedrooms each require 2 parking spaces to be provided in garages. A copy of the City's Municipal Code parking requirement is contained in Appendix A.

Hence, based on the City of Signal Hill Municipal Code, the proposed project would require a total of fourteen (14) parking spaces to be provided in garages.

Since the proposed project is planned to provide a total of eighteen (18) parking spaces (14 spaces in garages plus 4 guest parking spaces), the proposed project is forecast to have more than adequate parking capacity per the City's Municipal Code.

*Sight Distance Analysis:*

Based on the Caltrans Highway Design Manual Section 201.2 and Table 201.1, the minimum stopping sight distance for a roadway with a design speed of 25 miles per hour is 150 feet. Hence, a minimum sight distance of 150 feet is required at the project site access on Molino Avenue.

Also, based on the Caltrans Highway Design Manual Section 405.1A, the minimum sight distance for a roadway with a design speed of 35 miles per hour is 385 feet. Hence, a minimum sight distance of 385 feet is required at the Molino Avenue southbound approach at PCH and the Alley way southbound approach at PCH.

A limited use area should be established and maintained to provide a clear line of sight for vehicles negotiating the project access. The trees and heights that are allowed could be different depending on the access and roadway setup, including elevations, vertical curves, horizontal curves, etc. Generally, as long as the trees and landscaping are scattered and do not create a wall to block or negatively impact the line of sight, trees within the sight triangle could be acceptable.

Additionally, to provide a clear line of sight, on-street parking should be prohibited within the limited use area.

The required sight distance, the line of sight, and the limited use area for the project site access at Molino Avenue is shown in Exhibit E.

The required sight distance, the line of sight, and the limited use area for the southbound Molino Avenue access approaching PCH is shown in Exhibit F.

The required sight distance, the line of sight, and the limited use area for the southbound Alley Way approaching PCH is shown in Exhibit G. The project should construct and maintain a boundary wall height and other elements such as landscaping in a manner which maintains and provides a clear line of sight for vehicles approaching PCH from the Alley Way.

*Molino Avenue Travel Speeds:*

The 85<sup>th</sup> percentile speeds on Molino Avenue north of Pacific Coast Highway is 26 miles per hour in the northbound direction and 26 miles per hour in the southbound direction.

Hence, based on the speed survey data, the 85<sup>th</sup> percentile of drivers are driving at approximately 25 miles per hour on Molino Avenue north of Pacific Coast Highway.

*Molino Avenue / Pacific Coast Highway Collision History*

Based on the collision history information and data, there are zero collisions reported at the Molino Avenue / Pacific Coast Highway intersection from 2010 to 2018.

RK also researched the collision history at the two adjacent intersections on Pacific Coast Highway (Stanly Avenue and Ohio Avenue). There are zero collision reported at the Ohio Avenue / Pacific Coast Highway intersection. Two collisions were reported in 2010 at or near the Stanley Avenue / Pacific Coast Highway intersection.

Hence, based on the data, the Molino Avenue / Pacific Coast Highway intersection does not have a high frequency of collisions.

Trip Generation Comparison to Commercial/Retail Project

When compared to the proposed project, a commercial use of 4,465 square feet in size would generate approximately 103 additional daily trips which include approximately the same number of trips during the AM peak hour and 10 additional trips during the PM peak hour.

Parking Requirement Comparison to Commercial/Retail Project

Based on the City's Municipal Code, when compared to the proposed project, a commercial use of 4,465 square feet in size would require 4 additional parking spaces.

RK Engineering Group, Inc. appreciates this opportunity to assist on this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

Sincerely,  
RK ENGINEERING GROUP, INC.

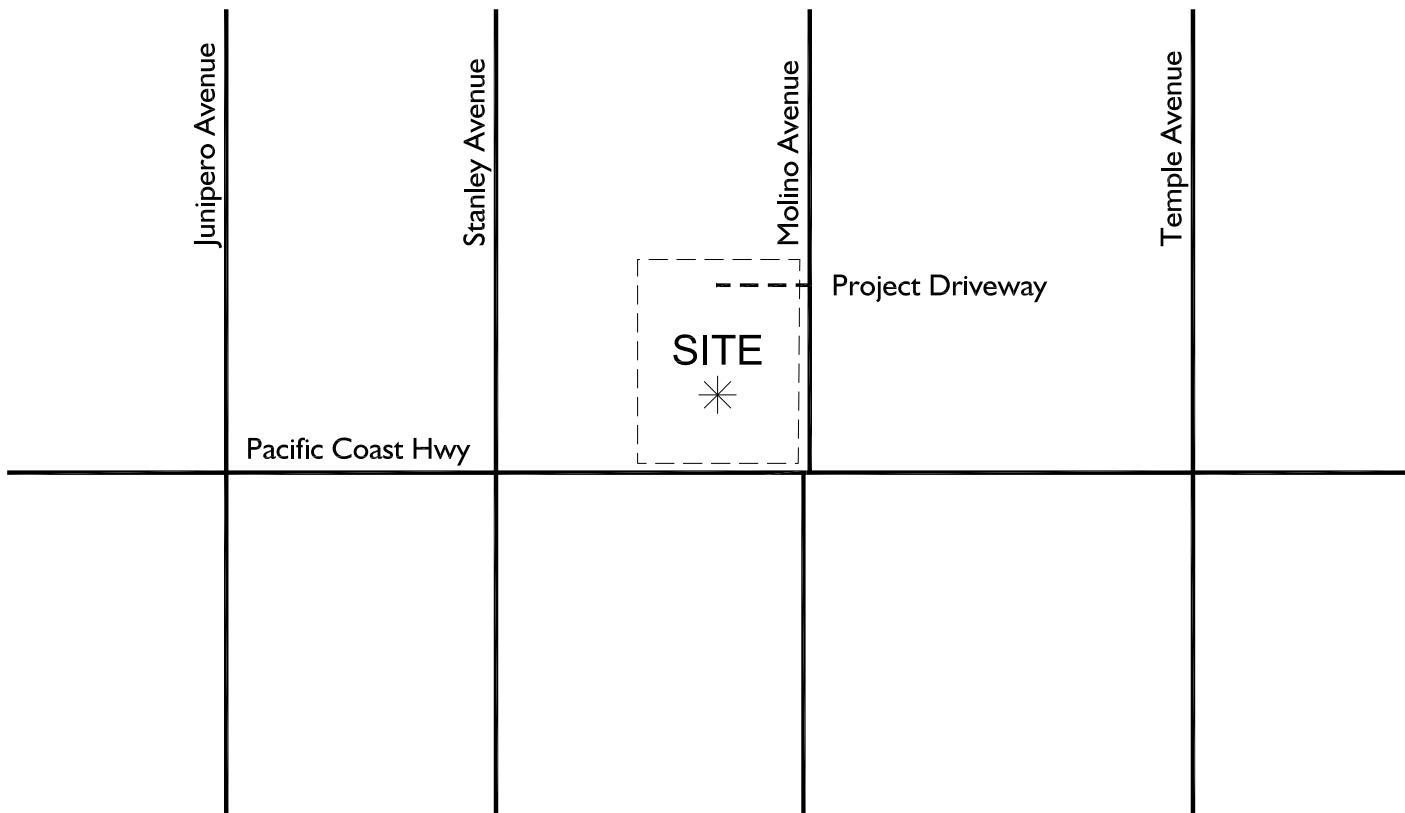


Alex Tabrizi, PE, TE  
Associate Principal



Attachment

Exhibit A  
**Location Map**

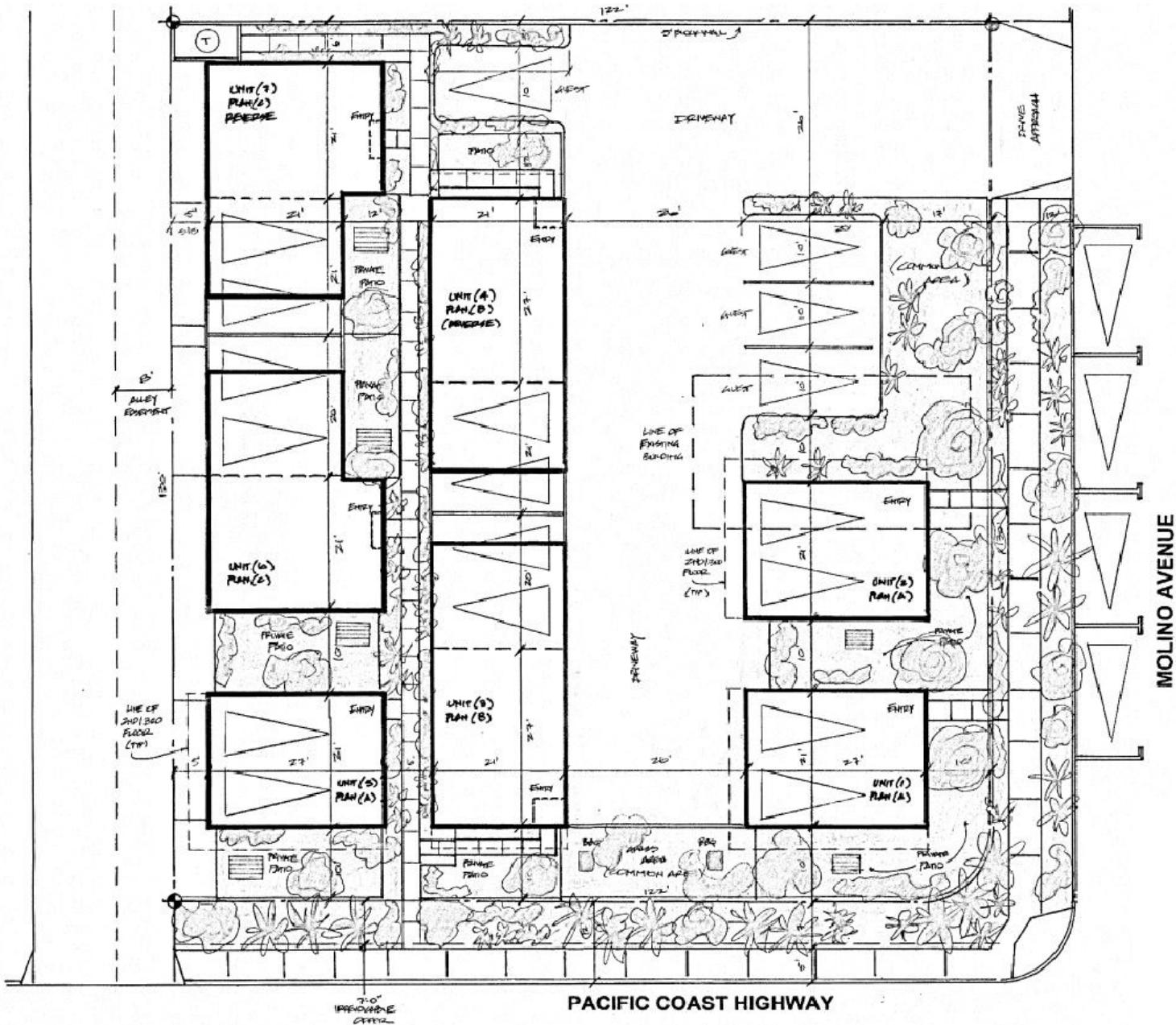


**Legend:**

— — = Project Driveway



## Exhibit B **Site Plan**

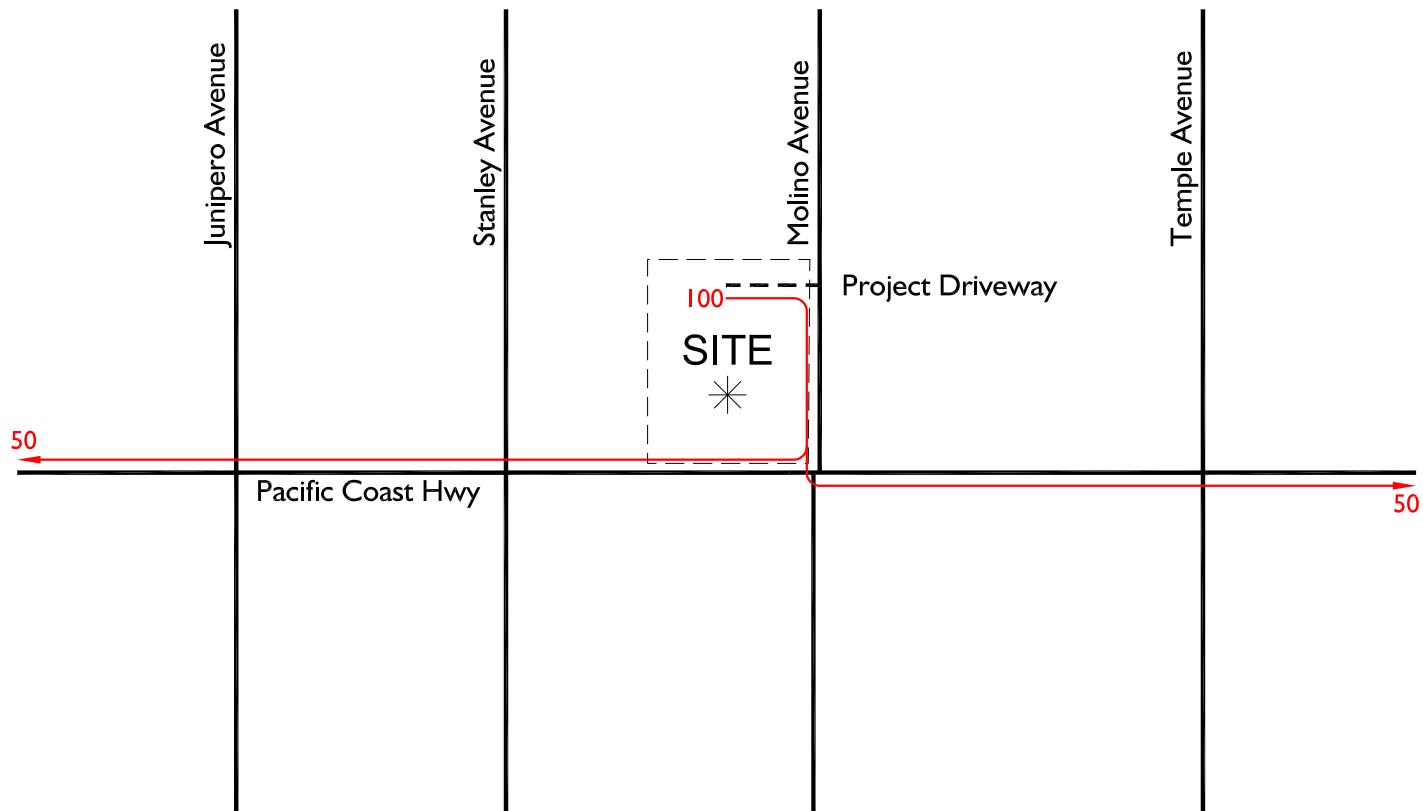


2761-2018-01

MOLINO RESIDENTIAL FOCUSED TRAFFIC IMPACT STUDY, City of Signal Hill

The logo for RK engineering group, inc. It features a large, bold, white 'RK' monogram on the left, set against a dark background with a subtle horizontal grid pattern. To the right of the monogram, the company name 'engineering group, inc.' is written in a smaller, white, sans-serif font.

Exhibit C  
**Project Trip Distribution**



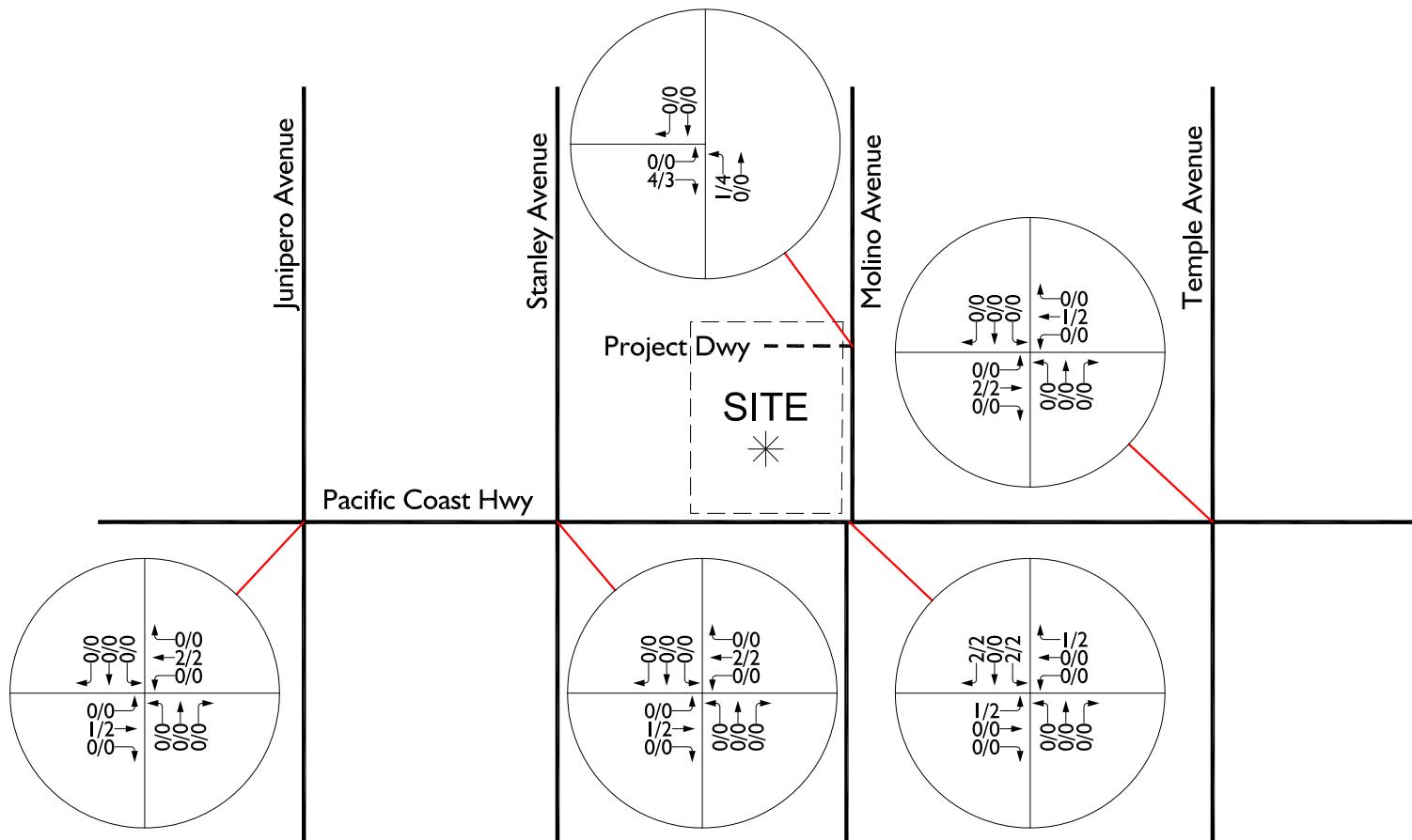
**Legend:**

10 = Percent to/from Project

— = Project Driveway

N

Exhibit D  
**Project Traffic Volumes**



**Legend:**

10/20 = AM/PM Peak Hour Volumes

— — = Project Driveway

N

Exhibit E  
**Project Access Sight Distance**



**Legend:**

150' = Stopping Sight Distance Required for Roadways of 25 MPH

— = Project Site

■ = Limited Use Area

Exhibit F  
**Molino Avenue at PCH Sight Distance**



Exhibit G  
**Alley-Way at PCH Sight Distance**



**Appendix A**  
**City of Signal Hill Municipal Code Parking Requirement**

[Print](#)

## Signal Hill Municipal Code

## Chapter 20.10 RESIDENTIAL DISTRICTS\*

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Sections:

- 20.10.010 Purpose of districts.
- 20.10.020 Use classification.
- 20.10.030 Lot area and dimensions.
- 20.10.040 Dwelling unit density.
- 20.10.050 Density bonus.
- 20.10.060 Building height.
- 20.10.070 Yards.
- 20.10.072 Landscape materials and turf replacement.
- 20.10.075 Accessory buildings.
- 20.10.076 Patio covers.
- 20.10.077 Patio covers-Open trellis.
- 20.10.080 Required setbacks.
- 20.10.090 Open space.
- 20.10.100 Space between buildings on the same lot.
- 20.10.110 Lot coverage by buildings.
- 20.10.115 Floor area ratio.
- 20.10.120 Fences, walls and hedges.
- 20.10.130 Off-street parking.
- 20.10.140 Vehicular and pedestrian access.
- 20.10.150 Permitted projections into required yards.
- 20.10.160 General provisions.

\* Prior ordinance history: Ords. 87-02-987, 87-05-989 and 89-09-1038.

### **20.10.010 Purpose of districts.**

The residential districts listed below shall have the following purposes:

- A. The RL, residential low density zone, is intended to provide for the orderly development and maintenance of low density neighborhoods in accordance with the general plan. Permitted housing types

include single-family detached dwellings and duplexes.

B. The RLM-1, residential low/medium density-1 zone, is intended to provide for the orderly development of low/medium density residential neighborhoods exclusively limited to small-lot subdivisions of single-family detached dwellings.

C. The RLM-2, residential low/medium density-2 zone, is intended to provide for the orderly development and maintenance of low/medium residential neighborhoods which include both single-family dwellings and duplexes.

D. The RH, residential high density zone, is intended to provide for the orderly development and maintenance of high density residential neighborhoods in areas without physical constraints to such development and where infrastructure is adequate to support such development.

E. Refer to Chapter 20.20, Commercial/Industrial Districts, for CR-commercial residential standards.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

## 20.10.020 Use classification.

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

P - Permitted use

C - Conditional use permit required

A - Accessory use

T - Temporary use permit required, subject to requirements in Section 20.66.210

X - Prohibited

Uses	RL	RLM-1	RLM-2	RH
Single-family detached dwellings	P	P	P	P
Manufactured and/or mobile homes on a permanent foundation (A)	P	P	P	P
Duplexes (B)	P	X	P	P
Multifamily dwellings	X	X	X	P
New condominiums or stock cooperatives	X	X	X	P
Conversions to condominiums or stock cooperatives	X	X	X	C
Private garages	A	A	A	A
Common area garages	A	X	A	A
Carports	X	X	X	X
Care facility - intermediate skilled nursing, residential for the elderly, community, congregate living, convalescent, large family day care (C)	X	X	X	C
Public parks	P	P	P	P

	A	A	A	A
Tennis courts, pools, spas and similar recreational facilities				
Alcohol and drug abuse recovery and treatment facility (C)	X	X	X	X
Lighted tennis courts	C	C	C	C
Home occupations (D)	A	A	A	A
Signs	A	A	A	A
Construction trailers with or without electrical power	T	T	T	T
Temporary tract offices/model homes	T	T	T	T
Trailer camp or park	X	X	X	X
Utility distribution stations	C	C	C	C
Churches	X	X	X	X
Satellite dish antenna (E)	P	P	P	P
Pay phones	X	X	X	X
Vending machines	X	X	X	X
Garage sales (F)	P	P	P	P
Licensed group home	P	P	P	P
Single room occupancy	X	X	X	C
Supportive housing	P	P	P	P
Transitional housing	P	P	P	P
Personal indoor marijuana cultivation (G)	P	P	P	P

(A) Subject to Section 20.66.220, Mobile Homes.

(B) Within the RL district, there shall be no more than one dwelling on any lot, except that a lot abutting a parcel developed with multiple-family dwellings prior to February 17, 1987, may be developed subject to the RLM-2 density and development standards herein.

(C) As defined in the California Health and Safety Code subject to requirements of municipal code Chapter 8.16, Institutions.

(D) Requires business license. Refer to Section 20.04.384 for home occupation requirements.

(E) 1. Shall not be located in any required setback.

2. Where determined by the director of planning to be feasible, antennas shall be mounted on the ground.

3. No antenna shall exceed twenty-five feet in height above grade. Antennas shall be screened by landscaping or fencing to the extent feasible, for the purpose of minimizing visibility from adjoining streets and properties.

4. No antenna shall be of a bright, shiny or glare reflective finish or color.

(F) "Garage sales" means the sale of personal items owned by the property owner or tenant of the lot on which the sale is being conducted. A maximum of three garage sale events shall be permitted per year. Each event shall not exceed two consecutive days. A permit shall be required for each event, and shall be obtained at the planning department.

(G) Personal indoor marijuana cultivation is permitted at private residences in the city, subject to the regulations and requirements found in Chapter 9.50, Personal Marijuana Cultivation.

(Ord. 2017-11-1497 § 3; Ord. 2014-08-1471 § 2; Ord. 2009-12-1410 § 2; Ord. 99-12-1264 §§ 1,2; Ord. 98-12-1243 § 4 (part); Ord. 93-03- 1152 § 4 (part); Ord. 91-03-1091; Ord. 89-09- 1040 § 1 (part))

### **20.10.030 Lot area and dimensions.**

In each residential district, each lot shall comply with lot area and dimension standards contained in Chapter 20.66, and shall have the minimum area and dimensions shown below.

<b>Minimum Lot Area (sq.ft.)</b>		<b>Minimum Lot Frontage</b>	<b>Minimum Lot Depth</b>
RL	5,000	55	90
RLM-1	6,000	50	120
RLM-2	5,000	50	100
RH	6,000	50	120

Lots which front on curved streets or culs-de-sac shall measure their minimum lot width at the required front setback line.

Irregular lots may be permitted by the planning commission. For the purpose of this chapter, an irregular lot shall be one which meets the minimum lot area required but does not meet minimum length and/or width requirements. In permitting irregular lots, the planning commission shall determine that there are practical difficulties related to size, shape and topography of the site which make impractical the provision of lots meeting all dimension requirements, or that permitting irregular lots within a development will not have an adverse impact on or detract from the overall design or layout of the project or that permitting irregular lots will improve the overall project design.

(Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

### **20.10.040 Dwelling unit density.**

In each residential district, the maximum number of dwelling units for any lot shall be determined according to the following:

Lot area (sq.ft.) Units/sq.ft. du/ac

RL any size (B) 1/5,000 8

RLM-1 any size 1/6,000 7

RLM-2 any size (B) 1/2,500 17

RH less than 10,000 2,900 15

10,000–20,000 2,400 18

Greater than 20,000 2,100 21

A. Density Calculation. For purposes of calculating maximum permissible densities, fractional results shall be rounded down to the next whole number. Calculations shall be based on lot area before right-of-way dedications.

B. Exceptions.

1. Within the RL district, there shall be no more than one dwelling on any lot, except that a lot abutting a parcel developed with multiple-family dwellings prior to February 17, 1987, may be developed subject to the RLM-2 density and development standards herein.
2. Within the RLM-2 district, there shall be no more than two dwelling units on any lot. A minimum of five thousand square feet of lot area is required for two units.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

### **20.10.050 Density bonus.**

A. Any person constructing a project of five or more dwelling units may apply for one or more bonus incentives, as described in this section. Such person shall be eligible for such incentives if twenty-five percent of the units are constructed for low-income to moderate-income households (as defined in California Health and Safety Code Section 50093) and/or ten percent of the units are constructed for low-income households (as defined in California Health and Safety Code Section 50079.3)

The acceptable combination of incentives shall be as determined by the city council, provided that any individual incentive or combination of incentives shall have the equivalent financial value of at least a twenty-five percent density bonus. Incentives to be considered are:

1. A density bonus not to exceed ten percent over the otherwise permitted density on any lot. The density bonus shall not be included when determining the number of housing units which are equal to the ten or twenty-five percent of the project constructed for low-income or moderate-income households;
2. Exemption of the development from the requirements of Section 18.32.120 of this code;
3. Construction of public improvements appurtenant to the proposed development, which may include, but shall not be limited to, streets, sewers and sidewalks;
4. Utilization of federal or state grant moneys or local revenues to provide land for the project at reduced cost;
5. Waiver of building, zoning, subdivision or environmental impact fees and deposits;
6. Expedited case processing;
7. Exemption of the project from any provisions of other municipal code provisions which may cause an increase in the cost of housing units to be developed.

B. In order to assure compliance with this section, the owner of property and/or developer shall execute and record an agreement with the city, in a form approved by the city attorney. The city council shall by resolution adopt policies to assure that units constructed for low-income or moderate-income households, where bonus incentives have been provided pursuant to this subsection, are sold or leased to persons and/or families of low or moderate income.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

### **20.10.060 Building height.**

In each residential district, the height of each dwelling or structure and the number of stories shall not exceed the maximum limits stated below, except for chimneys and rooftop antennas when approved by the director of planning and community development per standards set forth in Chapter 20.52, Site Plan and Design Review. Building heights shall comply with Sections 20.66.090, Building Height, and 20.04.102, Building Height.

## District Ft./Stories

RL 25 2½

RLM-1\* 25 2½

RLM-2 25 2½

RH 25 2½

\* On lots 16-76 in Block V, which slope downhill from the street of access, the highest point of the structure shall not exceed fourteen feet above curb elevation from the midpoint of the front lot line.

(Ord. 93-03-1152 § 4 (part): Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part))

### **20.10.070 Yards.**

A. Definition. Required yards shall be those portions of the lot between the property line and the required setback line.

B. Required Size. All required yards shall extend the full depth and width of the lot and shall be open from ground to sky, with the exception of the following: driveways, sidewalks, porches, decks, patios, lanais, steps or stairways provided these are at or below floor level of the first story.

C. Limitations for Pools and Spas. Swimming pools and spas shall not be permitted in any required front yard setback and shall not be located less than three feet from any side or rear lot line.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

### **20.10.072 Landscape materials and turf replacement.**

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to twenty-five percent of the setback area (includes walkways, patios and courtyards, but excludes driveways).

1. Area of front setback - area of required driveway = remaining front setback area.

2. Remaining front setback area x twenty-five percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages, or providing on-site parking (for properties without garages) are excluded from the maximum allowed twenty-five percent of hardscape material in front yard setbacks.

<b>Driveway Allowance is based on required garage capacity and size</b>	
<b>Garage Capacity</b>	<b>Driveway Allowance</b>
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10. (Ord. 2015-11-1481 § 6)

**20.10.075 Accessory buildings.**

- A. Where an accessory building is part of or joined to the main building by a common wall, or where any accessory building has sleeping or living accommodations, the accessory building shall be deemed a main building for purposes of applying the property development standards of this title.
- B. Where an accessory building is attached to the main building, or if detached is less than six feet from the main building, the accessory building shall be deemed a main building for purposes of applying the property development standards of this title.
- C. Where an accessory building is detached and separated from the main building by six feet or more, the accessory building need not be considered a main building for purposes of applying the property development standards of this title.

(Ord. 93-03-1152 § 4 (part))

**20.10.076 Patio covers.**

- A. Setbacks. Patio covers shall be setback five feet from side or rear property lines. Patio covers shall not be constructed in front yards.
- B. Projections. Patio covers eves may project thirty inches into a side or rear yard.
- C. Prohibited uses. Patio covers shall not be used as carports, garages, or storage, utility or habitable rooms.
- D. Construction. Patio covers may have solid roofs and be enclosed as provided by the Uniform Building Code.

(Ord. 2001-06-1285 § 3 (part))

**20.10.077 Patio covers—Open trellis.**

- A. Setbacks. Patio covers - open trellis shall be setback three feet from a side or rear property line. Patio covers - open trellis shall not be constructed in front yards.
- B. Projections. Patio covers - open trellis eves may project twelve inches into a side or rear yard.
- C. Prohibited Enclosures. Patio covers - open trellis sides or covers shall not be temporarily or permanently enclosed.
- D. Construction. patio covers - open trellis shall be unenclosed post and beam construction that may include latticework provided that the sides and cover remains a minimum forty percent open to the sky.

(Ord. 2001-06-1285 § 3 (part))

### **20.10.080 Required setbacks.**

A. Distance from Property Line. In each residential district, the required setback lines shall be distant, in feet, from the respective property lines after right-of-way dedications, as follows:

<b>Lot Area (sq. ft.)</b>		<b>Front Setback</b>	<b>Rear Setback</b>	<b>Side Setback Interior</b>	<b>Street</b>
RL	All lots	20	5	5	10
RLM-1	Lots in Block V (lots 16-76)				
		10	5	5	10
	All other lots	20	15	5	10
RLM-2	All lots	20	5	5	10
RH	Less than 10,000	15	5	5	10
	10,000 - 20,000	20	5	5	10
	Greater than 20,000	20	10	5	10

B. Exceptions. Accessory buildings which are more than seventy-five feet from the front property line may be constructed on the side property line subject to the requirements of Uniform Building Code and in accordance with Section 20.10.075, Accessory Buildings.

(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

### **20.10.090 Open space.**

A. Requirements. In each residential district, that portion of each lot required to be open space, the minimum dimensions of same, and other restrictions are as follows:

		<b>% of Lot</b>	<b>Sq.ft./unit</b>	<b>Min. Dimension</b>
	RLM-2	N/A	600	10x10
	RH	25*	N/A	10x10

\* Calculated on basis of lot area after right-of-way dedication(s).

B. Exclusions. The following shall not be considered open space for purposes of satisfying minimum requirements herein:

Driveways;

Front setbacks;

Street side setbacks;

Guest parking areas;

Exterior staircases and areas below such staircases;

Enclosed patios, decks or balconies; and

Potted plants.

C. Single-family Detached Development. There shall be no open space requirement for each single-family detached dwelling provided that the lot is occupied by not more than one dwelling.

D. Covered Patios, Pools, Spas and At-grade Decks. Covered patios, pools, spas, and at-grade decks shall not occupy more than fifty percent of the required open space.

E. Areas Less Than Ten Feet by Ten Feet. Landscaped areas which are less than ten feet by ten feet, but which abut a required street setback area shall be counted as contributing to the open space requirements.

F. Landscaping. All required open space areas shall at a minimum be fifty percent landscaped and irrigated. Landscaped areas shall be clear and open from the ground to the sky, with the exception of building eaves. The remaining fifty percent of required open space may consist of walkways, at-grade decks, above-grade decks, balconies, patios, additional landscaping, pools, and other areas as approved by the director of community development.

G. Balconies. Square footage located on balconies or decks extending from the second floor or above a first floor may be counted towards meeting the open space requirements, provided such area does not exceed fifty percent of the required open space, has minimum dimensions of five feet by five feet, is not located in a front, side and rear setback, and is not covered with a solid roof or enclosed. The area below a balcony or deck may only qualify as open space if the space beneath has a minimum height of eight feet from finished grade level to the bottom of balcony or deck.

(Ord. 2006-09-1364 § 1: Ord. 93-03-1152 § 4 (part): Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part))

#### **20.10.100 Space between buildings on the same lot.**

All buildings designed or erected after May 7, 1964, and existing buildings which may be reconstructed, altered, moved, or enlarged shall comply with the space between building requirements of the district in which they may be located.

In each residential district, the minimum distance between each type of building, measured from building exterior walls, shall be as follows:

	<b>Main Buildings (ft.)</b>	<b>Accessory* Buildings (ft.)</b>	<b>Main and Accessory* Buildings (ft.)</b>
RL	10	6	6
RLM-1	N/A	6	6
RLM-2	10	6	10
RH	10	6	10

\* Accessory buildings as regulated by Section 20.10.075.

(Ord. 2006-09-1364 § 2: Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part): prior code § 19.52.120 (Ord. 557 § 306(F), 1964))

#### **20.10.110 Lot coverage by buildings.**

All buildings designed or erected after May 7, 1964, and existing buildings which may be reconstructed, altered, moved, maintained, or enlarged shall not exceed the maximum building coverage regulations of the district in which they may be located. In each residential district, the area of all buildings, including accessory buildings, on any lot shall not exceed fifty percent of the area of the lot. Except in the RLM-1 zoning district, this requirement shall not apply to any project developed entirely with single-family detached housing where each dwelling unit is on a separate lot, except in the RLM-1 zone. Eaves and other architectural projections which are above grade shall not contribute to lot coverage.

(Ord. 93-08-1164 § 1: Ord. 93-03-1152 § 4 (part); Ord. 89-12-1046 § 1 (part); Ord. 89-09-1040 § 1 (part); prior code § 19.52.130 (Ord. 557 § 306(G), 1964))

### **20.10.115 Floor area ratio.**

- A. The maximum permitted floor area ratio shall be .5 in the RL, RLM-1 and RLM-2 zones.
- B. Maximum permitted floor area ratio shall be calculated as follows:

gross floor area - garage square feet

net lot area

For purposes of this subsection, "gross floor area" means and includes the area of the first story and any additional stories for all structures, including garages, greenhouses and accessory buildings on a lot. The following shall not contribute to the calculation of gross floor area:

1. Covered patios, balconies and walkways;
2. Eaves and other architectural projections;
3. Antennas; and
4. Uncovered tennis courts, pools, spas and similar recreational facilities.

Net lot area is the gross lot area less the required right-of-way dedications.

C. In the RLM-2 zone, no unit may exceed seventy-five percent of the permissible gross floor area for the respective parcel as calculated in subsection B of this section.

(Ord. 2003-10-1322 § 2: Ord. 2001-07-1289 § 6: Ord. 93-03-1152 § 4 (part); Ord. 92-03-1116 § 1: Ord. 90-09-1077 § 1)

### **20.10.120 Fences, walls and hedges.**

The following standards shall apply to all fences and walls located in any residential district:

A. Corner Cutoff Area. There shall be a corner cutoff area at the intersection of any two streets, a street and alley or any two alleys. Such corner cutoff area shall be measured from a point not less than thirty feet from the intersection of the two property lines. Nothing in excess of three feet in height, including landscaping, may be located within the corner cutoff area. Where due to an irregularly shaped lot or a lot on a curved street, the required corner cutoff area cannot be provided as above, an area shall be established which will adequately protect intersection visibility. Such area shall be approved by the director of planning.

B. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted at all rear and side property lines and within required rear or side yards, and at or to the rear of all front setback lines. No fence, wall or hedge over four feet in height shall be permitted in any required front yard or in the required street side of a corner lot.

C. Architectural Embellishments. Architectural embellishments such as pilasters, archways, sculptures, etc., may be permitted to project above the maximum height on any fence, hedge or wall, subject to approval of the planning director, provided that such embellishment does not significantly increase the overall average height or apparent mass of the wall.

D. Except for retaining walls, the height of the fence, wall or hedge shall be measured from the lowest finished grade on either side of any fence, wall or hedge.

E. Fences, walls and/or hedges shall be measured as a single unit if built or planted within three feet of each other.

F. Retaining WallProtecting Cut Below Natural Grade. Where a retaining wall protects a cut below natural grade and is located within three feet of a property line separating lots, such retaining wall may be topped by a fence, wall or hedge, but the height shall be measured from the highest actual finished grade on either side.

G. Retaining WallContaining Fill. When a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge providing that in any event a protective fence or wall not more than forty-two inches in height, as measured from the grade retained, may be erected at the top of such retaining wall and any portion of such fence, wall or hedge above the otherwise permitted height shall comply with Section 20.04.291, Fence.

H. Nothing in this section shall be deemed to set aside or reduce the requirements for fencing by local, state or federal law or regulation.

(Ord. 93-03- 1152 § 4 (part): Ord. 89-09-1040 § 1 (part): Ord. 84-08-929 § 2: prior code § 19.52.200(10) (Ord. 557 § 306(N)(10), 1964))

### **20.10.130 Off-street parking.**

The following off-street parking standards shall apply to all new residential development.

A. Single-family/duplex dwellings shall provide garages as follows:

<b>Number of Bedrooms*</b>	<b>Number of Stalls</b>
3 or fewer	2
4 and 5	3
6 or more	4

\*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line, except for garages on Terrace Drive where the setback shall be ten feet.
4. An electronic automatic garage door opener shall be provided for each garage door.
5. Carports are prohibited.

6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.

7. Tandem spaces are prohibited.

B. Multi-family dwellings, including single room occupancy (SRO) housing units, (buildings containing more than two dwellings on a single parcel) parking as follows:

<b>Number of Bedrooms*</b>	<b>Number of Parking Spaces</b>
studio-2	2 garage spaces
3 or more	2 garage spaces plus 1 space per bedroom* over 2 (shall be in a garage or assigned surface parking space on the project site)

\*A bedroom or space that could reasonably be used as a bedroom.

1. Guest parking shall be provided as follows:

a. One space per four units either in a common garage or as surface parking on the same site.

b. Guest spaces must be open and accessible at all times.

2. Tandem spaces shall not count towards meeting the parking requirements set forth in this section.

3. Parking stall sizes shall be a minimum of ten by twenty feet.

4. Back-up area shall be a minimum of twenty-four feet.

5. An electronic automatic garage door or gate opener shall be provided for each garage door.

6. Carports are prohibited.

7. Aisle widths including back-up areas shall not be less than twenty-four feet.

8. Garages must provide a minimum of seventy-two cubic feet of accessory storage area in private secure storage bins (with a minimum depth of three feet) suspended above the parking spaces reserved for each dwelling unit. Common storage rooms, or individual storage lockers, cannot satisfy this requirement unless approved by the planning commission.

9. Where dwellings are subject to recorded conditions, covenants and restrictions (CCR's), the parking requirements in division C. shall be enforced by the homeowners' association. To enforce this division, an action may be brought by the city against any individual, or against the homeowners' association, or both, to ensure compliance with said requirements.

10. Where dwellings are subject to recorded conditions, covenants and restrictions, a provision shall be included to prohibit rooms that were not considered bedrooms for purposes of parking calculations from being marketed or used as bedrooms.

(Ord. 2014-08-1471 § 16; Ord. 2006-09-1364 § 3; Ord. 2005-12-1354 § 1, 2006; Ord. 2005-04-1347 § 1; Ord. 2001-07-1289 § 1; Ord. 93-03-1152 § 4 (part); Ord. 89-09-1040 § 1 (part))

**20.10.140 Vehicular and pedestrian access.**

- A. Location. All pedestrian and vehicular access shall be from an improved street or alley.
- B. Design. Projects shall be designed pursuant to Chapter 20.70, Off-Street Parking, of the Signal Hill Municipal Code.
- C. Size. If vehicular access is by a driveway adjacent to a side lot line, the accessway shall not be less than ten feet in width. If pedestrian access is required to a rear dwelling, and cannot be provided from an alley, then the total width of the accessway shall be increased to not less than thirteen feet, three feet of which shall be reserved for walkway, pursuant to Chapter 20.70, Off-Street Parking, of the Signal Hill Municipal Code.

(Ord. 93- 03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

**20.10.150 Permitted projections into required yards.**

- A. Sideyards. Architectural projections such as eaves, belt courses, sills and chimneys may be permitted to project not more than eighteen inches into required sideyards.
- B. Front and Rear Yards. Architectural projections may be permitted to project not more than thirty inches into required front and rear yards.
- C. Other Projections. The director of planning and community development may permit other similar architectural projections, provided that the size of the projection does not exceed the above limits.

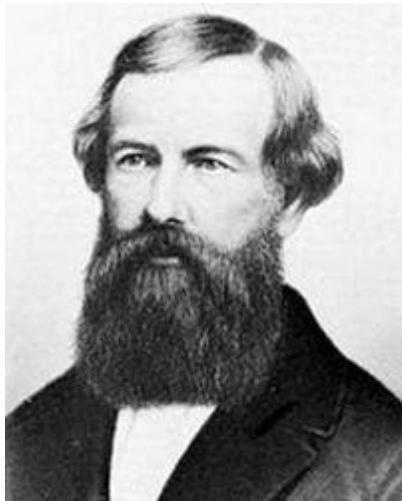
(Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

**20.10.160 General provisions.**

- A. Approval. Residential development projects require planning director and/or planning commission review, subject to requirements contained in Chapter 20.52, Site Plan and Design Review.
- B. Prerequisites to Construction and Alterations. No person shall construct any building or structure or make structural alterations which require building permits, until same have been approved in accordance with the provisions of Chapter 20.52 of the Signal Hill Municipal Code.

(Ord. 2001-07-1289 § 2; Ord. 93-03-1152 § 4 (part): Ord. 89-09-1040 § 1 (part))

# January 6a.



January 15, 1861: Elisha Otis patents the steam elevator.



1995 St. Louis Avenue  
CTL Second Extension

## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, CA 90755-3799

### PROCEDURES RELATIVE TO PUBLIC HEARINGS/WORKSHOPS

1. At the request of the Mayor/Chair, the City Clerk/Secretary reports on the Form of Notice given:
  - a. Notice was published in the *Signal Tribune* newspaper per Government Code §65091(a)(4) on January 4, 2019.
  - b. Notice was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on January 4, 2019.
  - c. Notice was mailed to property owners and occupants within a 500' radius of the site on January 4, 2019.
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.
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

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM: RYAN AGBAYANI  
ASSISTANT PLANNER**

**SUBJECT: PUBLIC HEARING – REQUEST FOR A SECOND AND FINAL  
CONSTRUCTION TIME LIMIT (CTL) EXTENSION FOR A RESIDENTIAL  
PROJECT LOCATED AT 1995 ST. LOUIS AVENUE**

#### **Summary:**

The applicant, Kimberly Ly, is requesting a second and final CTL extension to complete construction of a new custom two-story single-family dwelling at 1995 St. Louis Avenue. The applicant was not able to complete the project in the first 80-day extension period and has requested a second extension period of 365 days. Building Safety personnel inspected the current site and determined that a reasonable time frame for completion is 365 days.

#### **Recommendation:**

Approve a second and final CTL extension of 365 days.

#### **Strategic Plan Objectives:**

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

Goal No. 6: Promote a transparent and open government.

**Background:**

On August 15, 2015, the project was approved by the Planning Commission at a public hearing after two previous workshops (Attachment A).

On April 27, 2017, the initial permit was issued and the 540-day CTL period commenced.

On September 24, 2018, the applicant requested the first extension for the project (Attachment B).

On November 14, 2018, having received no objections, the Community Development Director approved an initial 80-day CTL extension (Attachment C).

On December 12, 2018, a letter was sent to the applicant notifying her of the impending expiration and that she is eligible for a second extension, which requires review by the Planning Commission (Attachment D).

**Analysis:**

**Project Status and Second Extension Request**

At this time, the project has not been completed and the applicant has submitted a second CTL extension request of 540 days (Attachment E). The applicant provided a vague justification for the extension request and verbally indicated that the delay is due to various construction-related issues. Staff confirmed that substantial progress has been made and that the current site does not pose any health or safety hazards.

**Intent of Time Limits**

On June 4, 2013, the City Council approved a Zoning Ordinance Amendment to implement CTL provisions (Attachment F). The purpose of CTL is to establish reasonable completion times of projects (i.e. a “shot clock”). It is also a tool to mitigate potential construction-related nuisances to surrounding neighbors. The City encourages property owners to start construction at the time they pull the permit to adhere to these time frames.

**Code Provisions**

Based on the scope of work, a project is eligible to various time limits and extensions. New residential dwelling units (one to two units) have a CTL of 540 days starting from the date of issuance of the first building, grading, or demolition permit. A project is eligible for up to two extensions of 80 days per extension. The Director of Community Development may approve the first 80-day extension if public comments are not received. The Planning Commission is the reviewing body for all second extension requests. In the case of unusual circumstances, the Commission may grant a period other than those established in the code.

### Criteria for Second and Final Extension

The SHMC establishes “good cause” as the criteria for approving a CTL extension request and notes that the approving authority shall consider each of the following criteria which are considered to be beyond the applicant’s control:

- Whether substantial progress has been made;
- Whether the condition of the property presents health or safety hazards;
- Whether the site topography has created delays;
- Whether delays are due to material suppliers or labor problems;
- Whether there has been an earthquake, fire, flood, explosion, act of God, or other circumstances beyond the applicant’s control; and
- Whether delays are due to City or other government actions, and/or other unusual circumstances.

This Commission has the authority to grant the default extension period, or to utilize the abovementioned criteria to approve extensions of a different period.

### Applicant-Initiated Delays

#### *Site Plan and Design Review*

As previously mentioned in the August 11, 2015 staff report, the project went through two workshops in which the applicant (on both occasions) was directed to work with staff make changes to the plans. The applicant struggled with proposing a design that adequately addressed the Commission’s comments and feedback, prior to final approval.

#### *Permit Issuance*

The permit was issued to the property owner, who accepted responsibility as owner-builder. In other residential projects of similar scope, permits are issued to a licensed contractor with active liability and worker’s compensation insurance. The applicant is not a licensed contractor and staff has made multiple recommendations that she hire licensed professionals primarily to complete the work in a more timely manner. Instead, she has elected to remain as owner-builder and hire individual parties to perform the work in a piece-meal fashion.

#### *Construction*

Multiple factors have contributed to the delay of construction. In addition to pulling the permits as owner-builder, the applicant has also proposed numerous changes to the floor plans and elevations, which has delayed construction. Although multiple changes were proposed, the only approved changes have been the relocation of the kitchen and family room, reconfiguration of two bathrooms, reconfiguration of one bedroom, orientation of the interior L-shaped staircase, and replacing a sliding glass door with a window at the north side of the house. These approved changes were determined not to be significant

because they were primarily interior changes and did not require additional approval by the Commission under Site Plan & Design Review.

### Nuisance Reports

It is also important to note that the City initially fielded numerous nuisance complaints regarding the condition and security of the vacant site before construction was initiated. There was a period of time when individuals were trespassing onto the vacant site and occupying it for illegal activities. Although the property owner ultimately addressed these issues, staff believed that a quicker response time was warranted.

On January 8, 2019, a resident who received notice of the agenda item, and who wished to remain anonymous, came into City Hall to express concerns regarding the prolonged progress of this construction, and their sentiment that the current CTL provisions are too liberal and should be reduced in general.

### Conclusion

Based on the project's history and the Building Inspector's estimate of a reasonable amount of time to complete the work, staff has recommended that the Commission approve a lesser extension period than what the applicant is requesting.

Approved:

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Scott Charney  
Community Development Director

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John Hartley, CBO  
Senior Building Inspector



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, CA 90755-3799

August 11, 2015

### **AGENDA ITEM**

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

**FROM: SELENA ALANIS  
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING – SITE PLAN AND DESIGN REVIEW 15-04 FOR A  
NEW SINGLE-FAMILY DWELLING AT 1995 ST. LOUIS AVENUE**

### **Summary:**

The applicant, Seth Sor for Kimberly Ly, is requesting Site Plan and Design Review approval for a single-family dwelling at 1995 St. Louis Avenue in the Southeast neighborhood. The project was previously reviewed at workshops and the dwelling has been redesigned to include a front porch, removal of the roof from the front balcony, a water efficient landscape plan and a revised window configuration for the north elevation. The proposal now includes:

- Demolition of the existing 800 square foot one-story single-family dwelling and detached garage; and
- Construction of a new 3,072 square foot two-story single-family dwelling with an attached 3-car garage.

### **Recommendation:**

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 15-04, A REQUEST TO DEMOLISH THE EXISTING 800 SQUARE FOOT SINGLE-FAMILY DWELLING AND TO CONSTRUCT A 3,072 SQUARE FOOT TWO-STORY, FIVE-BEDROOM, FOUR-BATHROOM SINGLE-FAMILY DWELLING WITH A THREE-CAR GARAGE AT 1995 ST. LOUIS AVENUE IN THE RLM-2, RESIDENTIAL LOW/MEDIUM-2, ZONING DISTRICT

Attachment A  
Attachments to staff report  
not attached

## **Background:**

### *View Notice for Workshop #1*

Per the View Policy, on August 4, 2014, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. In addition, story poles were installed to depict the highest point of the house to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer.

Staff received two written responses to the view notice:

- 1) 1986 and 1986½ St. Louis Avenue  
The property owner and resident submitted a letter in support of the project.
- 2) 2055 E. 20<sup>th</sup> Street  
The owner of one of the condominiums to the north of the project requested a view analysis. The applicant had additional story poles installed and certified in order to conduct a complete view analysis. Mrs. Ly met with the property owner at his home on September 14, 2014. After reviewing the plans, the property owner withdrew his request.

### *Workshop #1*

On October 14, 2014, the Planning Commission held a workshop and reviewed plans for a new 3,187 square foot single-family dwelling consisting of:

- First floor was 1,960 square feet and included a family room, living room, kitchen, dining room, library, two bedrooms, two bathrooms and an attached 787 square foot 3-car garage with washer and dryer.
- Second floor was 1,227 square feet and consisted of a game room, three bedrooms, two bathrooms and an 814 square foot covered balcony with a second washer and dryer (Attachment A).

At the meeting, seven members of the public commented on the project; some were in support and some were against the proposed design. After considering public comments and reviewing the plans, the Commission closed the workshop and directed the application to revise the plans to address the following:

- Bulk and scale concerns in relation to the neighborhood and box design
- Reduce large covered balcony - in size, bulk and scale
- Easy conversion of accessory rooms to bedrooms
- Integrate a front porch to match other houses in the neighborhood
- Removal of the washer and dryer from the second floor balcony
- Lack of a master bedroom with ensuite bathroom
- Conduct a view analysis for the property owners of 2014 St. Louis

[View Analysis for Workshop #2](#)

Staff has had several meetings with the applicant and reviewed several revised designs. Mrs. Ly struggled with creating a design that addressed the Commission's comments and one that reflected her preferences for the custom home. Once the applicant finalized the plans, they began outreach efforts to the neighbors for the view analysis.

On February 10, 2015, the applicant met with the property owners of 2014 St. Louis to show them the revised the plans. She reported that both owners were pleased by the design and they thought it looked much better than the first design. The applicant indicated that the homeowners still expressed their concern with their view of the downtown Long Beach building towers, but not the Queen Mary or any other specific landmarks.

On March 4, 2015, the property owners of 2000 St. Louis came into the Community Development Department to request a view analysis. Their contact information was provided to the applicant to conduct a view analysis.

On March 31, 2015, staff mailed a view notice to property owners and occupants within a 500-foot radius of the project site and the applicant posted a copy of the view notice on the property. New story poles were installed to depict the revised design and to facilitate the view analysis process. The placement and height of the story poles were certified by a licensed engineer. Staff has not received any additional responses to the view notice.

[Workshop #2](#)

On June 9, 2015, the Planning Commission held a workshop and reviewed revised plans. To address the previous workshop comments, the dwelling had been reduced in size by 115 square feet, the library and game room were eliminated and the size of the rear balcony had been reduced and uncovered (Attachment B). At the meeting, one member of the public and the applicant commented on the project. The Commission then closed the workshop and direct the applicant to work with staff to address the following:

- Eliminate the roof/cover on the front balcony
- Create a porch with a roof at the first floor roofline
- Address the design of the north elevation windows and storage closet
- Update the landscape plan to use water efficient landscaping

[Analysis:](#)

[Front Balcony](#)

The applicant has eliminated the roof element from the second story balcony and reduced the size by 25 square feet. The uncovered balcony reduces the bulk of the dwelling when viewed from both 20<sup>th</sup> Street and St. Louis Avenue.

*Front Porch*

The 154 square foot porch has been retained at the front of the dwelling. To add diversity to the front elevation and bring the scale of the dwelling closer to the street level, a roof has been added to create a more traditional front porch.

*Elevations*

The storage closet has been eliminated from north elevation and the windows on the first and second floor have been revised. To harmonize the east (front) elevation approximately 4' of stone veneer has been added to the lower portion of the stucco wall adjacent to the porch. The design is superior to the previously submitted plans and retains the two stucco colors and stone veneer.

*Landscape & Walls/Fences*

The landscape plan has been updated to provide a mix of hardscape, synthetic turf and seven 24"-box trees. The project is also conditioned to comply with Chapter 13.10 which will be updated per the state's new Model Water Efficient Landscape Ordinance and expects a 30% reduction of a dwellings water use. Synthetic turf will be used on-site and a condition of approval has been added that prior to the issuance of a building permit, specifications must be submitted for review and approval of the quality, permeability and proof of a manufacture warranty. The wall will be split face measuring at 4' along the street side, corner cut-offs and front setback, and 6' along the side and rear property lines.

*Floor Plan*

The Planning Commission reviews floor plans for floor area ratio and off-street parking purposes. In the past, the Commission has had concerns about floor area or rooms that may be used or easily converted to bedrooms and therefore increase the need for parking. The interior staircase has been relocated, resulting in a modifications to the second floor plan, staff believes that the modification does not have a significant implication on project's Site Plan and Design Review. The dwelling is the same size (3,072 square feet) and has the same number of bedrooms and bathrooms as the previously reviewed plans.

*Green Building Policy*

The new dwelling will comply with CALGreen which requires energy efficient appliances, water efficient fixtures and a construction waste management plan. The project is also

required to comply with the City's Low Impact development standards to manage storm water on-site.

Approved:

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Scott Charney

Attachments

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**From:** Kimberly CPA - Immigration [<mailto:kimberlycpa@LIVE.COM>]  
**Sent:** Monday, September 24, 2018 9:26 PM  
**To:** John Hartley <[jhartley@cityofsignalhill.org](mailto:jhartley@cityofsignalhill.org)>  
**Subject:** Re: Construction Time Limits Extension

Hi Uncle John,  
I am requesting for 540 days extension because we have not finish the framing, roofing, electrical, plumbing, drywall, stucco and landscaping yet.  
Kimberly.  
(562) 889-5481.

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**From:** John Hartley <[jhartley@cityofsignalhill.org](mailto:jhartley@cityofsignalhill.org)>  
**Sent:** Monday, September 24, 2018 2:23 PM  
**To:** [kimberlycpa@LIVE.COM](mailto:kimberlycpa@LIVE.COM)  
**Subject:** FW: Construction Time Limits Extension

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**From:** John Hartley  
**Sent:** Monday, September 24, 2018 2:23 PM  
**To:** 'mailto:kimberlycpa@LIVE.COM' <<mailto:kimberlycpa@LIVE.COM>>  
**Cc:** Colleen Doan <[CDoan@cityofsignalhill.org](mailto:CDoan@cityofsignalhill.org)>  
**Subject:** Construction Time Limits Extension

**Kimberly, Please send me an email detailing why you want an extension. Please do it today!**  
**I have copied the municipal code section below that details CTL and Extensions.**

Top of Form

Signal Hill Municipal Code
<a href="#">Title 20 ZONING</a> <a href="#">Chapter 20.52 SITE PLAN AND DESIGN REVIEW*</a>

Bottom of Form



**20.52.085 Construction time limits - Construction site security and screening.**

20.52.085 Construction time limits - Construction site security and screening.

At all times after a building, grading, or demolition permit has been issued authorizing work at any site, the site must be secured and screened to the satisfaction of the Building Official to reduce health, safety, and aesthetic impacts to the neighborhood until completion of the work.

(Ord. 2013-06-1454 § 1)

**20.52.090 Notice of permit issuance.**

20.52.090 Notice of permit issuance.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 14, 2018

KIMBERLY AND PHAT LY  
1417 SAINT LOUIS AVE.  
LONG BEACH, CA 90804-2229

### **APPROVAL OF CONSTRUCTION TIME LIMIT (CTL) EXTENSION – 80 DAYS**

Dear Kimberly and Phat Ly,

Based on our records, the Construction Time Limit (CTL) for your grading permit for a new custom two-story single-family dwelling at 1995 St. Louis Ave expired on Friday, October 19, 2018. On Monday, September 24, 2018, you submitted an email to our Building Safety Department requesting a 540 day extension. The Municipal Code allows you to receive an 80-day extension. As such, we have granted an 80 day extension to your permit. Your grading permit is now set to expire on Tuesday, January 8, 2019.

In accordance with Signal Hill Municipal Code (SHMC) Section 20.52.100 (Construction Time Limits – Time to Complete), the Building Official or Director of Community Development may deem any building, grading, or demolition permit issued (pursuant to Title 15 of this Code) to be null and void, if a Certificate of Occupancy or Extension of CTL has not been issued.

If you have any questions or need additional information, please contact me at (562) 989-7341 or via email at [ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org).

Sincerely,

A handwritten signature in black ink.

Ryan Agbayani  
Assistant Planner - Community Development Department



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

December 12, 2018

KIMBERLY AND PHAT LY  
1417 SAINT LOUIS AVE.  
LONG BEACH, CA 90804-2229

[EMAIL](#)

### **CONSTRUCTION TIME LIMIT - NOTICE OF PERMIT EXPIRATION**

Dear Kimberly and Phat Ly,

This letter is to advise you that the **80-day Construction Time Limit (CTL)** extension for your grading permit for a new custom two-story single-family dwelling at 1995 St. Louis Ave is due to expire on **Tuesday, January 8, 2019**. Per our records, the grading permit was issued on April 27, 2017 with a CTL of 540 days (expiration date of October 19, 2018). An 80-day extension was previously granted which adjusted the expiration date to January 8, 2019. Based on numerous inspections on your property, it is reasonable to conclude that a second extension will be required. Please be aware that if you allow the CTL to expire, your permit may be revoked and a stop work order may be issued.

In accordance with Signal Hill Municipal Code (SHMC) Section 20.52.100 (Construction Time Limits – Time to Complete), the Building Official or Director of Community Development may deem any building, grading, or demolition permit issued (pursuant to Title 15 of this Code) to be null and void, if a Certificate of Occupancy or Extension of CTL has not been issued.

The Municipal Code designates the Planning Commission as the approving authority for all second CTL extension requests. At this time, you must provide **a formal written request** for a second extension. This may be in the form of an email, memo or letter to the attention of the Scott Charney, the Director of Community Development, and must be received **on or before Friday, December 14, 2018**. The request letter must contain the extension period (number of days requested) and written justification for the extension.

Lastly, in order to process your second extension request, **you must provide a \$1,000 replenishment deposit**. If you fail to provide this letter and/or replenishment payment by the date mentioned above, construction will be halted and the existing permit will be null and void.

If you have any questions or need assistance in submitting your extension request please contact me at (562) 989-7341 or via email at [ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org).

Sincerely,



Ryan Agbayani  
Assistant Planner - Community Development Department

## Ryan Agbayani

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**From:** Kimberly CPA - Immigration <kimberlycpa@live.com>  
**Sent:** Thursday, December 13, 2018 4:32 AM  
**To:** Ryan Agbayani  
**Subject:** Re: Request for a Construction Time extension

Dear Scott Charney, John Hartley & Ryan Agbayani,

I would like to request for a second Construction Time extension up to 540 days because we have not finished the framing, roofing, plumbing, electrical, insulation, drywall, and landscaping yet.

Thank you so much for your attention in this matter.

Kimberly Ly.

Phone: (562) 889-5481.

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**From:** Ryan Agbayani <RAgbayani@cityofsignalhill.org>  
**Sent:** Wednesday, December 12, 2018 2:21 PM  
**To:** Kimberly CPA - Immigration  
**Cc:** John Hartley  
**Subject:** Expiration of CTL Extension

Hello Kimberly,

Attached is the Notice of Permit Expiration letter. Carefully read the letter in its entirety and please submit the required items by the date listed.

On a side note, when will you be pulling the permit for floor plan revisions? Please refer to [my previous email dated 11/28/18 at 11:42 AM](#) as reference.

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Ryan Agbayani  
Assistant Planner – Community Development Dept.  
City of Signal Hill  
Email: [ragbayani@cityofsignalhill.org](mailto:ragbayani@cityofsignalhill.org)  
Phone: 562-989-7341





## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

June 4, 2013

### **AGENDA ITEM**

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

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

**SUBJECT: PUBLIC HEARING – INTRODUCTION OF ZONING ORDINANCE  
AMENDMENT 13-02 TO ESTABLISH CONSTRUCTION TIME LIMITS TO  
ASSURE THE COMPLETION OF APPROVED DEVELOPMENT  
PROJECTS**

### **Summary:**

The City Council will consider a zoning ordinance amendment to establish construction time limits for development projects. The ordinance will include construction time limits based on project size and project type, provisions for time extensions, extension approval processes, and fees and penalties.

### **Recommendations:**

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,  
CALIFORNIA, APPROVING NEGATIVE DECLARATION 05/03/13(2),  
RELATIVE TO ZONING ORDINANCE AMENDMENT 13-02

- 2) Waive further reading and introduce the following ordinance, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL,  
CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 13-02,  
ADOPTING TIME LIMITS FOR COMPLETION OF CONSTRUCTION  
PROJECTS BASED ON PROJECT SIZE AND PROJECT TYPE,  
INCLUDING AN EXTENSION APPROVAL PROCESS, AND  
AUTHORIZING CERTAIN FEES AND PENALTIES

**Fiscal Impact:**

The fee schedule will be amended to include a fee to cover costs for public noticing of projects that are not deposit based (additions to dwellings less than 500 square feet) and clarification that deposits will also be used to process extension requests for projects that are deposit based.

**Background:**

On January 10, 2012, the Planning Commission held a public workshop and received a staff presentation. The Commission directed staff to explore procedural ordinances from other jurisdictions for construction permits that have experienced extended delays in completion.

On April 10, 2012, the Planning Commission held a public workshop to discuss the procedural examples staff had compiled, as well as directed staff in drafting amendments that seemed reasonable to the Commission.

On March 19, 2013, during review of the General Plan Annual Progress Report the City Council directed staff to revisit construction time limits and work with the Planning Commission to recommend a regulatory response. The Council recognized the negative impacts and nuisances associated with long running projects.

On April 9, 2013, the Planning Commission held a public workshop and received staff testimony. The Commission reviewed examples of other jurisdictions' construction time limits, entitlement validity, and building permit validity (Attachment A). The Commission directed staff to draft an ordinance to address the negative impacts associated with ongoing construction by instituting construction time limits.

On May 14, 2013, the Planning Commission held a public hearing and recommended City Council approval of the zoning ordinance amendment and adoption of the Negative Declaration by a unanimous vote.

**Analysis:**

Construction activity can create adverse impacts to adjacent property owners and the community as a whole. Typical nuisances associated with construction include, but are not limited to noise, dust, debris, loss of parking, impacts on roads and infrastructure, and unsightly job sites. These impacts create stress for neighbors, which can be compounded when projects are not completed in a timely manner. Long running projects are also problematic for staff as they demand a disproportionate amount of oversight relative to the fees collected.

Several projects within the City have been ongoing for 2 to 6 years since the time of permit issuance, resulting in unsightly conditions and nuisances. The long running projects range in scope from residential to non-residential and from minor improvements to new 2,000 square foot buildings. The reasons these projects have been ongoing vary from financing

issues to court action. Examples of some of the ongoing projects in Signal Hill are listed in the table below.

Project Location	Size & Project Type	Site Plan & Design Review Approval Date	Time Since Building Permit Issuance
3240 Cerritos	541 SF 2 <sup>nd</sup> Residential Unit	January 18, 2005	6 years Ongoing
3332 Falcon	902 SF 2 <sup>nd</sup> Residential Unit	July 18, 2006	5 years, 11 months Ongoing
995 E. 27 <sup>th</sup> Street	2,025 SF Institutional	May 15, 2007 October 13, 2009	3 years, 3 months Ongoing
1866 Stanley	1,845 SF 2 <sup>nd</sup> Residential Unit  Convert Duplex to Single-Family Dwelling	November 17, 2009	2 years, 3 months No Certificate of Occupancy Impact fees not paid  Conversion has not started

The purpose of establishing construction time limits is to establish reasonable completion times for projects. The City wants to encourage property owners to start construction at the time that they are ready and can complete the project in a timely manner. In addition, the intention is to make the public aware of when a project will commence, project completion deadlines and when extension requests are received. The major points of the ordinance are discussed below.

### Time Limits

Construction time limits were established based on projects size and project type. The time limits established are considered reasonable based on other jurisdictions' regulations and the Building Official's experience with projects in Signal Hill. Using project size as means of stratification for time limits avoids any disagreement of a project's valuation. Completion is defined as issuance of a Certificate of Occupancy. The California Building Code will also be exercised, so that the Building Official may deem a permit null and void if work is suspended or abandoned for more than 180 days.

### Notification

Properties within a 100 foot radius (or if the View Policy applies noticing shall be consistent with the procedures of the policy) of the project site will be notified of permit issuance to provide information on upcoming construction and contact information for the project. The time limit extension request process will also include notification to properties within a 100 foot radius (or if the View Policy applies noticing shall be consistent with the procedures of the policy) of the applicant's requests for additional time to complete the project. The public may comment on any extension request for a period of 10 days. Approval of the extension will be based on the public comments received and the criteria listed below.

### Extension(s)

Extension provisions allow for additional time to complete a project. The extension time provisions are stratified in the same manner as construction time limits by project size and project type. No more than two extensions may be granted. The Director of Community Development may approve the first extension if public comments are not received. The Planning Commission will review the first request if public comments are received and all second requests.

### Criteria

The Planning Commission may approve or deny an extension request based on public comments received and the criteria for approving an extension as discussed below. The criteria are based on reasons that are beyond the owner's control, e.g., progress of the project; health or safety hazards; site topography; material supplier or labor problems; fire, explosion or act of God; government action; and/or other unusual circumstances (other than financing). In the case of unusual circumstances or conditions the Planning Commission may grant an extension of time other than those listed in the ordinance, but the provision is not intended to be exercised on a regular basis.

### Penalties

The intent of establishing penalties is not to be entirely punitive, but to encourage property owners to complete construction within the set time limits. If a project has not been completed within the time limit, penalties may ensue after a 30 day grace period. A penalty of \$200 per day may be applied to projects that are not completed within the construction time limits and approved time extensions, with the maximum cumulative penalty totaling \$36,000 (\$200/day for 180 days). In addition, continuance of construction may constitute a public nuisance and may be abated.

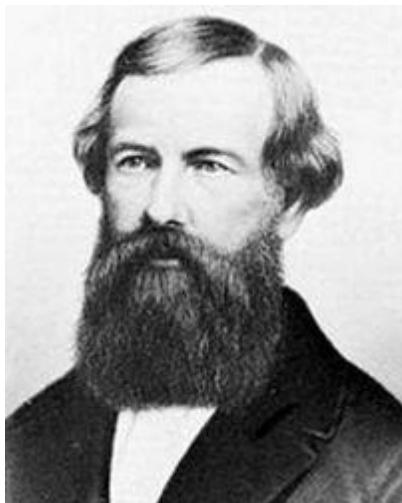
Approved:

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Kenneth C. Farfsing

January

**7a.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM: ELISE MCCALEB  
ECONOMIC DEVELOPMENT MANAGER**

**SUBJECT: DIRECTOR'S REPORT – CITY ACQUISITION OF 1905-1907 E. 21<sup>ST</sup>  
STREET: GENERAL PLAN CONFORMITY AND CEQA  
DETERMINATION**

### **Summary:**

The City of Signal Hill is acquiring 1905-1907 E. 21<sup>st</sup> Street from Diane R. Kelley, trustee of the Diane R. Kelley 2016 Trust, for the expansion of Signal Hill Park. In order to acquire the property, the Planning Commission is required to adopt a finding of conformity with the Signal Hill General Plan as well as make a CEQA determination.

### **Recommendation:**

Waive further reading and adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE, AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 1905-1907 E. 21<sup>ST</sup> STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

### **Strategic Plan Objectives:**

Objective No. 1.1 Continue efforts to diversify revenue sources.

Goal No. 3: Promote a strong local economic base.

### **Background:**

In August 2018, a realtor for 1905-1907 E. 21<sup>st</sup> Street offered the property to the City. The property is owned by Diane R. Kelley, as the Trustee of the Diane R. Kelley 2016 Trust, dated September 26, 2016. The property is APN 7215-013-011, located on the north side of E. 21<sup>st</sup> Street, directly adjacent to Spud Field in Signal Hill Park (Attachment A). The property is approximately 13,250 square feet in size. It is currently improved with a single-story residential single-family building and a single-story residential duplex building, which were constructed between 1921 and 1932, as well as parking, sheds and fencing.

The acquisition of this property provides for the future expansion Signal Hill Park. This property will be purchased using Park and Recreation Impact Fees. Signal Hill Municipal Code Title 21 entitled, Public Dedication Requirements and Improvement Fees, allows fees to be charged on development projects. Chapter 21.40 establishes Park and Recreation Impact Fees. These fees are collected from developers to mitigate the need for installation of public improvements, created by residential, commercial, and industrial development projects. The fees are intended to be used for the acquisition, improvement, and expansion of park and recreation facilities. Fees are collected and placed into the Park Development Fund.

### **Analysis:**

In order for the City to acquire the property, the Planning Commission is required to make a finding of conformity with the General Plan, according to California Government Code Section 65402. The General Plan designation is Open Space (OS) (Park/Trail) as shown on Exhibit B of the resolution. In 1989, the Parks and Recreation Master Plan (Master Plan) was included as an appendix to the Environmental Resources Element, which is part of the General Plan. The City's Master Plan includes a series of recommendations for Signal Hill Park. The purpose of the Master Plan is to identify the needs and desires of the community related to recreation and open space, and it serves as a guide by outlining future recreation and open space needs over a 20-year period. The Master Plan states the following:

“Upgrade Signal Hill Park – The focal point of the community’s recreation and programmed activities, Signal Hill Park needs to be further upgraded and enlarged in order to meet its important role as a community park.”

Section 8.3 of the Master Plan is entitled “Priorities for Development and Acquisition.” Priority 8.3.4 states:

“Signal Hill Park should be further developed and enlarged to provide the city with a viable community park. It should be a city goal to take advantage of opportunities to enlarge Signal Hill Park and to provide a greater variety of facilities and an overall plan to improve the park’s site design... Long Term goals for Signal Hill Park would be the acquisition of adjacent sites in order to enlarge the park acreage to provide for additional recreational facilities.”

The Master Plan also includes Long Term Recommended Actions for Signal Hill Park that includes a recommendation to “Monitor available sites adjacent to Signal Hill Park for acquisition.” Based upon the findings above, the acquisition of 1905-1907 E. 21<sup>st</sup> Street is consistent with the General Plan.

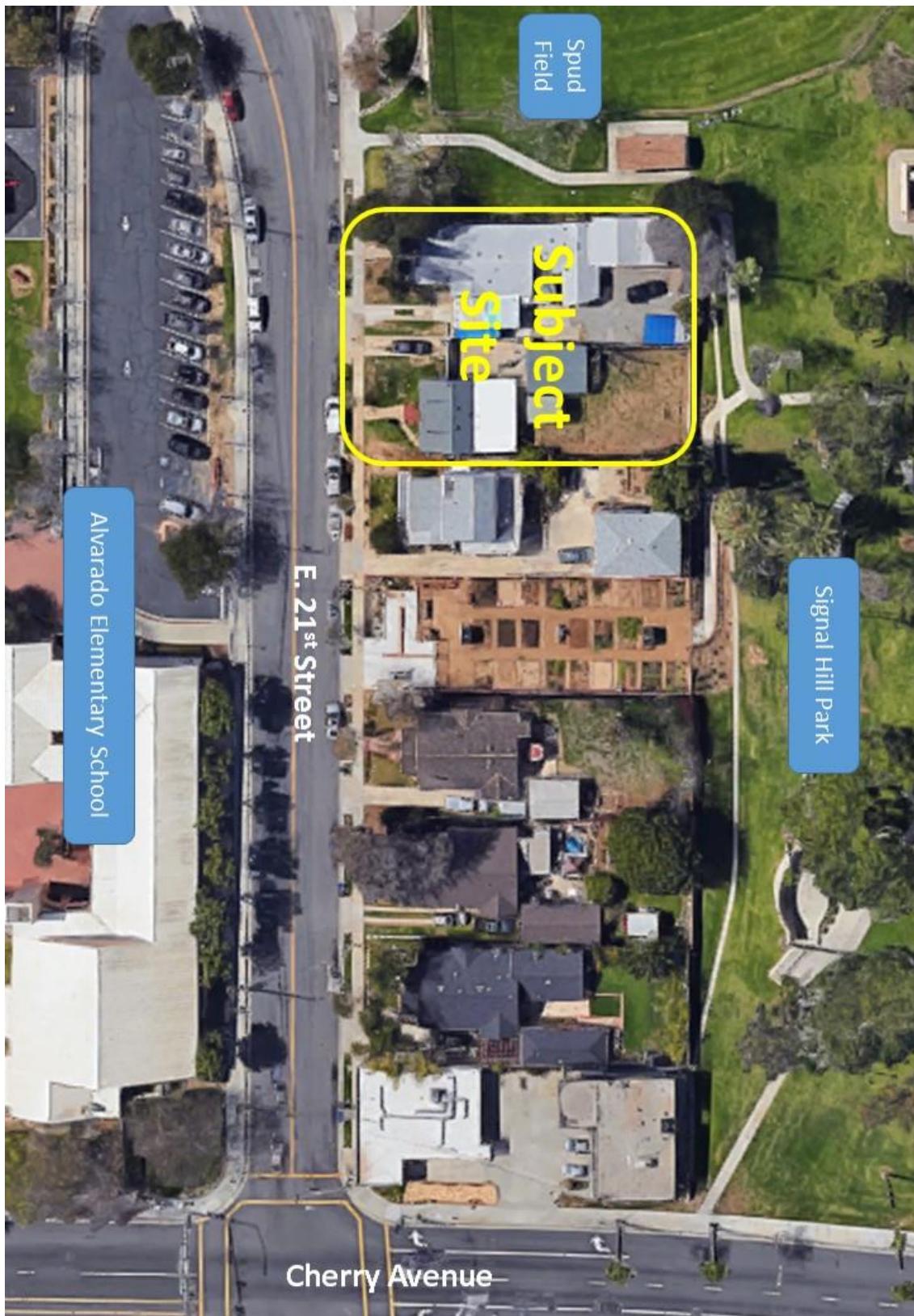
### **CEQA DETERMINATION**

A CEQA determination is required to be made in order to acquire the property. Pursuant to CEQA 15325 (c) and (f) – Transfer of Land to Preserve Natural Conditions, the project is exempt. This class of exemption applies to transfers of ownership interests in and to preserve open space to: (c) allow restoration of natural conditions, including plant or animal habitats; and (f) preserve open space or lands for park purposes. The property will be used for park purposes.

Approved:

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Scott Charney



Attachment A

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE  
LOCATION, PURPOSE, AND EXTENT OF PROPOSED  
ACQUISITION OF REAL PROPERTY AT 1905-1907 E. 21<sup>st</sup>  
STREET FOR THE EXPANSION OF SIGNAL HILL PARK IN  
CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN**

**WHEREAS**, the City of Signal Hill, California, adopted a General Plan in 1986 and adopted an update to the Land Use Element in 2001; and

**WHEREAS**, in 1989, the Parks and Recreation Master Plan was included as an appendix to the Environmental Resources Element which is part of the General Plan; and

**WHEREAS**, the City of Signal Hill proposes to acquire property for the expansion of Signal Hill Park; and

**WHEREAS**, pursuant to Section 15325 (c) and (f) – Transfer of Land to Preserve Natural Conditions of the California Environmental Quality Act (CEQA), the project is exempt; and

**WHEREAS**, this class of exemption applies to transfers of ownership interests in and to preserve open space to: (c) allow restoration of natural conditions, including plant or animal habitats; and (f) preserve open space or lands for park purposes. Some portion of the parcel could either be dedicated to habitat restoration or used for open space or park purposes; and

**WHEREAS**, the Parks and Recreation Master Plan calls for the expansion of Signal Hill Park as a long term action; and

**WHEREAS**, the subject land is shown on Exhibit A, and the Generalized Land Use map which is contained in the Land Use Element of the General Plan is shown on Exhibit B; and

**WHEREAS**, Section 65402 of the California Government Code requires that the Planning Commission review the location, purpose, and extent of real property to be acquired for public purpose, and report to the local legislative body as to the conformity of same with the adopted General Plan; and

**WHEREAS**, the Planning Commission reviewed this information on January 15, 2019.

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

That the Planning Commission has reviewed the location, purpose, and extent of real property to be acquired by the City of Signal Hill for the expansion of Signal Hill Park and finds same, pursuant to Section 65402 of the California Government Code, to be in conformity with the General Plan as follows:

a) The Planning Commission finds the proposed acquisition of property consistent with the consistent with the General Plan designation of Open Space (OS) (Parks/Trails)

b) The acquisition of 1905-1907 E. 21<sup>st</sup> Street is consistent with the Parks and Recreation Master which was included as an appendix the Environmental Resources Element in 1989 and states:

“Upgrade Signal Hill Park – The focal point of the community’s recreation and programmed activities, Signal Hill Park needs to be further upgraded and enlarged in order to meet its important role as a community park.”

Section 8.3 of the Master Plan is entitled “Priorities for Development and Acquisition.” Priority 8.3.4 states:

“Signal Hill Park should be further developed and enlarged to provide the city with a viable community park. It should be a city goal to take advantage of opportunities to enlarge Signal Hill Park and to provide a greater variety of facilities and an overall plan to improve the park’s site design... Long

Term goals for Signal Hill Park would be the acquisition of adjacent sites in order to enlarge the park acreage to provide for additional recreational facilities.”

The Master Plan also includes Long Term Recommended Actions for Signal Hill Park that includes a recommendation to “Monitor available sites adjacent to Signal Hill Park for acquisition.”

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 15<sup>th</sup> day of January, 2019.

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VICTOR PARKER  
CHAIR

ATTEST:

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SCOTT CHARNEY  
COMMISSION SECRETARY

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

I, SCOTT CHARNEY, Commission Secretary do hereby certify that Resolution No. \_\_\_\_\_ was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 15<sup>th</sup> day of January, 2019, and was adopted by the following vote:

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

NOES:

ABSENT:

ABSTAIN:

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SCOTT CHARNEY  
COMMISSION SECRETARY

**1905-1907 East 21st Street**  
**Signal Hill**



**Exhibit A**

## *Generalized Land Use Map*

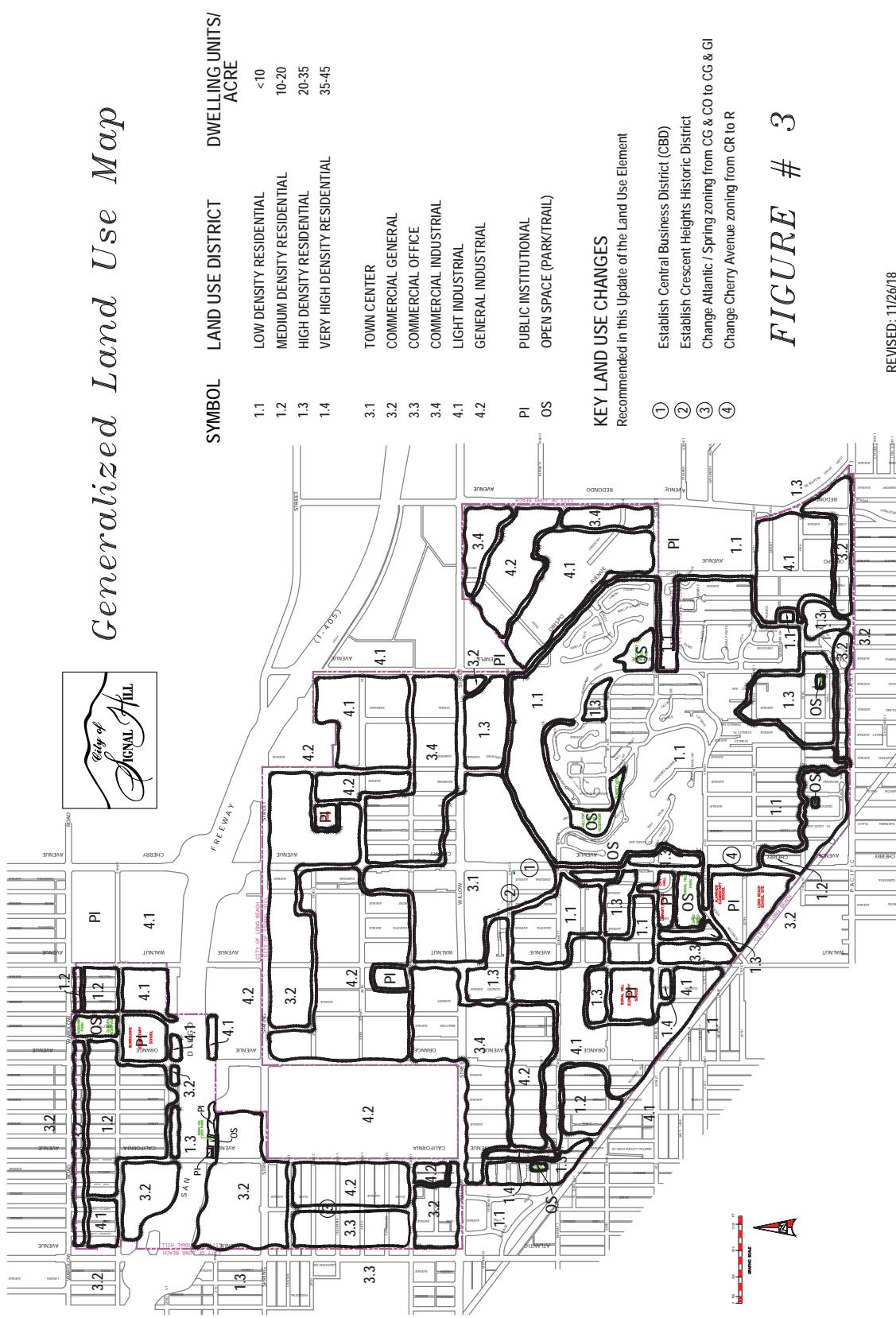
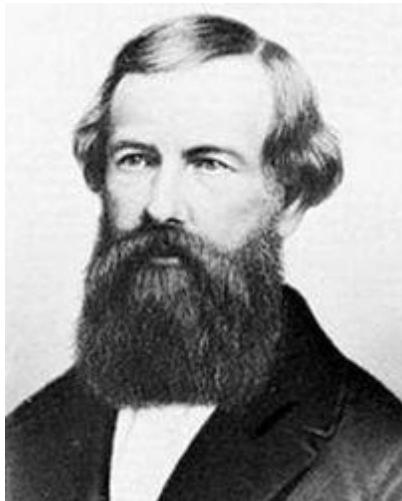


FIGURE # 3

REVISED: 11/26/18

## Exhibit B

# January **7b.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM: RYAN AGBAYANI  
ASSISTANT PLANNER**

**SUBJECT: DIRECTOR'S REPORT – ANNUAL REVIEW OF PROPERTIES WITH A  
CONDITIONAL USE PERMIT**

### **Summary:**

Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any Conditional Use Permit (CUP) for noncompliance with the conditions set forth in the approved permit. To ensure compliance, a field inspection of each CUP site is conducted on an annual basis, or as needed. The Annual CUP Review is a tool to confirm compliance with the CUP conditions and notes reportable observations regarding general site maintenance. This report is presented to the Planning Commission as an informational item, prior to formal review by the City Council. Staff inspected all of the 52 active CUP sites, and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

### **Recommendation:**

Receive and file.

### **Background and Analysis:**

In 2018, one new CUP was approved:

- Caliber Collision at 2370 Walnut Avenue (CUP 18-02): auto body repair and paint shop for Auto Center related business.

Additionally, two CUP amendments were approved:

- Ten Mile Brewing at 1136 E. Willow Street (CUP 16-02): microbrewery with tasting room.
  - Amendment 1: Extended hours for tasting room and food truck operations; allowed live music within interior tenant space; and
  - Amendment 2: Allowed *limited* outdoor events in parking lot.

Annual inspections were completed for 49 of the 51 CUP sites. Two inspections are currently pending, but will be conducted by the Planning staff prior to City Council review. In summary, the City has active CUPs for the following:

- 6 businesses with drive-thru service;
- 11 businesses that sell alcohol;
- 7 Signal Hill Petroleum (SHP) drill sites;
- Tesoro oil field tank farm;
- 7 auto body repair and paint shops associated with the Auto Center Dealerships;
- 14 other CUPs, such as gun sales and self-storage; and
- 12 wireless communication facilities.

Staff inspected the CUP properties for compliance with conditions of approval and for any code violations such as poor landscaping, inadequate property maintenance, or illegal signage. There were no significant violations noted in the inspection report matrix (Attachment A).

Below is a list of observations that may be of interest to the Commission:

<b>Ten Mile Brewing – 1136 E. Willow Street</b>	
<b>Category</b>	<b>Update</b>
Operations	<ul style="list-style-type: none"><li>• Business held their first Neighborhood Meeting on 3/12/18 and the feedback was positive.</li><li>• Two CUP amendments were approved and new additional conditions were implemented (see section above).</li><li>• Staff and the business owner plan to conduct a second Neighborhood Meeting (date TBD).</li><li>• Following approval of two CUP amendments to allow extended hours, live music and outdoor events, staff received a call from a nearby property owner raising concerns about these activities and the potential for patrons to create nuisances. The operator has noted the concerns and is increasing measures to avoid problems. In addition, a required neighborhood meeting is scheduled for January 28, 2019 and the concerned property owner will be invited.</li></ul>

**Majestic Golf Land – 2550 Orange Avenue**

Category	Update
Operations	<ul style="list-style-type: none"> <li>In anticipation of future development, the property owner (Signal Hill Petroleum) terminated the lease with the driving range operator effective 12/31/18, and have shared conceptual plans for potential residential development of the property, but no formal plans have been submitted.</li> </ul>

**Costco Gas Station – 2200 E. Willow Street**

Category	Update
Gas Station Queuing Line	<ul style="list-style-type: none"> <li>The City has fielded periodic reports of the gas station queuing line obstructing designated parking spaces in the parking lot.</li> <li>Staff has been in contact with the property owners and business operators regarding relocation of the Wells Fargo ATM to Cherry Avenue.</li> <li>A resolution has been delayed due to the property owners debating each party's financial obligations to the relocation of the ATM.</li> <li>Staff continues to facilitate dialogue between the parties to reach a resolution.</li> <li>No formal plans have been submitted to the City for review.</li> </ul>

**Town Center West**

Business	Update
Re-Planet Recycling Center	<ul style="list-style-type: none"> <li>Staff fielded multiple nuisance reports regarding recycling center pick-ups during odd hours of the night/early morning.</li> <li>On-site summit meeting was held with all parties present (including the property management company, business operators, and developer for the Crescent Square residential project).</li> <li>New pick-up schedule was established to address nuisance complaints and an emergency telephone contact for the property management company was distributed for future reports.</li> </ul>
Food 4 Less	<ul style="list-style-type: none"> <li>Staff has worked with the property management company to increase the maintenance efforts of the parking lot (e.g. trash, stray carts, etc.). The property management personnel have been very responsive and improvements have been documented.</li> <li>Modifications to the fire lane have been completed (uniform bollards, new LED lighting, and gravel in landscaping area for erosion control).</li> <li>Additional improvements to storefront signage is currently pending.</li> </ul>

<b>SHP Drill Sites CUP</b>	
Category	Update
Maintenance	<ul style="list-style-type: none"> <li>Landscaping, fencing, equipment and stormwater protection measures were found to be in good condition at all the drill sites.</li> </ul>
Stormwater Runoff	<ul style="list-style-type: none"> <li>Maintenance of stormwater protection measures is ongoing at each drill site.</li> <li>Additional improvements to the entrance of the large oil field storage yard surrounding Drill Site #3 at Walnut Avenue are being considered to eliminate track out.</li> <li>SHP continues to offer public tours of their turbine facility at Drill Site #2 which generates electricity and high grade gas. The City awarded SHP a Sustainability Award for these energy conserving operations.</li> </ul>
Extension Status	<ul style="list-style-type: none"> <li>In 2018, the City Council extended the CUP for a 1 year term.</li> <li>The CUP is set to expire on June 30, 2019, and another short term extension is expected in order to finalize terms of a comprehensive Development Agreement incorporating a master plan for the future development of multiple vacant properties for economic development purposes.</li> <li>In 2018, SHP has focused on one of two priority development sites to act as a template for the comprehensive Development Agreement: <ul style="list-style-type: none"> <li>Heritage Square Central Business District (CBD) adjacent to Mother's Market. In 2018, SHP has: <ul style="list-style-type: none"> <li>Extended an Exclusive Negotiation Agreement (ENA) with the City to develop the property.</li> <li>Refined their conceptual design for the CBD.</li> <li>Conducted geotechnical, well and soils studies at the site.</li> <li>Held multiple developer outreach meetings.</li> <li>Participated in the City's Community Meeting on 12/4/18.</li> <li>Initiated work by the City's CEQA consultant on the environmental analysis.</li> </ul> </li> </ul> </li> </ul>

Approved:

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Scott Charney  
Director of Community Development Department

**CONDITIONAL USE PERMIT INSPECTIONS**  
**2018**

STATUS CATEGORY		MEANING
ADDRESSED		Action was taken.
PENDING		Property owner/business operator is on notice. Action is pending.
OUTSTANDING		Action has not been taken, property owner/business has not made contact with the City.

No.	ADDRESS	BUSINESS/APPLICANT	CUP No.	CC APPROVAL	INSPECTION NOTES
1.	2350 Obispo Ave.	Tesoro – Oilfield Tank Farm	79-01	05/22/79 PC	Staff requested painting/coating schedule from the Operations and Maintenance manager (PENDING).
2.	2998 Cherry Ave.	AW Collision (Long Beach MINI)	89-05		No active business license on record for Long Beach MINI (ADDRESSED).
3.	2100 E. Spring St.	Glenn E. Thomas Dodge (Auto Body & Paint Shop)	90-03	06/12/90 PC	Auto body repair shop no longer operates at this site. No other reportable observation.
4.	1800 E. Spring St.	Nissan of Long Beach (Auto Body & Paint Shop)	90-04		Auto body repair shop no longer operates at this site. No other reportable observation.
5.	2201 E. Willow St. STE #M	Turner's Outdoorsman	91-01	06/18/91	Trash and debris observed outside of the employee entrance on the north side of the building (ADDRESSED).
6.	3100 California Ave.	Auto Center Freeway Electronic Sign	93-02 16-01	06/01/93 05/10/16	No reportable observation.
7.	3148 Orange Ave.	Freeway Billboard Sign	93-03 94-03	06/01/93 06/07/94	Graffiti was observed on west side of billboard (PENDING).
8.	1500 E. Spring St.	Long Beach Honda Auto Body Repair & Paint	93-06	11/02/93	Auto body repair shop no longer operates at this site. No other reportable observation.
9.	2790 Cherry Ave.	Food Mart (76 Gas Station)	94-04 96-05	07/05/94 10/10/96	Minor trash and dead palm fronds observed in parking lot (ADDRESSED).
10.	3200 E. Willow St.	Verizon Wireless Monopole WCF (in back of parking lot)	95-02	11/07/95	Trash and debris (bed frames, used tires, buckets, etc.) observed near lease area for monopole (ADDRESSED).
11.	2594 Cherry Ave.	Fish-O-Licious	95-03	09/05/95	No reportable observation.
12.	2301 Redondo Ave.	Wine Country	96-01	09/03/96	No reportable observation.

## CONDITIONAL USE PERMIT INSPECTIONS

### 2018

STATUS CATEGORY		MEANING
ADDRESSED		Action was taken.
PENDING		Property owner/business operator is on notice. Action is pending.
OUTSTANDING		Action has not been taken, property owner/business has not made contact with the City.

No.	ADDRESS	BUSINESS/APPLICANT	CUP No.	CC APPROVAL	INSPECTION NOTES
13.	2550 Orange Ave.	Majestic Golf Land	97-02	07/01/97	<p>Trailer observed in rear customer parking lot (ADDRESSED); trash located in the landscaped areas along Orange Ave. and E. Willow St. (ADDRESSED).</p> <p>The property was purchased by SHP who have had two conceptual plans prepared; one for an industrial and one for a residential project.</p>
14.	Various Addresses	Signal Hill Petroleum – Drill Sites (Oilfield Facilities)	97-03	06/16/98	Landscaping, fencing, equipment and stormwater protection measures were found to be in good condition, but further improvements to the Walnut Avenue entrance to the oilfield storage yard surrounding Drill Site #3 are being developed.
15.	1801 E. Willow St.	Del Taco	98-01	02/03/98	Graffiti on trash enclosure and directional sign in parking lot (ADDRESSED).
16.	835 E. 33 <sup>rd</sup> St.	Memorial West Alumni Club	98-03	01/20/98	No reportable observation.
17.	2599 Cherry Ave.	Chevron / McDonald's Drive-Thru	99-01	03/18/99	Graffiti on "customer parking only" sign located on E. Willow St. driveway entrance (PENDING); yellow exterior steel bollard located at drive-thru exit is bent (PENDING)
18.	2411 Skyline Dr.	Crown Castle WCF	99-05	11/16/99	Site landscaping and maintenance are in good order. Soil erosion containment edging requires adjustment (ADDRESSED). One section of fencing along frontage could use re-painting. Additional improvements to the adjacent LA RICS tower, owned by Long Beach are underway with a completion date estimated by mid-2019.
19.	1600 E. Willow St.	Food 4 Less	99-02	03/18/99	Stray shopping carts are displaced throughout the entire parking lot (ADDRESSED); minor trash observed in landscaping areas (ADDRESSED); bird droppings on channel letters at building entrance (PENDING).

**CONDITIONAL USE PERMIT INSPECTIONS**  
**2018**

STATUS CATEGORY	MEANING
ADDRESSED	Action was taken.
PENDING	Property owner/business operator is on notice. Action is pending.
OUTSTANDING	Action has not been taken, property owner/business has not made contact with the City.

No.	ADDRESS	BUSINESS/APPLICANT	CUP No.	CC APPROVAL	INSPECTION NOTES
20.	2550 Orange Ave.	Verizon Monopole WCF	99-03	06/15/99	Slats for screening gate are deteriorating and need minor repairs, especially in rear area (PENDING).
21.	1788 E. Willow St.	Starbucks Drive-Thru (Town Center West)	00-02	02/15/00	No reportable observation.
22.	2766 St. Louis Ave.	WCF Panels on Building	00-03	07/18/00	No reportable observation.
23.	2901 E. Pacific Coast Hwy.	Signal Hill Self-Storage	00-05	06/06/00	Artificial turf in landscaped area needs to be swept and cleared of trash (ADDRESSED); one of the palm trees in front landscaped area is dead/stressed (ADDRESSED); palm tree in front landscaping area impedes the sidewalk (ADDRESSED); minor graffiti on business sign on PCH and on pedestrian access door (ADDRESSED)
24.	1898 E. Willow St.	Black Bear Diner	00-06	08/15/00	No reportable observation.
25.	2152 E. Willow St.	Wells Fargo ATM	01-01	08/07/01	No reportable observation.
26.	2525 Cherry Ave.	Sprint PCS WCF (panel antennas on corners of building)	02-01	03/05/02	No reportable observation.
27.	2201 E. Willow St. STE #G	Kashiwa Restaurant	03-03	07/22/03	No reportable observation.
28.	2499 E. Pacific Coast Hwy.	Coin-Op Laundromat	03-05	11/12/03	Business is currently CLOSED and under construction. No other reportable observation.
29.	2550 Orange Ave.	Sprint Monopalm WCF (at Majestic Golf Land)	04-02	11/09/04	No reportable observation.
30.	1850 Redondo Ave.	AT&T WCF Equipment Metro PCS Building Panels	05-01 07-02	01/25/05	Exterior face of building and windows need cleaning (ADDRESSED).

**CONDITIONAL USE PERMIT INSPECTIONS**  
**2018**

STATUS CATEGORY		MEANING
ADDRESSED		Action was taken.
PENDING		Property owner/business operator is on notice. Action is pending.
OUTSTANDING		Action has not been taken, property owner/business has not made contact with the City.

No.	ADDRESS	BUSINESS/APPLICANT	CUP No.	CC APPROVAL	INSPECTION NOTES
31.	3275 E. Grant St.	T-Mobile Sprint WCF (rooftop equipment screened by foam building extension)	06-01 10-04	02/14/06 07/06/10	No reportable observation.
32.	995 E. 27 <sup>th</sup> St.	Long Beach Islamic Center	07-03 13-02	06/12/07 10/15/13	Trash equipment (dumpster and trash cans) stored outside of the trash enclosure (ADDRESSED); large temporary tent in the parking lot which obstructs designated parking spaces (ADDRESSED); vehicles parking on dirt landscaping areas during peak hours (ADDRESSED).
33.	2201 Orange Ave.	T-Mobile (north Monopalm WCF)	07-04	10/23/07	No reportable observation.
34.	801 E. Spring St.	Jack-in-the-Box	08-01	06/10/08	Excessive trash (plastic bottles and beer bottles) were observed in the landscaping area adjacent to the drive-thru lane (ADDRESSED).
35.	2475 Cherry Ave.	Mother's Market	08-02 17-01	09/08/08 9/12/17	No reportable observation.
36.	1855 Coronado Ave.	Verizon Wireless WCF (equipment on top of Kluger Architects Building)	08-03	10/14/08	No reportable observation.
37.	2755 California Ave.	EDCO – Recycling and Solid Waste Transfer Station	09-01	02/17/09	No reportable observation.
38.	2652 Gundry Ave.	T-Mobile WCF (monopalm at rear of property)	10-01	01/19/10	No reportable observation.
39.	950 E. 27 <sup>th</sup> St.	EDCO – Truck Terminal & Admin Office	10-02	09/07/10	Minor trash observed in the landscaping area along California Avenue (ADDRESSED); graffiti on business sign (ADDRESSED).

## CONDITIONAL USE PERMIT INSPECTIONS

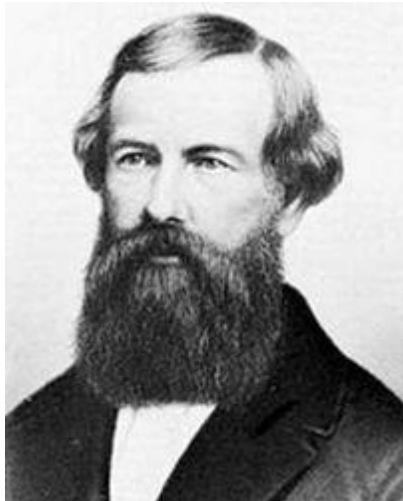
### 2018

STATUS CATEGORY		MEANING
ADDRESSED		Action was taken.
PENDING		Property owner/business operator is on notice. Action is pending.
OUTSTANDING		Action has not been taken, property owner/business has not made contact with the City.

No.	ADDRESS	BUSINESS/APPLICANT	CUP No.	CC APPROVAL	INSPECTION NOTES
40.	2141 E. 28 <sup>th</sup> St.	Boulevard Collision Center	10-03	04/20/10	No reportable observation.
41.	799 E. Spring St.	In-N-Out	10-05	01/04/11	No reportable observation
42..	2655 St. Louis Ave.	Bark! Bark!	12-01	02/07/12	Equipment observed at the rear of the building in the alley (must be contained in the storage shed) (ADDRESSED).
43.	2230 Lemon Ave.	AT&T WCF (south Monopalm – main building is in City of Long Beach)	12-02	12/18/12	No reportable observation.
44.	899 E. Spring St.	Applebee's Restaurant	12-03	12/18/12	No reportable observation.
45.	2200 E. Willow St.	Costco Gas Station	13-01	09/03/13	Queueing for gas station obstructs parking spaces for Wells Fargo ATM on E. Willow St. during peak hours (PENDING).
46.	981 E. Spring St.	Bank of America ATM (Gateway Center)	13-03	01/07/14	No reportable observation.
47.	999 E. Spring St.	Starbucks Drive-Thru (Gateway Center)	13-04	01/07/14	Monument sign at drive-thru entrance required cleaning (ADDRESSED); stop sign stencil at drive-thru exist required repainting (ADDRESSED).
48.	959 E. Spring St.	Chipotle	13-05	01/07/14	No reportable observation.
49.	1136 E. Willow St.	Ten Mile Brewing	16-02	07/26/16	No reportable observation.
50.	2750 Rose Ave.	Class Auto - Auto Center Accessory Auto Body Repair	16-03	12/13/16	Vehicles parked illegally on driveway along Rose Ave. (ADDRESSED); unpermitted temporary canopy installed at front of property (ADDRESSED).
51.	2370 Walnut Ave.	Caliber Collision (Auto Body Repair)	18-02	10/09/18	No reportable observation.

January

7c.



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM: PHYLLIS THORNE  
ADMINISTRATIVE ASSISTANT**

**SUBJECT: DIRECTOR'S REPORT – STATUS UPDATE FOR THE 2019 HOMELESS  
COUNT EVENT**

#### **Summary:**

Staff will provide an update on the 2019 Greater Los Angeles Homeless Count event which will be *Wednesday, January 23, 2019 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:**

Staff has confirmed with the Los Angeles Homeless Services Authority that we have reached enrollment capacity for the number of volunteers for the event at 14 individuals. The enrollment feature has been disabled on the website and new registrants are unable sign up. Planning Commissioners will continue to stand by 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:

---

Scott Charney  
Director of Community Development Department



Save the Date | January 22, 2019

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



# **2019 CITY OF SIGNAL HILL HOMELESS COUNT**

**WEDNESDAY, 1/23/2019  
7:30 PM TO 10:00 PM**

### **VOLUNTEERS NEEDED!**

#### **To register as a City Volunteer:**

Email your name and contact information to  
[comdev@cityofsignalhill.org](mailto:comdev@cityofsignalhill.org), or call 562-989-7340.

Please register soon as space is very limited!

**Registration Deadline: Friday, 1/11/2019**

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.

### **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.

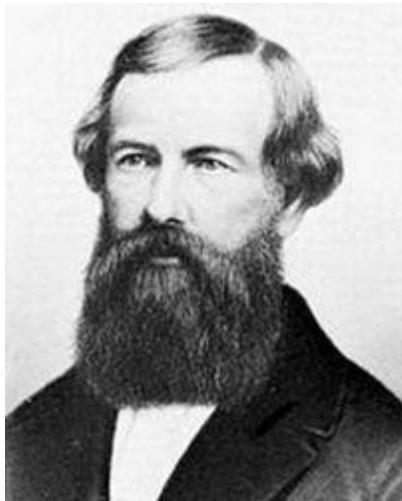
### **WHY IS IT IMPORTANT?**

- 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](http://www.cityofsignalhill.org)

January  
**8a.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **AGENDA ITEM**

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

**FROM: SCOTT CHARNEY  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: MINUTES**

### **Summary:**

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

### **Recommendation:**

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
December 18, 2018  
7:00 P.M.**

**CALL TO ORDER**

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

**ROLL CALL**

The Commission Secretary conducted roll call.

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

Staff present:

- 1)      Community Development Director Scott Charney
- 2)      Planning Manager Colleen Doan
- 3)      Assistant Planner Ryan Agbayani
- 4)      Economic Development Manager Elise McCaleb
- 5)      Sr. Engineering Technician Jesus Saldana
- 6)      Assistant City Attorney Gina Chung

In addition, there was 1 person in attendance.

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**PUBLIC WORKSHOP**

a.      Garage Sales

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

Commissioner Brooks asked for clarification on the location of the complainant's residence in relation to the property in question. She also asked if the complainant had

previously been briefed on the provisions of the code. Staff confirmed that the resident was previously made aware of the provisions regarding garage sales.

The Commission affirmed that three events per calendar year was not excessive, and that the number should not be reduced. They did not feel that a change to the Municipal Code was warranted given the fact that the City had only fielded complaints from one resident.

The Commission recommended:

- Additional tracking measures;
- Proof of the permit holder's residence;
- Confirmation that the permit holder would be present throughout the garage sale;
- Stronger regulatory wording on the permit; and
- Verbal review of the permit regulations prior to issuance to increase awareness and accountability.

Chair Parker summarized the Commission's comments and directed staff to maintain the current number of three events per year, but to implement the more stringent measures.

## **COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

### a. City Acquisition of 1400 E. Spring Street

Economic Development Manager Elise McCaleb gave the staff report.

There were no comments from the Commission or members of the public.

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

Assistant City Attorney Gina Chung read the title of Resolution No. 817-12-18:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, FINDING THE LOCATION, PURPOSE, AND EXTENT OF PROPOSED ACQUISITION OF REAL PROPERTY AT 1400 E. SPRING STREET FOR AUTO DEALERSHIP CAR STORAGE IN CONFORMITY WITH THE SIGNAL HILL GENERAL PLAN

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

b. Bike Master Plan

Assistant Planner Ryan Agbayani gave the staff report.

Commissioner Brooks asked whether there would be public input as part of the next update to the Circulation Element and staff confirmed there would be. She requested that staff consider alternate modes of transportation (e.g. dock-less scooters) as part of the update.

Vice Chair Wilson suggested that future bike lanes could include features that would be unique to Signal Hill, to reinforce the City's identity and also to make it more welcoming to cyclists.

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

The motion carried 5/0.

c. Save the Date for the 2019 Homeless Count Event

Assistant Planner Ryan Agbayani gave the staff report.

Vice Chair Wilson briefly discussed his participation in last year's event.

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

The motion carried 5/0.

**CONSENT CALENDAR**

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

The motion carried 5/0.

**COMMISSION NEW BUSINESS**

Commissioner Richárd stated that the landscaping on the vacant parcel on E. 19<sup>th</sup> Street and Temple Avenue needs to be maintained. She also thanked the Public Works staff for their involvement with the paving project of E. Hill Street, north of Richard D. Browning High School.

Vice Chair Wilson noted that he participated in the Long Beach Boat Parade in the capacity as a Signal Hill Planning Commissioner.

The Commission commended staff for their efforts throughout the year and wished the public Happy Holidays.

**ADJOURNMENT**

It was moved by Commissioner Fallon and seconded by Vice Chair Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 15, 2019, 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 Parker adjourned the meeting at 7:40 p.m.

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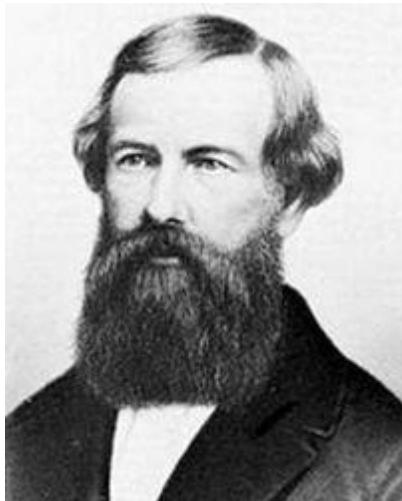
Chair Victor Parker

Attest:

---

Scott Charney  
Commission Secretary

# January **8b.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **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(s).

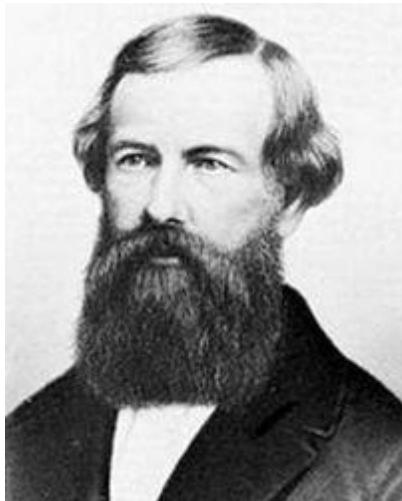
### **Recommendation:**

Receive and file.

### **Background and Analysis:**

- 1) At the December 19, 2018, City Council meeting:
  - The City Council approved an agreement for the purchase and sale of 1400 E. Spring Street.
- 2) At the January 8, 2019, City Council meeting:
  - The City Council approved an Agreement for Purchase and Sale of Real Property located at 1905-1907 E. 21st Street, contingent on the finding of conformity by the Planning Commission at the January 15, 2019, meeting.

# January **8c.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **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 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
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"> <li>• Admin SPDR approved (11/13/17).</li> <li>• COA's emailed to agent for property owner's signature (12/7/17)</li> <li>• City Engineer revised the COA's to allow for payment in lieu of the required street improvements (3/28/18).</li> <li>• Revised COA's emailed to agent (4/2/18).</li> <li>• Applicant inquired about water impact fees. Spoke to both Senior Building Inspector and project planner. Senior Building Inspector confirmed the water impact fee amount (7/18).</li> <li>• Project is pending upon receipt of signed conditions (9/18).</li> </ul>
	Applicant: Roger Vititow											RA/JH
2200 E. Willow Street	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"> <li>• Community meeting held (2/15).</li> <li>• Planning Commission public hearing 7/14/15.</li> <li>• A permanent plan to address on-site circulation issues is pending (3/18).</li> <li>• Received numerous complaints from residents and PD regarding Costco Gas Station queueing line interfering with ATM customers.</li> <li>• Staff begin periodic site visits to document queuing interference (4/18).</li> <li>• Initiated email correspondence between the City and all parties involved (Red</li> </ul>

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
2200 E. Willow Street cont.	Applicant: Costco Wholesale	Costco										Development, Wells Fargo, and Costco). <ul style="list-style-type: none"> <li>• Staff received a complaint about the overflowing trash receptacle adjacent to the ATM (8/8/18).</li> <li>• CUP Amendment is currently on-hold until relocation of Wells Fargo ATM is complete (10/18).</li> <li>• CUP Annual Review observation letter mailed to property owner on 12/11/18 to put them on formal notice regarding the numerous complaints fielded by the City.</li> </ul> RA
2499 PCH	Remodel of commercial laundry.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> <li>• Applicant indicated he wants to pursue a CUP amendment to extend hours of operation (8/17).</li> <li>• Excavation permit to demo wall issued by PW (9/17).</li> <li>• Construction permit for interior TI issued on 9-29-17 (10/17).</li> <li>• Improvement plans for alley dedication approved (3/18).</li> <li>• Lot merger documents approved by PW, conforming copy of recorded merger and updated Title Report pending (4/18).</li> <li>• Alley expansion completed (6/18).</li> <li>• Underground electrical and plumbing nearly complete (7/18).</li> <li>• Interior slab poured (8/18).</li> <li>• Interior framing and rough MEP completed (10/18).</li> <li>• Stucco almost complete (11/18)</li> </ul>
	Applicant: Bill Mylonas											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
2499 PCH cont.	Applicant: Bill Mylonas											<ul style="list-style-type: none"> <li>• Issued gas release (12-18)</li> <li>• Notice sent to applicant that recorded lot merger doc. with updated Title Report are still pending (1/19).</li> </ul> <p>CTD/JH</p>
2020 Walnut Ave.	Construction of a 151,075 SF industrial park.	ZOA, Parcel Map and SPDR pending <input type="checkbox"/> WELO req.	TBD	TBD	TBD							<ul style="list-style-type: none"> <li>• Preliminary review 1<sup>st</sup> and 2<sup>nd</sup> comments provided to applicant; submittal pending (8/17).</li> <li>• Applicant revised plans, conducted a developer outreach mtg. and participated in the City's neighborhood mtg.</li> <li>• Incomplete, conceptual plans reviewed by PC at workshop (Jan. 16, 2018).</li> <li>• Partial revised plans submitted (2/08/18).</li> <li>• Staff sent notice to meet and review missing, or incomplete items (2/14/18).</li> <li>• Applicant re-submitted plans without meeting or working with staff (3/12/18).</li> <li>• Staff met with applicant's architect to review revised plans, refine design and edit view analysis. Revisions pending (3/6/18).</li> <li>• Applicant began revise on traffic study and edits to the work plan for the Human Health Risk Assessment are pending (3/18).</li> <li>• Sample revised elevations submitted for review (4/18).</li> <li>• A 2<sup>nd</sup> PC workshop was held (5/15/18).</li> <li>• As requested by PC, a second developer outreach meeting with</li> </ul>

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
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2020 Walnut Ave. cont.												<p>neighbors, rooftop screening details and traffic analysis was held (6/18).</p> <ul style="list-style-type: none"> <li>• A 3<sup>rd</sup> PC workshop held (10/16) with status reports on traffic study, outreach, bldg. design, and CEQA determination per HHRA. (10/18).</li> <li>• CEQA determination pending receipt of ASP, grading plan with quantities, accepted but street widths still need revisions. Traffic study acceptance pending and Water Board determination on Soils Reuse Plan pending (11/18).</li> <li>• Grading plan with quantities submitted and accepted by City Eng. but street width revisions still pending. HASP submitted 1/8/19. Geotechnical Work Plan and Water Board acceptance of Soils Re-use Plan pending for completion of CEQA determination (1/19).</li> </ul> <p>CTD</p>
1501 E. 28th Street	Site paving and LID BMPs for a mobile fueling facility.	Admin. SPDR <input type="checkbox"/> WELO req.										<ul style="list-style-type: none"> <li>• Install of LID system pending (10/17).</li> <li>• Staff inquiry per completion of LID plan and a stored vehicle (4/18).</li> <li>• LID remains incomplete per stormwater inspection (10/18).</li> <li>• LID remains incomplete per 2<sup>nd</sup> stormwater inspection and comments.</li> <li>• A NOV letter was sent (1/19).</li> </ul> <p>CTD</p>
	Applicant: Chuck Bleumel											

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
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1136 Willow Street	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones.	ZOA 16-04 CUP 16-02 CUP 16-02 Amendment  <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"> <li>City Council approved ZOA and CUP (7/12/16). Neighborhood meeting held 3/12/18 per CUP cond. and no negative impacts or concerns reported.</li> <li>Brewery owners request to amend CUP for extended hours, music and outdoor seating is pending (3/18).</li> <li>PC recommended approval of CUP Amendment (6/19).</li> <li>Council approved CUP amendment (7/10/18).</li> <li>A neighborhood meeting will be held in six months in Jan 2019 (7/18).</li> <li>CUP to allow events and music in the parking lot. Approved by PC (11/18 and CC (12/18).</li> <li>Neighborhood meeting per COAs scheduled for Jan 28, 2019 (1/19).</li> </ul> <p>CTD</p>
2750 Rose Avenue Class Auto	Application for a CUP to allow auto body repair Auto Center accessory use.  Applicant: Class Auto Center Inc.		N/A	11/15/16	12/13/16							<ul style="list-style-type: none"> <li>PC recommends approval on 11/15/16.</li> <li>City Council approved on 12/13/16.</li> <li>Class Auto opened for business in 2017.</li> <li>Outdoor storage was removed.</li> <li>Draft parking covenant pending recordation by the applicant (2/18).</li> </ul> <p>CTD</p>
999 Willow Avenue	Remodel of commercial bldg.	Admin SPDR										<ul style="list-style-type: none"> <li>Planning approval 3/18.</li> <li>Plan check approved (6/18).</li> <li>Re-submittal for addition of elevator (8/18).</li> </ul>

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 15, 2019**

Commercial-Industrial

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
	Applicant: 2H Construction LLC											<ul style="list-style-type: none"> <li>• Plan check, grading, street improvements and small site LID plan approved.</li> <li>• Waste Management Plan for demo permit requested (8/31/18).</li> <li>• Updated construction plans approved with addition of elevator.</li> <li>• C&amp;D waste plan approved.</li> <li>• LID approved, Encroachment permit &amp; Core and Shell bldg. permit issued (12/18).</li> <li>• Permit issued (1-19)</li> </ul> <p>CTD/JH</p>
2501 Cherry Avenue	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"> <li>• Admin. Planning approval. (7/17).</li> <li>• Tree removal repair actions pending (12/17).</li> <li>• Landscape replacement by solar installer permit issued (3/9/18).</li> <li>• SHP working with installer on well access (4/18).</li> <li>• New location for panels approved. Installation continued (5/18).</li> <li>• Landscape install not to plans and insufficient.</li> <li>• Additional planting, mulch &amp; exchange of 1 tree (11/18).</li> <li>• Waiting on As Built plans (12-18).</li> <li>• Permit finalized, but re-striping per column placement in 2 parking stalls pending. (1-19)</li> </ul> <p>CTD/JH</p>

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<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
2550 Orange Avenue	Conceptual plans to develop the former Majestic Golf Land site to construct 114 single-family detached dwellings.	TBD										<ul style="list-style-type: none"> <li>SHPI purchased the property and conducted geotechnical/fault studies and shared two versions of conceptual plans for the project (6/18).</li> <li>Property owner and developer met with Planning Director and project planner on 8/24/18 to propose the large-scale residential development project. Staff provided initial comments for 1-hour FREE consultation.</li> <li>Staff emailed initial comments (in writing) to property owner/developer (8/29/18).</li> <li>Planning Director and project planner met with property owner and developer on 9/24/18 to review revised plans.</li> <li>Staff presented plans to City Admin (11/18).</li> </ul> <p>RA</p>
1350 E. Burnett Street	Tenant improvement to pave a 4,900 SF grassy area to expand outdoor storage area at rear of property.  Applicant: Dolores Nix (California Traffic Control – new tenant)	Preliminary Planning Review  LID Review  Public Works Review	Required	N/A	N/A							<ul style="list-style-type: none"> <li>Received business license application for California Traffic Control (7/16/18).</li> <li>Tenant informed City of pending tenant improvements.</li> <li>Received conceptual site plan and grading plan (7/26/18).</li> <li>Small Site LID plan received (8/1/18).</li> <li>Both City Stormwater Consultant and City Engineer approved the plans and a permit was issued (10/18).</li> <li>Grading complete, working on stormwater retention basin. (11/18)</li> <li>Plans need to be revised. Pump would not work as originally drawn. (12/18)</li> </ul>
1350 Burnett Street cont.												

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			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
	Applicant: Dolores Nix (California Traffic Control – new tenant)											<ul style="list-style-type: none"> <li>Waiting for area to dry out to proceed.(1/19)</li> </ul> RA/JH
1680 E. Hill Street	Demolition of office space in preparation of tenant improvements for pharmacy school in Bldg. 3	Demolition and waste management plans	Bldg. and PW approvals required	N/A	N/A							<ul style="list-style-type: none"> <li>Submitted demo and waste management plans.</li> <li>Approved waste management plan and issued demo permit 8/24/2018. Action pending. Plan check completed for Bldg. 3 TIs and permit issued. (11/18)</li> <li>Master Plan under review and facility tour cancelled by AUHS until 2019 (12/18).</li> <li>Facility tour pending &amp; Master Plan review complete (1/19).</li> </ul> CTD/JH/GK
	Applicant: AUHS											
2875 Cherry Avenue	TI of warehouse and offices		Bldg. and PW approvals required	N/A	N/A							<ul style="list-style-type: none"> <li>Rough MEPs completed</li> <li>Permit final anticipated by end of month electrical not finished (10/18).</li> <li>Still waiting on the electrician to label panels (11/18)</li> <li>The project is complete. (12-18)</li> </ul> JH
	Applicant: Southwest Industries											
3225 E. PCH	TI of donut shop into take away café		Bldg. and PW required	N/A	N/A							<ul style="list-style-type: none"> <li>Rough plumbing and electrical completed still in process (10/18).</li> <li>Still progressing slowly (12-18)</li> </ul> JH
	Applicant: Naga Cafe											
1180 E. 23 <sup>rd</sup> Street	Remodel w/parking and landscape maintenance	ASPDR	N/A	N/A								<ul style="list-style-type: none"> <li>Preliminary plans submitted (6/18).</li> <li>Preliminary comments sent (7/18).</li> <li>Revised plans submitted (7/18).</li> <li>Secondary comments sent (8/18).</li> <li>2<sup>nd</sup> revised submittal (9/18).</li> </ul>

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<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR/CUP</b>			<b>CTL</b>			<b>Status</b>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
	Applicant: WT Durant Inc.											<ul style="list-style-type: none"> <li>• Waste Mgmt. Plan approved ((9/18).</li> <li>• ASPDR approval (10/18).</li> <li>• Plan check submittal and demo permit request (11/18).</li> <li>• Permit issued. (12-18)</li> </ul> CTD/JH
2951 Cherry Avenue	Remodel of Delius interior and addition of outside seating area.  Applicant: Jimmy Eleopoulos	ASPDR	N/A	N/A								<ul style="list-style-type: none"> <li>• Applicant submitted plans for preliminary review (8/18).</li> <li>• Preliminary comments sent (8/18).</li> <li>• Revised plans submitted for ASPDR (9/18).</li> <li>• ASPDR approved w/parking comments (9/18).</li> <li>• Small site LID and Prescriptive WELO are COAs and plan check comments completed (12/18).</li> <li>• Plan check corrections from applicant pending (1/19).</li> </ul> CTD/JH
1600 Hill Street	Remodel and Master Plan Review for AUHS  Applicant: Pastor Gregory Johnson	Master Plan Planning Review, Plan check for TI's, ZOA & SPDR for future occupancy.		TBD	TBD							<ul style="list-style-type: none"> <li>• Submitted Master Plan (9/18).</li> <li>• Comments provided (10/18).</li> <li>• Master Plan review completed, tour pending (1/19).</li> </ul> CTD/JH

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 6 business licenses.
- Building Department staff issued 17 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$387,200 with permit revenues at \$4,663.

**Training/Tours/Events**

- Homeless Count Event, hosted by Comm. Dev. to be held Jan. 23, 2019

**Ongoing/Upcoming Projects**

- Staff has approved all 28 of the required Vacant Parcel Ordinance (VPO) compliance plans. Inspections have begun and are continuing throughout this month. Two inspections were completed and both have outstanding correction items. The remaining 26 VPO sites are currently working upon installation of the devices and inspections are pending.
- Conceptual plans for the Heritage Square/CBD project continue to be refined. SHP is conducting public outreach.
  - The City hosted a Community and Scoping meeting to initiate the City's review and CEQA process. Meeting documents can be found on the City's website at: <https://www.cityofsignalhill.org/611/Heritage-Square>
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding a master development agreement for future projects citywide.



CHERRY AVENUE CONCEPTUAL PERSPECTIVE

HERITAGE SQUARE  
SIGNAL HILL, CA

FEBRUARY 12, 2019  
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**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 <sup>th</sup> 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	1 TBD	<ul style="list-style-type: none"> <li>• Deposit payment was paid (8/16).</li> <li>• Business license was issued (8/16).</li> <li>• Compliance Plan approved w/final edits (9/16).</li> <li>• Non-oil field related storage removal is still pending and staff have inquired about the removal time frame (4/17).</li> <li>• Following the recent rainfall, a plan to improve stormwater BMP's was developed and installation of improvements is pending (5/17).</li> <li>• Storage removal is pending per the Compliance Plan.</li> <li>• 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.</li> <li>• Erosion control maintenance items have been upgraded (12/17).</li> <li>• Term 1 (3 yrs.) expires Aug. 2019. A 1 extension is allowed with receipt of a written request/justification 30 days prior to the expiration date (1/19).</li> </ul> <p>CTD</p>

Property Owner: SHP  
 Applicant: Honda

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**Auto Center Dealership Improvements**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b><u>REVIEW</u></b>			<b><u>SPDR/CUP</u></b>			<b><u>CTL</u></b>			<b><u>Status</u></b>
			<b><u>Director approval</u></b>	<b><u>PC approval</u></b>	<b><u>CC approval</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	
1800 E. Spring Street  (Long Beach Nissan)	Site improvements to pave a large area in the south-west region of the property and install permanent lighting to create an outdoor storage display area for inventory vehicles	Building/ grading permits required	Req.	N/A	N/A							<ul style="list-style-type: none"> <li>Plans going through plan check</li> <li>Landscape plans were approved by consultant on 9/19/18. Approval memo emailed to applicant-agent.</li> <li>CUP annual inspection conducted on 11/28/18. No violations observed.</li> </ul> RA
2370 Walnut Avenue  (Caliber Collision)	Expansion of auto body repair as Auto Accessory Use per CUP  Applicant: Santa Monica Auto Plaza LLC: Agent Dorothy Desbrisay	Auto Accessory Auto Body CUP		8/21/18	9/25/18							<ul style="list-style-type: none"> <li>Application submitted 7/02/18.</li> <li>PC workshop on 8/21/18.</li> <li>PC PH 9/18/18.</li> <li>CC Approved 10/09/18.</li> <li>Signed cond. and revised parking submitted and approved (12/18).</li> <li>CUP annual inspection conducted on 11/20/18. No violations observed (1/19).</li> </ul> CTD

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**Wireless Communication Facilities**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b><u>REVIEW</u></b>			<b><u>SPDR</u></b>			<b><u>CTL</u></b>			<b><u>Status</u></b>
			<b><u>Director approval</u></b>	<b><u>PC approval</u></b>	<b><u>CC approval</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	
2325 Stanley Avenue	Install LA RICS units on existing antenna  <u>Applicant:</u> City of Long Beach	N/A										<ul style="list-style-type: none"> <li>LA County Sheriffs notified staff that work on the tower is anticipated to last over a month (12/18).</li> </ul> JH
1850 Redondo Avenue	Install new equipment at rooftop of existing multi-story building; expand existing rooftop screening wall to shield the new equipment from view  <u>Applicant:</u> Jermaine Taylor on behalf of AT&T	Amendment CUP 05-01 to Req.	N/A	N/A								<ul style="list-style-type: none"> <li>Preliminary Planning Review fee received on 1/10/18.</li> <li>Review comments emailed to agent on 2/23/18.</li> <li>Secondary email sent to agent on 8/1/18.</li> <li>Revised plans received on 10/4/18.</li> <li>Spoke to Jermaine Taylor via phone on 11/30/18 to discuss outstanding items.</li> <li>Conference call with WCF consultant is scheduled for 1/14/19.</li> </ul> RA
3275 E. Grant Street	Remove (3) existing antennas and (3) existing RRUs, and install (9) new antennas and (12) new RRUs on existing rooftop behind screening  <u>Applicant:</u> Suzanne Iselt on behalf of Sprint	Amendment CUP 10-04 to Req.	N/A	N/A								<ul style="list-style-type: none"> <li>Submittal package and \$208.00 review fee received on 10/25/18.</li> <li>Plans are currently under review (1/19).</li> </ul> RA

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**Wireless Communication Facilities**

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	REVIEW			SPDR			CTL			<u>Status</u>
			Director approval	PC approval	CC approval	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
2411 Skyline Drive	Install equipment in existing shelter and run cable to power at existing Crown Castle tower site.  Applicant: Sprint	Planning Review	Req.	N/A	N/A							<ul style="list-style-type: none"> <li>• Planning approval and permit ready to issue (1/19).</li> </ul> <p>CTD</p>

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**Residential**

<b><u>Address</u></b>	<b><u>Project Description</u></b>	<b><u>Application</u></b>	<b><u>REVIEW</u></b>			<b><u>SPDR</u></b>			<b><u>CTL</u></b>			<b><u>Status</u></b>
			<b><u>Director approval</u></b>	<b><u>PC approval</u></b>	<b><u>CC approval</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	
2518 Willow Street	New front entry electronic gate w/stone veneer pilasters, update guard shack	Administrative Review  <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued 6/2/16						<ul style="list-style-type: none"> <li>• Building permit issued 6/2/16.</li> <li>• Front gate installed and inspected.</li> <li>• Landscaping being installed (8/17).</li> <li>• New monument sign completed (10/17).</li> <li>• No final inspection requested (2/18).</li> <li>• Building Inspector will request status (6/18).</li> <li>• HOA requesting change to door in clubhouse. Will press for permit final on guard house.</li> <li>• Permit issued for door change out (12/18).</li> </ul> CTD/JH
2016 E. 19 <sup>th</sup> Street	441 sf addition for a new bedroom, new bathroom and new detached 2-car garage to an existing single-family dwelling	Administrative Review  <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued: 11/21/16	11/21/17	2/19/18	Exp	Exp		<ul style="list-style-type: none"> <li>• Building permit issued 11/21/16.</li> <li>• Construction seems to have stalled.</li> <li>• A CTL letter with extension info was posted and sent (11/17).</li> <li>• Applicant requested a 90 day extension.</li> <li>• Notice letters were sent, comment period ended 11/20/2017.</li> <li>• 90 day extension approved 11/21/2017.</li> <li>• No further construction observed (1/18).</li> <li>• Staff mailed and posted a letter for a final extension request (2/18).</li> <li>• Property owner has requested a final extension, notices were mailed to property owners within 100' and no objections have been received.</li> </ul> PC review of request is scheduled for public hearing on 4/17/18.

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			<u>Director</u> approval	<u>PC</u> approval	<u>CC</u> approval	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
2016 E. 19 <sup>th</sup> Street												<ul style="list-style-type: none"> <li>Exterior painted (6/18).</li> <li>Permit final anticipated by end of month.</li> <li>Correction notice. Guard rail off back steps not installed (12/18).</li> <li>Project is complete (1-19)</li> </ul> CTD/JH
3347 Brayton Avenue cont.	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 <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16	5/31/17  	6/04/17  	3/04/18  			<ul style="list-style-type: none"> <li>Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (4/17).</li> <li>2<sup>nd</sup> extension request for 200-day extension granted.</li> <li>At Feb. inspection, project was on track to meet 2<sup>nd</sup> CTL deadline.</li> <li>Owner reports kitchen cabinet and flooring installs are pending completion in one week (3/18).</li> <li>Applicant has requested final inspections for C of O, tentatively scheduled for the week of 4/23/18.</li> <li>CTL allows a 30 day grace period following expiration.</li> <li>Stonework and front landscaping pending completion.</li> <li>Staff have contacted the owner and inquired about completion of visible exterior items. (12/18).</li> <li>Owner installed stone walkway. Bldg. inspection for final on permit pending (1/19).</li> </ul> CTD/JH

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			<u>Director</u> approval	<u>PC</u> approval	<u>CC</u> approval	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	Expires	1 <sup>st</sup> Ext.	2 <sup>nd</sup> Ext.	
1900 Temple Avenue	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06  <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A							<ul style="list-style-type: none"> <li>Application submitted 10/7/16.</li> <li>View analysis story poles installed, no view requests received.</li> <li>PC review 5/16/17 workshop. PC direction to reduce bulk and mass.</li> <li>Applicant submitted revised plans, one view analysis request received, and report approved.</li> <li>PC approved SPDR 5/15/18.</li> <li>Plan check submittal pending (11/18).</li> </ul>
	Applicant: Phala Chhean											CTD/JH
1995 St. Louis Avenue	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)  CTL 10/19/18    <b>Exp</b>	1 <sup>st</sup> Ext. 01/08/19    <b>Exp</b>				<ul style="list-style-type: none"> <li>Permit issued on 9-25-17 (10/17).</li> <li>Foundation started (12/17).</li> <li>Fence foundation inspected (1/18).</li> <li>Slab rebar in process (3/18).</li> <li>Laying out frame (5/18).</li> <li>Framing begun (6/18).</li> <li>Building inspector will send advisory letter per lack of progress (7/18).</li> <li>Applicant received letter; framing crew to be scheduled (8/18).</li> <li>Framing second floor (9/18).</li> <li>CTL extension granted for 80 days. (10/18)</li> <li>Applicant proposing interior/non-structural changes. Revised plans stamped/approved. Waiting on applicant to pull the permit (12/18).</li> <li>Public hearing for second and final CTL extension scheduled for 1/15/19 PC meeting.</li> </ul>
	Applicant: Seth Sor for Kimberly and Phat Ly											RA/JH

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			<b><u>Director approval</u></b>	<b><u>PC approval</u></b>	<b><u>CC approval</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	<b><u>Expires</u></b>	<b><u>1<sup>st</sup> Ext.</u></b>	<b><u>2<sup>nd</sup> Ext.</u></b>	
2750 E. 20 <sup>th</sup> Street	Proposed subdivision and construction of four detached condominiums consisting of (2) two-story units and (2) two-story split level units with associated site improvements  Applicant: RPP Architects on behalf of Narsimha and Usha Reddy	PC SPDR Subdivision	N/A	Req.	Req.							<ul style="list-style-type: none"> <li>• Application and deposit submitted 5/9/18.</li> <li>• Plans routed to Public Works, Building, and stormwater for multi-department review</li> <li>• Met with agent on 6/12/18 to discuss preliminary planning comments.</li> <li>• Agent resubmitted revised plans on 8/9/18.</li> <li>• Preliminary PW comments emailed to agent (8/23/18)</li> <li>• Preliminary landscape comments emailed to agent (8/27/18). Prelim landscape plans are approved.</li> <li>• Agent resubmitted revised plans and materials board (8/30/18)</li> <li>• Meeting with property owner, engineer, architect, and PW staff was held on 9/27/18.</li> <li>• Received response from City's stormwater consultant regarding the infeasibility for infiltration letter. Applicant cleared for Neighborhood Meeting (10/18).</li> <li>• Neighborhood Meeting held on 10/30/18.</li> <li>• Agent meeting with Planning Director and project planner on 11/5/18.</li> <li>• Met with agent and property owner on 12/3/18 to discuss next steps of the process.</li> <li>• Email sent to agent on 1/3/19.</li> </ul> RA

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**Residential**

<b>Address</b>	<b>Project Description</b>	<b>Application</b>	<b>REVIEW</b>			<b>SPDR</b>			<b>CTL</b>			<b>Status</b>
			<u>Director</u> <u>approval</u>	<u>PC</u> <u>approval</u>	<u>CC</u> <u>approval</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	<u>Expires</u>	<u>1<sup>st</sup> Ext.</u>	<u>2<sup>nd</sup> Ext.</u>	
2250 Ohio Avenue	Construct new two-story duplex (3,676.5 SF total) consisting of 2-car garage, 3 bedroom, 2.5 bathroom [per unit] with additional site improvements.  <u>Applicant:</u> Khanh Nguyen and Salvador Cerdá  <u>Agent:</u> Leoh Sandoval (on behalf of property owners)	SPDR and View Policy	Req.	Req.	N/A							<ul style="list-style-type: none"> <li>Preliminary plans and comments were reviewed (1/18).</li> <li>Public Works preliminary review comments emailed to agent on 6/21/18.</li> <li>John Hunter preliminary review comments emailed to agent on 9/24/18.</li> <li>Received three full-sets of architectural plans on 8/30/18.</li> <li>Agent submitted Environmental Phase I document for review on 10/31/18.</li> <li>Consultant's review comments emailed to agent on 11/16/18.</li> <li>Follow-up email sent to agent on 1/7/19.</li> </ul> RA
2060 Raymond Avenue	A 274 SF 2 <sup>nd</sup> story addition of an existing SFD in conjunction with a remodel with 2-car garage and third driveway parking space.  <u>Applicant:</u> Lord Construction <u>Agent:</u> Tae Chun	SPDR and View Policy			TBD							<ul style="list-style-type: none"> <li>SPDR submittal, datum line exhibits approved (10/18).</li> <li>Story pole notice letters sent 10/25/18 with comment date 11/19/18.</li> <li>Story pole install pending 11/15/18.</li> <li>Comment period extended due to story poles not being installed properly. Certification of install pending (12/18).</li> </ul> CTD

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

Crescent Square	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot	SPDR 14-04 ZOA 14-03 VTTM 72594  <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16			8/14/19			<ul style="list-style-type: none"> <li>Streets, fences and retaining walls are in process (8/17).</li> <li>DOGGR and BRE clean-up items pending for 8/25 homes.</li> <li>Building permits pulled for Phase 1 and Phase 2 SFDs (9/17).</li> <li>Framing in process (10/17)</li> <li>Building permits pulled for Phase 3 SFDs (11/17).</li> <li>Coordination of approved design details is underway (12/17).</li> <li>Stucco and drywall nearly complete on Phase 1 lots. Phase 2 and 3 framing pending (2/18).</li> <li>Phase 2 began stucco. Phase 3 framing is started. Phase 1 driveways, walkways and fences started (3/18).</li> <li>Contractor has requested C of O inspections for phase 1 homes (4/18).</li> <li>C of O's issued for three homes in Phase 1. Phase 2 homes pouring driveways and installing utilities. Phase 3 framing, electric, plumbing being installed (5/18).</li> <li>19 houses sold; 3 C of O's issued. (6/18).</li> <li>Phase 1 C of O inspection on 7/12/18, (Lots 9-25) (7/18).</li> <li>Phase 3 units nearly complete (11/18).</li> <li>Entrance column top install pending (1/19).</li> </ul>
						Phase 1 and 2 Building Permits Issued 9/13/17	Phase 3 Building Permits Issued 10/17/17					
	<u>Applicant:</u> Far West Industries											CTD/JH
The Courtyard 1939 Temple Avenue	Residential development 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height.	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	N/A	5/17/16	Required							<ul style="list-style-type: none"> <li>2 wells discovered, leak tested and vent cones installed (8/15).</li> <li>View Notice mailed 10/26/15. Planning Commission (PC) workshop #1: 12/15/15.</li> </ul>

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## Residential

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The Courtyard 1939 Temple Avenue cont.	Residential development 10 condominium units (5 buildings with 2 attached units) two stories and three stories in height.											<ul style="list-style-type: none"> <li>• Revise plans per staff direction (6/17).</li> <li>• Revised plans and view reports received and neighborhood mtg. conducted. Residents, requested additional story poles and ribbons for northerly bldgs. be installed to accurately reflect roof lines and view impacts (8/17).</li> <li>• Some new story poles had been installed and revised view analysis reports sent to residents which now show views being blocked for at least two residents.</li> <li>• The developer indicated they will be lowering the northerly units by approximately 12".</li> <li>• A revised preliminary grading plan and view analysis reports showing the height reduction must be submitted in order to proceed to a public workshop. (2/18).</li> <li>• Applicant has introduced staff to a potential buyer who states they will adjust plans and proceed with the project (6/18).</li> <li>• A story pole plan has been submitted for review.</li> <li>• A request to postpone submittal of a Phase II work plan and well testing until after story poles are installed, neighborhood mtg. is conducted with a positive outcome (10/18).</li> </ul>
	<u>Applicant:</u> High Rhodes Property Group											CTD

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2599 Pacific Coast Highway	<p>Residential SP-10 on a .4-acre lot</p> <p>1<sup>st</sup> concept plan had 14 attached units</p> <p>2<sup>nd</sup> concept plan had 12 attached units</p> <p>3<sup>rd</sup> concept plan had 10 detached units</p> <p>4<sup>th</sup> concept plan has 9 detached units</p> <p>5<sup>th</sup> concept plan has 7 units; 3 detached and 4 attached on the 1<sup>st</sup> floor</p> <p>Residential SP-10 on a .4-acre lot</p> <p>Applicant: Mike Afiuny</p> <p>Residential SP-10 on a .4-acre lot</p>	<p>ZOA, TTM,</p> <p>SPDR, N/A</p>	Required	Required								<ul style="list-style-type: none"> <li>• Staff met w/owner who reported an unsuccessful lot consolidation outreach effort (9/12).</li> <li>• A revised design (10 units) more closely meets the intent of SP-10.</li> <li>• Access &amp; guest parking revised (6/14).</li> <li>• PC requested additional design changes. Plan revised to 9 units &amp; met most of the standards. Some buildings still exceed height limit.</li> <li>• Condo map and story pole plan were submitted and view analysis request letter was sent 4/1/16.</li> <li>• Due to delays of story pole installation, viewing period was extended 4/14/16. Story poles were installed and a view analysis report was prepared &amp; reviewed with residents.</li> <li>• Due to impacts on views, the applicant further reduced bldg. heights. Most still exceed the 30' height limit.</li> <li>• City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line.</li> <li>• Review of revised view report completed, story pole cert submitted.</li> <li>• 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</li> </ul>

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2599 Pacific Coast Highway (cont.)												site clean-up items are required. Final inspections (3/17). <ul style="list-style-type: none"> <li>• 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.</li> <li>• Concerns were voiced about traffic, the density of the project, and parking and traffic impacts on an already impacted neighborhood and alley.</li> <li>• The applicant was instructed to meet with the neighbors and develop options to revise the project.</li> <li>• Staff prepared a detailed memo following the meeting regarding project deficiencies and past Council direction on a similar project.</li> <li>• 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.</li> <li>• Applicant requested mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views.</li> <li>• Applicant indicated they would revise plans.</li> <li>• Staff noted revised plans would have to be reviewed by City Traffic Engineer to address parking and traffic impact concerns (7/17).</li> <li>• Revised plans with a combination of two and three-story units were</li> </ul>
Applicant: Mike Afiuny												

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2599 Pacific Coast Highway (cont.)												submitted. A new story pole plan was prepared and reviewed by staff and story poles have been installed (1/18).  • Applicant prepared new View Analysis Reports with information on the review process with the property owners who requested them on (4/9/18). • A Neighborhood meeting was conducted on 6/11/18, to allow residents to review revised 7-unit plans. • A traffic study completed and PC workshop scheduled for (1/15/19).  CTD
1375 E. 23 <sup>rd</sup> Street (temporary project address)	Small lot subdivision of 16 detached SFD(s): 3 bedroom, 2 ½ bathrooms (1,650 square feet each)	ZOA, TTM, SPDR	N/A	Required								• Conceptual site plan submitted (4/30/18) • Initial submittal with required deposit was received (7/3/18) • On 7/5/18, routed (2) sets of plans to Senior Engineering Tech for both Public Works review and Traffic Consultant review. • Spoke to the City Engineer on 7/10/18 regarding preliminary review. He will provide a summary of his comments. • Methane investigation permit issued (9/18). • Traffic consultant's preliminary review comments sent to applicant (9/11/18). • Stormwater consultant's review completed.

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1375 E. 23 <sup>rd</sup> Street (cont.)	Applicant: Matt Hamilton representing Project Verve, LLC											<ul style="list-style-type: none"> <li>• Neighborhood Meeting conducted on 10/11/18.</li> <li>• View notice letter emailed this month and no requests were received (1/19).</li> <li>• Additional subsurface report was approved on 1/10/19.</li> <li>• Planning Commission workshop is tentatively scheduled for the 2/19/19 meeting.</li> </ul> RA

**Accessory Dwelling Unit (ADU) Projects**

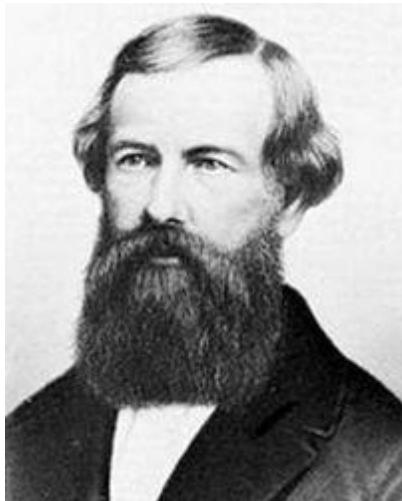
3269 Lewis Avenue	Convert existing one-car garage into two new two-car garages with ADU above the garages at rear of property	Ministerial review under State ADU regulations.	N/A	N/A	N/A							<ul style="list-style-type: none"> <li>• Applicant submitted the plan at the counter on 3/23/18.</li> <li>• Staff met with the property owner on 4/9/18 to discuss get clarification on the project and take in the required \$1,500 deposit. Deposit processed by Finance Department.</li> <li>• Revised PDF plans were emailed on 4/19/18.</li> <li>• Preliminary review comments/ corrections were emailed to applicant on 4/19/18.</li> <li>• Revised PDF plans were emailed on 5/7/18.</li> <li>• Building Department Fee Estimate was emailed to the applicant (6/13/18).</li> </ul> RA
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3269 Lemon Avenue	Construct new 998 sq. ft. ADU with 53 sq. ft. second story deck above existing 3-car garage at rear of property (no expansion to building footprint).  <u>Applicant:</u> Eric Kao (agent) on behalf of Teri Wohlgemuth (property owner)	Ministerial review under State ADU regulations.	N/A	N/A	N/A							<ul style="list-style-type: none"> <li>• Initial telephone inquiry (5/16/18).</li> <li>• Applicant formally submitted the preliminary review package with \$208.00 planning review fee on 5/23/18.</li> <li>• Preliminary planning review comments emailed to the authorized agent on 6/12/18.</li> <li>• Met with applicant-agent on 7/10/18 to go over the outstanding items. Report card was presented to agent.</li> <li>• Received email on 8/13/18 from agent requesting next step. I informed him that we need the deposit plus the refined plans.</li> <li>• On 9/6/18, architect came to the counter to submit architectural plans. However, required deposit was not included.</li> <li>• Deposit and hard copy of architectural plans submitted (9/7/18).</li> <li>• Applicant-agent officially submitted for plan check on 11/7/18.</li> </ul> RA/JH
2060 Raymond	Detached 1198 SF ADU in conjunction with a 2 <sup>nd</sup> story addition of an existing SFD with 2-car garage and third driveway parking space.  <u>Applicant:</u> Lord Construction <u>Agent:</u> Tae Chun	Ministerial review under State ADU regulations.	N/A	N/A	N/A							<ul style="list-style-type: none"> <li>• Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18).</li> <li>• Permit issued (12-18)</li> <li>• Utilities and foundation started (1-19)</li> </ul> CTD

January  
**8d.**



January 15, 1861: Elisha Otis patents the steam elevator.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 15, 2019

### **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:

- Building Blox
- Design Vanguard 2018
- House of the Month June 2018
- Perspective Commentary June 2018
- Street of Dreams

#### **Recommendation:**

Receive and file.

# Building Blox

A modern structure finally emerges on a complex waterfront site in Copenhagen.

BY JOSEPHINE MINUTILLO



"There have been something like 67 attempts to build on this site since 1965," says Ellen van Loon, the OMA partner who led the design of BLOX, a 290,000-square-foot, extremely mixed-use, thoroughly modern glass building that opened last month on the harbor in Copenhagen's historic center.

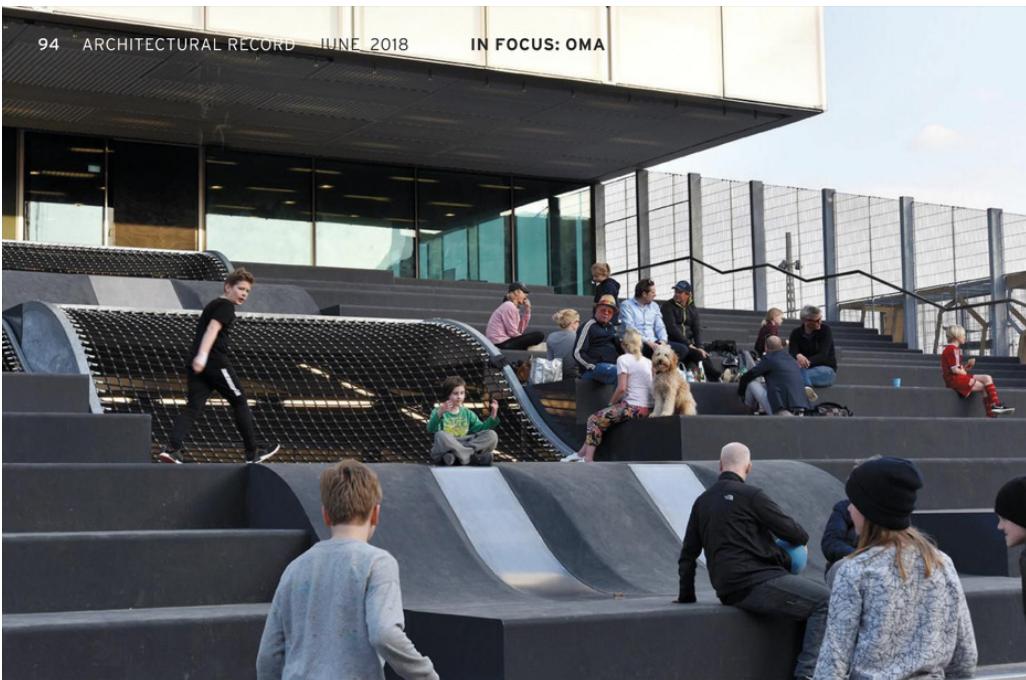
The difficulty lay in the heavily trafficked ring road that cuts through the site. OMA's scheme goes under and over the expressway, with five stories aboveground and five stories below, including four levels of fully automated parking. "Not every developer is willing to pay the extra money it takes to do that, but this client wants to invest in the public realm," says van Loon.

The client, Realdania, is a Danish philanthropic group that supports projects in the built environment. Two of the main tenants at BLOX—the Danish Architecture Centre and BLOXHUB, an innovative office for sustainable development—do the same.

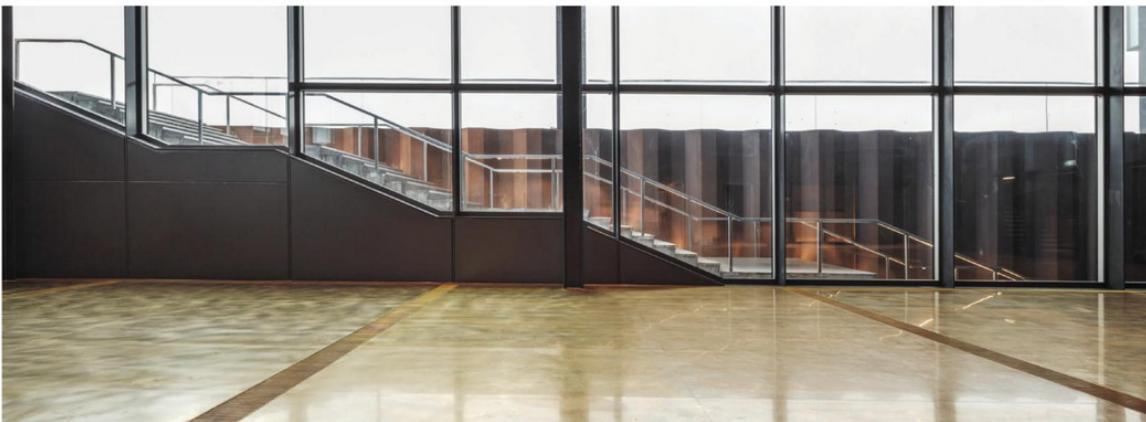
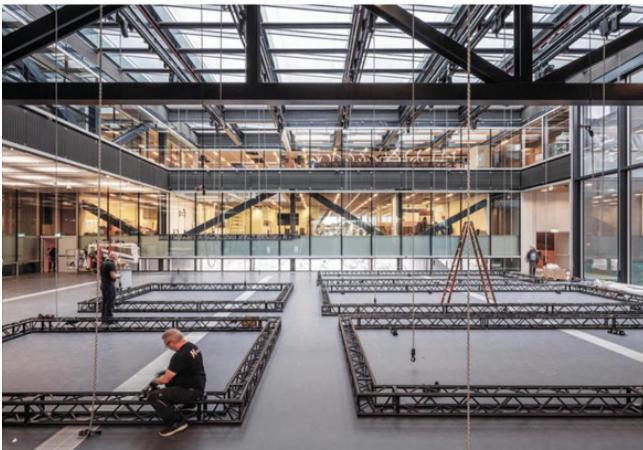
Besides exhibition spaces and offices for those tenants, the building also contains co-working spaces, a multilevel restaurant, a café, bookstore, fitness center, and 22 rental apartments, not to mention a playground. Its setbacks integrate large terraces for taking in waterfront views; its facade combines white fritted glass and a green glass that matches the deep green of the water, as well as panels of woven metal.

Inside is an arresting mix of dark concrete, black cork, warm wood, cool metal grating, smooth aluminum, and polished brass floors and walls (in what OMA calls the "golden room"). The interiors are arranged somewhat like a panopticon, where the central gallery offers glimpses into the rooms that surround it and vice versa. Similar views across stairwells and atria and through offices connect most spaces. "There's a lot of creative talent in this building," says van Loon. "Seeing each other leads to collaborating."





A playground animates the building at ground level (left). A large skybridge gallery occupies the center of the building (middle, left). Interior and exterior spaces feature a medley of materials and textures (below). The "golden room" features a brass floor (bottom).



# DESIGN VANGUARD 2018

As Record examines the future of practice in this issue, we decided to include our annual Design Vanguard winners. These top emerging firms, all established fewer than 10 years ago, are beginning to make their mark on the profession with smart and striking projects in North America, Europe, Asia, Africa, and the Middle East, foreshadowing what's to come.

## FEATURED FIRMS

**DAVIES TOEWS**  
NEW YORK

**CHEREM ARQUITECTOS**  
MEXICO CITY

**OMAR GANDHI**  
HALIFAX, NOVA SCOTIA

**REVER & DRAGE**  
OSLO

**IBDA DESIGN**  
DUBAI

**EDWARD OGOSTA**  
CULVER CITY, CA

**WUTOPIA LAB**  
SHANGHAI

**LOCAL STUDIO**  
JOHANNESBURG

**CIVIC ARCHITECTS**  
AMSTERDAM \*

**P.R.O.**  
BROOKLYN, NEW YORK

PHOTOGRAPHY: © ENRIQUE MACIAS MARTINEZ



HOUSE P, HUIXQUILUCAN, MEXICO,  
CHEREM ARQUITECTOS

# DAVIES TOEWS

## NEW YORK



**FOUNDED:** 2010

**DESIGN STAFF:** 8-10

**PRINCIPALS:** Trattie Davies, Jonathan Toews

**EDUCATION:** Davies: Yale School of Architecture, M.Arch., 2004; Yale College, B.A., 1994. Toews: Yale School of Architecture, M.Arch. 2003; Yale College, B.A., 1998

**WORK HISTORY:** Davies: Gehry Partners, 2005-06; Pierce Allen, 1995-2000; Toews: Grimshaw, 2009-10; SHoP, 2006-08; Leroy Street Studio, 2004-05; Turner Brooks, 2001-03

**KEY COMPLETED PROJECTS:** University of Chicago Charter School Woodlawn Campus, Chicago, 2018; Warren Street Townhouse, Brooklyn, NY, 2018; Madison Park, Memphis, 2017; Regional Plan Association Office, NYC, 2017; Azil Residence, NYC, 2017; Cai Guo Qiang Studio and Residence, Chester, NJ, 2016; Hill House, NYC, 2015; Hudson Linear Park, Hudson, NY, 2015; Cusupatic Lake Campground, Oquossoc, ME, 2014

**KEY CURRENT PROJECTS:**

Martha's Vineyard House, Chilmark, MA; Cai Guo Qiang Studio and Archives, Chester, NJ; Bronx Feasibility Study, NYC; East Village Penthouse, NYC; Pisar Residence, NYC

[daviestoews.com](http://daviestoews.com)

**THE NARROW store**front office of Davies Toews in New York's East Village doesn't try to hide from passersby. Floor-to-ceiling windows expose its interior—with its warm, plywood finish and a central table covered in architectural models shaped like exploded origami—to a busy stretch of 13th Street infamous for dive bars. "People come in here all day long, wondering what we're doing," says Trattie Davies, one of the firm's founding principals. "The other day, two kids walked in and said, 'We wanna watch.'"

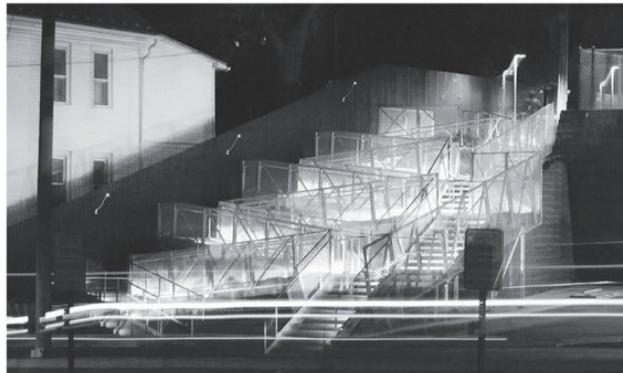
The work, like the office, founded in 2010 by Davies, 45, and her husband, Jonathan Toews, 41, invites a deeper look. For example, the 2015 project Hudson Linear Park unites two parts of Hudson, New York, previously separated by a steep slope. It was designed with PARC Foundation, a nonprofit seeking to enrich communities with public art and architecture projects. Together the designers threaded two narrow lots, bisected by an alley, with a ramp climbing the hill in sharp switchbacks. Its procession is interrupted by a staircase and punctuated by greenery. From the street below, the ramp's zigzagging railings appear jumbled, like a labyrinthine scaffold inviting the kind of interaction you'd expect from a jungle gym.

Davies Toews directly confronts irregularities and constraints to transform potentially awkward moments into meticulously designed spaces and public installations. To address these challenges, the firm creates geometrically complex forms that subtly convey a shift in scales and forge connections between disjointed spaces. "Every problem has to be an opportunity," says Davies of the low budgets and unusual sites they're used to working with. This ethos drove them to experiment with affordable materials like plywood, brick, and Sheetrock. In a townhouse in Brooklyn, the architects sculpted the closed, sinuous balustrade and underside of a staircase with Sheetrock. On one floor, it meets the ceiling in a curvaceous turn and spins out into little eddies that echo into the next room, creating drama with shadow and light.

These discoveries are born from an iterative process that emphasizes model-making. "Walking by a model, if something bothers you, you have to fix it," says Toews. "It's not as if it lives in the computer."

In Chicago, Davies Toews recently designed a 72,000-square-foot charter school. The rectangular building with double-loaded corridors would seem relatively straightforward. But the architects realized the school's dynamic and demanding curriculum required a design that synthesized disparate yet focused activities for students in grades six through 12. The building offers students access to a thesis-preparation room above a double-height foyer, where they can take a break in front of city views or circulate to a green roof, science labs, and research areas. Outwardly, the architects represented this plurality in a unifying facade made from two types of brick, arranged in geometric patterns that shift across the building, which has slight, 12-inch bends. Together, the patterning and parapet-peaked kinks give the dramatic illusion of massing.

A continually shifting perspective in their approach to projects keeps their practice active and engaged. "We're resistant to people branding or defining us," says Toews. "We want to let parts of ourselves and our business be discovered over time, and we try to impart this in our buildings." Jordan Hruska



**HUDSON LINEAR PARK**  
In Hudson, NY, a skinny and steep site was used to create a linear park that connects an old residential neighborhood to the city's main strip.

PHOTOGRAPHY: © COURTESY DAVIES TOEWS, EXCEPT AS NOTED; CHRISTOPHER PAYNE (OPPOSITE, TOP)



**UNIVERSITY OF CHICAGO CHARTER SCHOOL** The ground floor, punctuated by multiple points of entry and large-scale windows, invites current and prospective students into a foyer that leads to a cafeteria, gymnasium, dance space, and library serving both school and public programs (top).

**WARREN STREET TOWNHOUSE** A curving stair anchors a townhouse renovation and addition, becoming a canvas for the changing hues of sunlight entering from a skylight above it (left).

**CUPUSUTIC LAKE CAMPGROUND** Working with the PARC Foundation, Davies Toews used vernacular construction materials and methods for a bathhouse and pavilion (above).

# CHEREM ARQUITECTOS

## MEXICO CITY



**FOUNDED:** 2012

**DESIGN STAFF:** 10-12

**PRINCIPALS:** Abraham Cherem  
Cherem, Jose Antonio Aguilar  
Garcia

**EDUCATION:** Cherem:  
Universidad Iberoamericana,  
B.Arch., 2005. Aguilar:  
Universidad Autonoma  
Metropolitana, B.Arch., 2001

**WORK HISTORY:** Cherem:  
CheremSerrano 2003-11. Aguilar:  
Serrano Arquitectos y Asociados,  
2001-10; Taller de Arquitectura  
Mauricio Rocha, 2010-13

**KEY COMPLETED PROJECTS:**  
House C, San Miguel de Allende,  
2018; Tevila, Mexico City, 2017;  
Toreo Office Building, Naucalpan,  
2017; Synagogue, Huixquilucan,  
2016; Guesthouse C, San Miguel  
de Allende, 2016; El Japonez  
Oasis Restaurant, Mexico City,  
2016; Apartment A, Mexico City,  
2015; House P, Huixquilucan,  
2013; Apartment S, Mexico City,  
2012 (all in Mexico)

**KEY CURRENT PROJECTS:**  
House D, Mexico City; Gourmet  
Market, Mexico City; North Bay  
House, Miami; 1 Hotel Cabo, Cabo  
San Lucas; Hotel Curio by Hilton,  
Zacatecas; El Japonez Artz,  
Mexico City; El Japonez  
Interlomas, Huixquilucan (all in  
Mexico, except North Bay House)  
[cheremarquitectos.com](http://cheremarquitectos.com)

ONE OF the first things that will impress anyone reviewing the work of Cherem Arquitectos is its variety in scale and program. The Mexico City-based firm's portfolio includes single-family residences, hospitality work, places of worship, and office buildings. But a shared goal holds these diverse projects together, explains the 35-year-old founder, Abraham Cherem. He and partner Antonio Aguilar, 38, strive to imbue each new commission with its own magic, he says.

The tools used to create their magic—or what Aguilar calls “music”—are carefully considered materials, well-executed details, and an adept handling of illumination. This combination resulted in the serene atmosphere of a *mikvah* (a bath for Jewish purification rituals) in Mexico City's Polanco neighborhood. Here, individual immersion pools are enclosed within buff-colored concrete walls, their board-formed texture revealed by daylight that enters—almost mysteriously—through a hidden skylight.

The architects have developed their space-making skills through close study of buildings they admire, including the work of Louis Kahn, Carlo Scarpa, Peter Zumthor, and Renzo Piano. And they have honed their craft through experience. Cherem started the firm CheremSerrano with a friend, Javier Serrano, in 2003, even before the pair finished architecture school. They began small, with interior renovations, gradually increasing the size and complexity of their projects. Then, in 2011, Serrano was tragically murdered just as their highest-profile project yet—the conversion of a 17th-century mansion in Mexico City's historic center into a hotel (RECORD, June 2013)—was about to open. “It was a tough time,” says Cherem, “but I decided to continue.” He founded his eponymous firm the next year, with Aguilar joining soon after. Aguilar's past work experience included nearly 10 years at Serrano Arquitectos y Asociados, the well-established Mexico City firm started by Javier's father.

Together, Aguilar and Cherem have built an impressive body of work, one that is characterized by constant investigation. One example is a large residential compound in San Miguel de Allende that includes a main house, guest quarters, and a caretaker's house. They used rammed earth, selecting it, in part, because the resulting layered walls would provide a human scale for the sprawling complex. Similarly, within a 7,000-square-foot Japanese restaurant in Mexico City, they created smaller distinct environments, including a wood-lattice teppanyaki “tunnel.” And for a six-story speculative office building in Naucalpan, they experimented with having a mutually shared space for all tenants, carving out a skylit void and inserting a sculptural, suspended stair that links all the floors.

Among Cherem Arquitectos' current projects are several houses, including one in Miami, two restaurants, and a boutique hotel for the subsidiary of an international chain. We can only expect that this inventive firm will continue to use materials, details, and light in surprising and captivating ways.

Joann Gonchar, FAIA



**TOREO** The waffle slabs in this office building are suspended from the perimeter steel structure, resulting in mostly uninterrupted open space and highly flexible floors. From the interior, the architects carved out a skylit void, inserting a sculptural stair.



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PHOTOGRAPHY: © ENRIQUE MACIAS



**EL JAPONEZ OASIS** Within a 7,000-square-foot restaurant, the architects have created several smaller distinct environments. One of these is a teppanyaki "tunnel," a pavilion defined by wood lattice (top).

**HOUSE C** A residence in San Miguel de Allende encompasses a number of structures, including a guesthouse (above). The architects chose to make all the buildings of rammed earth, to give the sprawling complex a human scale.

**TEVILA** For a bath used in Jewish purification rituals, Cherem Arquitectos created an otherworldly interior by enclosing the immersion pools within board-formed concrete and admitting daylight through a hidden skylight (left).



# OMAR GANDHI

## HALIFAX, NOVA SCOTIA

### FATE can be strange.

Toronto-born architect Omar Gandhi can attest to that. Nearly a decade ago, what felt like an unfortunate string of hiccups in Gandhi's career—a layoff and a position that was unexpectedly cut short—became the catalyst for opening his own firm. It isn't overstating it to say Omar Gandhi Architect—which today has offices both in Halifax, Nova Scotia, and in Toronto—was born largely out of desperation.

Gandhi, 38, who now splits his professional and personal life between those two Canadian cities, decided the healthiest thing to do was keep his nose to the grindstone. He took on a few small projects working from a home office. "I just tried to do the most I could with what I had," he says, "and it snowballed from there."

It certainly did: Cedar in Three Textures (2011) saw Gandhi expand upon a century-old single-family residence in Halifax. Shanty (2012), a vacation house that engages the lush landscape in a coastal town about two hours south of Halifax, is a study in "contrasting identities" that's both "eerily mysterious" and "loud and bright." Finally, Moore Studio (2012) is a 1,500-square-foot, two-story home located in a dense forest just outside Halifax. Designed specifically for two "new empty-nesters with dogs," the house was built from the ground up, using off-the-shelf birch plywood and salvaged rusted steel so that "the project is quite homogeneous with the buildings surrounding it."

Gandhi, not unlike Halifax architect Brian MacKay-Lyons, uses vernacular architecture as a starting point, drawing on familiar forms and materials and adapting them "formally, spatially, and programmatically to respond to simple things like daylight, the wind, and precipitation." Beyond erratic weather patterns, Nova Scotia comes with its own set of challenges: budgets aren't huge, and there aren't that many people in the region with an interest in contemporary architecture. Gandhi doesn't think of these as deterrents. "The best work comes from constraints," he says. "They force you to tell a much richer story about places and people."

That genuine interest in places and people goes a long way in explaining Gandhi's versatile body of work. Currently, the Halifax office is concentrating on residential buildings (with one retail store thrown into the mix), while the Toronto studio is focused on two mixed-use mid-rise projects, a couple of restaurants, and various single-family residences in urban and rural environments.

"Ultimately, our process is about investigating and coming to understand each particular site," he says. "and really getting to know the clients on a much deeper level." Derek De Koff

**SLUICE POINT** This structure (opposite, top), located on the southern tip of Nova Scotia, in a region that became known as an international shipbuilding center, features an economical shed roof inspired by local fishing sheds and shanties.

**RABBIT SNARE GORGE** For this summer getaway in Cape Breton, NS (opposite, bottom left), Gandhi takes a familiar cabin form and stretches it into a tower. The building recently won a Governor-General's Medal in Architecture, which recognizes Canada's best projects.

**FLOAT** This residence (opposite, bottom right) is inspired by the jagged field of strewn outcrop, subcrop, and bedrock float on which it sits. The exterior is clad in gray washed wood, with slight variations in pattern resembling bedrock strata.



PHOTOGRAPH: © EMA PETER (OPPOSITE, TOP); DOUBLESPEC (OPPOSITE, BOTTOM LEFT); OMAR GANDHI (OPPOSITE, BOTTOM RIGHT)



#### FOUNDED: 2010

#### DESIGN STAFF: 5-8

#### PRINCIPAL: Omar Gandhi

**EDUCATION:** Dalhousie University, M.Arch., 2005; Dalhousie University, Bachelor of Environmental Design Studies, 2003; University of Toronto, B.A., 1998-2006

**WORK HISTORY:** MacKay-Lyons Sweetapple Architects, 2008-10; Kuwabara Payne McKenna Blumberg Architects, 2007-08; Young + Wright Architects, 2005-07

#### KEY COMPLETED PROJECTS:

The Lookout and Broad Cove Marsh, 2016; Cabot Links Villas, 2015 (both in Inverness, Nova Scotia)

#### KEY CURRENT PROJECTS:

Jib House, Chester, Nova Scotia; Shaw Mann Residence, Shaw Island, Nova Scotia; Lady Marmalade Restaurant, Toronto; Lafayette Cottage, Carling Township, Ontario; 23 Buckingham, Toronto

[omargandhi.com](http://omargandhi.com)

# REVER & DRAGE

## OSLO



**FOUNDED:** 2008

**DESIGN STAFF:** 3

**PRINCIPALS:** Tom Auger, Martin Beverfjord, Eirik Lilledrange

**EDUCATION:** Auger/Beverfjord/Lilledrange: NTNU, Master in Architecture, 2008

**WORK HISTORY:** Auger: Reiulf Ramstad Arkitekter, 2007. Beverfjord: Niels Torp Arkitekter, HUS Arkitekter, 2006

**KEY COMPLETED PROJECTS:** Kvåsfossen Visitor Center, Kvås, 2017; Cabin at Troll's Peak, Sundal, 2017; Cabin Straumsnes, Møre & Romsdal, 2016; Hustadvika Tools, Fræna, 2014; Feinsteinveien, Stavanger, 2013 (all in Norway)

**KEY CURRENT PROJECTS:** National Tourist Routes, Farstadsanden, Fræna; House Horse Hill, Flekkefjord; Cabin Kritle, Ulvik; Housing Ringvegen, Sunndal (all in Norway)

[reverdrage.no](http://reverdrage.no)

**FOXES & DRAGON**, the Norwegian firm's name in English, seems fitting for the three-person outfit. "We wanted something that was a bit silly and a bit adventurous," says Tom Auger, 38, who founded the firm with former classmates Martin Beverfjord, 37, and Eirik Lilledrange, 39, following their graduation from the Norwegian University of Science and Technology's architecture program in 2008.

But *pragmatic* is also how Auger describes their work and personalities, despite the fantastical ideas behind some of their projects. For instance, in a commission for a toolshed, the architects successfully proposed expanding the program to include a retractable glass roof so "you can lie down and watch the stars at night."

Creating structures in harmony with Norway's rugged and beautiful countryside—be it a cliff's edge or a nearby mountain—the firm puts its own twist on the vernacular with unexpected elements. In the recently completed Troll's Peak cabin, part of the gabled structure is encased in glass, exposing its wood frame, while another part is covered in grass.

"We try to test out new things on every project," says Auger, explaining that clients in rural areas who have commissioned the bulk of their portfolio to date, seem more open to this approach. It may help that all three of them come from different parts of the country, and Lilledrange, who "runs the office," according to Auger, is based in the town of Flekkefjord, about six hours outside of Oslo, where Auger and Beverfjord work.

One unusual project is an underwater restaurant they collaborated on with Snøhetta. According to Auger, Rever & Drage participated in selecting the site and made early design contributions with respect to the building's roof and plow-like position; however, they left the project after about a year due to their limited experience with complex projects. Though many firms might have reacted by hiring more staff, for Rever & Drage, expansion isn't a priority—"maybe in the next 10 years" they'll hire someone, Auger says.

Upcoming projects include a roadside structure commissioned as part of Norway's scenic National Tourist Routes, a prestigious series of architectural interventions—Peter Zumthor has designed two—embedded within landscapes of high, barren mountains, lush hillsides, and deep fjords. Since founding the firm, the threesome has often helped construct their buildings alongside local carpenters—some of whom are frequent collaborators and make introductions to new clients. "It's very satisfying running your own office and building things yourself," Auger says. "That's the main reason we do this." *Erin Hudson*

**KVÅSFOSSEN VISITOR CENTER** Nestled on a cliff's edge, the building—the firm's largest to date—mirrors the precipice's jagged form while obscuring the adjacent roadway from the wooded landscape. Overlooking a waterfall, large windows frame views of salmon jumping upstream.



PHOTOGRAPH: COURTESY REVER & DRAGE



**CABIN AT TROLL'S PEAK** In Sunndal, Norway, the firm oriented this striking house, with its assorted building envelopes, so that prevailing winds and other elements would batter one side, while doors and windows are grouped on the opposite one (above).

**PEDERVEGEN HOUSE** Two curious curved peaks top a small house addition in Molde, Norway. Glazing on the flat edges facing east and west brings ambient morning and afternoon light into the bedroom and bathroom respectively (left).

**AL WARQA'A MOSQUE** Three entryways instead of one lead to a courtyard, through which the indoor prayer hall is accessible behind a glass wall. The result, when the mosque's wooden doors are left open, is multiple sight lines from outside the building into the sacred space (right).

**BEIRUT MUSEUM OF ART** This conceptual design uses a double-skinned ETFE facade to filter light into a museum containing indoor gardens; the scheme was driven by the Japanese word *komorebi*, which is the dappled effect of the sun shining through the leaves of a tree (below).

**HAI D3** For a mixed-use office complex, the architects offer a contemporary spin on traditional elements. Here, they fashioned hollow vertical structures out of shipping containers to funnel strong desert winds downward into landscaped meeting areas and walkways, like the wind towers that once dominated Dubai's skyline (bottom).



PHOTOGRAPHY: © SADAO HOTTA (TOP, RIGHT); BOTTOM: IBD A DESIGN (TOP, LEFT)



# IBDA DESIGN

## DUBAI

**ARCHITECTS WAEL AL AWAR** and Kenichi Teramoto, principals of Dubai-based ibda design, have an unusual way of communicating. Their ability to express themselves in English, their mutual language, sometimes fails them, so they resort to sketches and diagrams. Says Al Awar, "Through the drawings, the ideas become self-explanatory."

Al Awar, 40, who is Lebanese, and Teramoto, 43, who is Japanese, met in Tokyo in 2004, when both were working for C+A, a small firm known for residential and educational projects. They landed there after Al Awar had worked in Barcelona and Teramoto in the Netherlands. Over the next seven years, as they jointly managed C+A's projects throughout Asia and the Middle East, "our design philosophy grew closer and closer together," Al Awar explains. So it felt natural when, after Al Awar decided to found ibda (Arabic for "start"), he asked Teramoto to join him. Teramoto didn't hesitate: "I didn't have any doubts," he says.

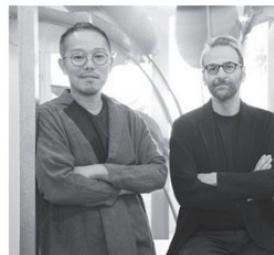
After considering Beirut and Tokyo, Al Awar set up shop in Dubai in 2009 for a confluence of reasons—he knew several clients from previous projects; there was a flurry of development activity, but few boutique firms; and travel to Asia and other Middle Eastern countries, where they hope to expand, was easy. Teramoto moved there in 2012.

The improbability of their collaboration, and eventual location, is what makes ibda's work unique. "There's a heightened sensitivity in our designs to different cultures and contexts," says Al Awar. Their approach is reflected in their process, which begins with a careful consideration of natural phenomena like daylight, the skilled labor and materials available, and historical building typologies.

In practice, this is evident in the architects' reinterpretation of traditional elements. In a Dubai mosque, for instance, a marble and stone courtyard, which would traditionally be a private enclave, serves as a permeable transition between the street and the prayer hall, where the architects imagined kids could play soccer while adults gather. Inside the hall, the architects designed a series of skylights that allow the movement of the sun over the course of the day to alter the experience of the space. "We wanted it to have a sense of the passage of time," says Teramoto.

Similarly, in a 145,300-square-foot mixed-use office complex, also in Dubai, the architects studied the layout of traditional Arab cities, which are characterized by buildings positioned close together to create shaded alleyways. The outcome is a series of interconnected two-story structures made of shipping containers (a nod to Dubai's longtime status as a port city in the Persian Gulf), with public courtyards woven throughout. And for a forthcoming arts center in Jeddah, Saudi Arabia, ibda created stepped terraces and open circulation that links multiple levels through a central courtyard, effectively extending and activating the space vertically.

With each project the firm takes on, the architects blend contemporary and historical elements to create fresh designs. The results are buildings both subtly innovative yet comfortingly familiar. *Erin Hudson*



**FOUNDED:** 2009

**DESIGN STAFF:** 12

**PRINCIPALS:** Wael Al Awar, Kenichi Teramoto

**EDUCATION:** Al Awar: American University of Beirut, B.Arch., 2004

Teramoto: Tokyo University of Science, B.Arch., 1999; M.S.Arch., 2001

**WORK HISTORY:** Al Awar: Archikubik, 2003; C+A (formerly Coelacanth and Associates), 2004–09

Teramoto: Neutelings Riedijk Architects, 2000–03; C+A, 2003–12

**KEY COMPLETED PROJECTS:**

Yamanote Atelier, Dubai, 2016; Al Warqa'a Mosque, Dubai, 2015; Haid3, Dubai, 2015; Omote Sando H, Tokyo, 2012

**KEY CURRENT PROJECTS:**

Hayy: Creative Hub, Jeddah, Saudi Arabia; Beach Villa Jumeirah, Dubai; Mosque of Reflection, Dubai

[ibdadesign.com](http://ibdadesign.com)



# EDWARD OGOSTA

## CULVER CITY, CALIFORNIA



**FOUNDED:** 2011

**DESIGN STAFF:** 2-3

**PRINCIPAL:** Edward Ogosta

**EDUCATION:** Harvard Graduate School of Design, M.Arch., 2001; University of California, Berkeley, B.A. Arch., 1997

**WORK HISTORY:** Clive Wilkinson Architects, 2006-11; Michael Maltzan Architecture, 2004-06; SPF:architects, 2002-04

**KEY COMPLETED PROJECTS:**

Corner Pocket House, Manhattan Beach, 2017; Rear Window House, Culver City, 2016; Hangar Office, Culver City, 2014; Nanobrewery, Berkeley, 2013 (all in California)

**KEY CURRENT PROJECTS:**

Fraternal Twins House, Culver City; Vitrocsa Container (mobile exhibition); Swell House, Manhattan Beach (all in California, except as noted)

[edwardogosta.com](http://edwardogosta.com)

**TO HEAR** Edward Ogosta tell it, once a strong concept is in place, a project practically designs itself. "It's simple," he says, about the innovative Southern California residences and workplaces he has built since founding Edward Ogosta Architecture in 2011. "We try to do the most with the least number of moves. That leads to clear and elegant solutions."

But simple is not easy. At 43, Ogosta has paid his dues, working for more than a decade in construction management on large-scale international projects after receiving his M.Arch. degree from Harvard, in 2001. When he finally went out on his own, he says, "I turned the creative side of my brain back on and pursued my own ideas, with the confidence to get things built."

Ogosta's buildings are not inert structures; they are experiences. "I'm interested in views, moments, atmosphere, how humans interact with buildings," he says. The unbuilt Four Eyes House comprises four towers oriented in different directions, toward the sunrise, mountains, sky, and the city of Palm Springs. Each is a 10-by-12-foot bedroom containing a bed and nothing more, to be interchanged among family members depending on the experience each wants.

Ogosta also likes to draw people through his buildings. In Rear Window House, an expansion of a Culver City bungalow for his own family, a large opening at the end of a series of rooms frames a view of backyard greenery. "There are destination points in a building, where your attention is awakened to your surroundings—a view or quality of light or material that grounds you in the moment and makes you feel a relationship to the architecture," he says. His home's serene minimalism is "the polar opposite of the house I grew up in" in Palos Verdes, California, says Ogosta: his parents bought a predecorated model ranch in the 1970s, complete with shag carpet and floral wallpaper, and never changed a thing.

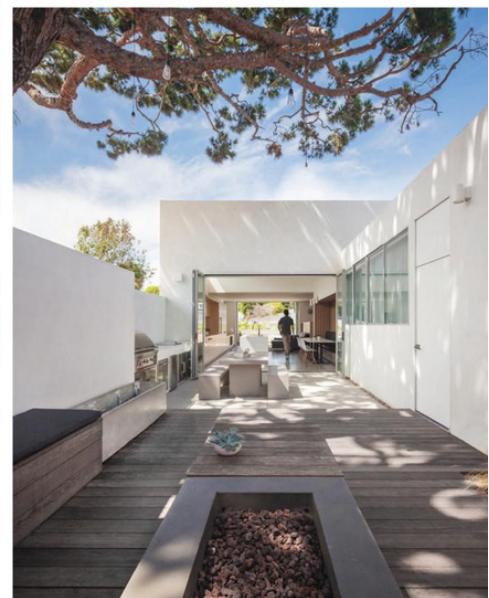
When Ogosta applies his signature tenets to projects like the Hangar Office, the adaptive reuse of a warehouse as headquarters and training center, the idea is still "to create moments, but for a group." A skylit void became an exhibition and event space with "a sense of quiet ambient light," says Ogosta, who says he often feels more affinity with contemporary light and space artists like James Turrell and Robert Irwin than with the "computationally driven" architecture in vogue right now in L.A.

For Ogosta, architecture is about all the senses. He tells his students at Woodbury University's School of Architecture, where he is an adjunct professor, to "imagine the entire building in your head before you draw a thing—the way gravel crunches, light falls, surfaces feel." By not rushing to "random graphic design moves," this nonconforming architect believes, "you get at the fundamental experience a person would have in that space." *Cara Greenberg*

**HANGAR OFFICE** This 3,400-square-foot LEED Platinum warehouse conversion provides a new training center for Servicon Systems, a provider of sustainable maintenance services for Southern California's aerospace industry.



PHOTOGRAPH: © JOHN ELLIS (TOP); WUNDR STUDIO (BOTTOM); STEVE KING (OPPOSITE)



**REAR WINDOW HOUSE** Through careful sequencing of new spaces and strategically located apertures, this addition to a 70-year-old bungalow for the architect's own home opens itself up to become deeply integrated with the rear garden (top).

**CORNER POCKET HOUSE** Located on a noisy intersection in Manhattan Beach, California, this transformation of a cramped 1950s bungalow "actually designed itself," according to Ogosta. The need to buffer the house from traffic meant few windows on the street elevation; a depression in the terrain dictated retaining walls (above). The plan is a straight shot from the front patio to a giant tree in the backyard, the rooms "all lined up to clearly create a connection from inside to out" (right).

# WUTOPIA LAB

## SHANGHAI



**FOUNDED:** 2013

**DESIGN STAFF:** 10-15

**PRINCIPALS:** Yu Ting, Min Erni

**EDUCATION:** Yu: Tongji University, Ph.D., 2011; Tsinghua University, B.Arch., 1995.

Min: Shanghai University, Bachelor of Interior Design, 2005

**WORK HISTORY:** Yu: Shanghai Xian Dai Architectural Design Group, 1995-2013. Min: Shanghai Xian Dai Architectural Design Group, 2003-07

**KEY COMPLETED PROJECTS:**

His House and Her House, Shenzhen, China, 2018; Plain House, 2017; Metal Rainbow, Suzhou, China, 2017; Underground Forest, 2017; 123+ Growth Center, 2016; One Person's Gallery, 2016; Eight Tenth Garden, 2016; House on the House, 2015 (all in Shanghai, except as noted)

**KEY CURRENT PROJECTS:**

Children's Restaurant of Aranya Beidaihe, China; Riddle BnB; Z House; Chinese Model Museum; Sinan Mansion Bookstore; Bookstore in Eastern Orthodox Church; Children's Bookstore; 24-hour Bookstore, Rizhao, Shandong Province, China (all in Shanghai, except as noted)

**YU TING**, one of the two founders of the Shanghai-based firm Wutopia Lab, describes himself as an “architect, gourmet, and columnist” and stays busy in each of those pursuits. In addition to running his architectural practice with cofounder Min Erni, 37, he writes articles on food for the *Xinmin Evening News* and on culture and his home city for various publications. Along with Dai Chun, an editor at *Time + Architecture* magazine, published by Tongji University in Shanghai, he runs Let's Talk, a forum that has hosted more than 100 discussions with architects, designers, and thinkers during the past three years, and *Urban Micro Space Revival Plan*, an effort to research and activate small “lost” spaces scattered throughout Shanghai.

Yu, 46, revels in the diversity found in the city and approaches architecture as a “study of complex systems.” Instead of emphasizing simplicity in a messy world, he tries to bring different—even opposing—concepts together. This process of “antithesis” design resembles the way the Chinese language places different ideograms together, creating poetic juxtapositions that are often hard to translate. “Antithesis is all about relationships,” explains Yu.

You can see this strategy at work in many of Wutopia Lab’s projects. At Eight Tenth Garden, for example, Yu places a four-story circular building within a set of two-story bar structures wrapping the outer edges of the triangular site. Perforated white metal panels create a veil around the circular volume and contrast with the more opaque gray exteriors of the lower buildings on the perimeter. Gardens tucked between the circle and the bars, and within the central building itself, add to a sense of layered but balanced complexity. Form, color, and materiality help modulate the relationship among all the elements.

At Plain House, a residence for the artist Li Bin, Wutopia Lab took a more extreme approach to color, painting the living room a vibrant red and a tall central space an aqueous blue. Skylights animate both these spaces with changing light as the sun moves from east to west. The result is a project more layered and complex than its name would imply.

Shanghai’s rich culture—from the diverse ingredients in its food to the striking contrasts between old and new—drives everything he does, says Yu. Even the firm’s name derives from its home base, since the character *wu* connotes the areas and the people in Jiangsu and Zhejiang provinces encompassing Shanghai. By coupling this Chinese character with a Greek suffix, Yu is practicing the sort of antithesis thinking that he preaches, and which points his firm in the seemingly opposing directions of idealism and the practicalities of place. *Clifford A. Pearson*

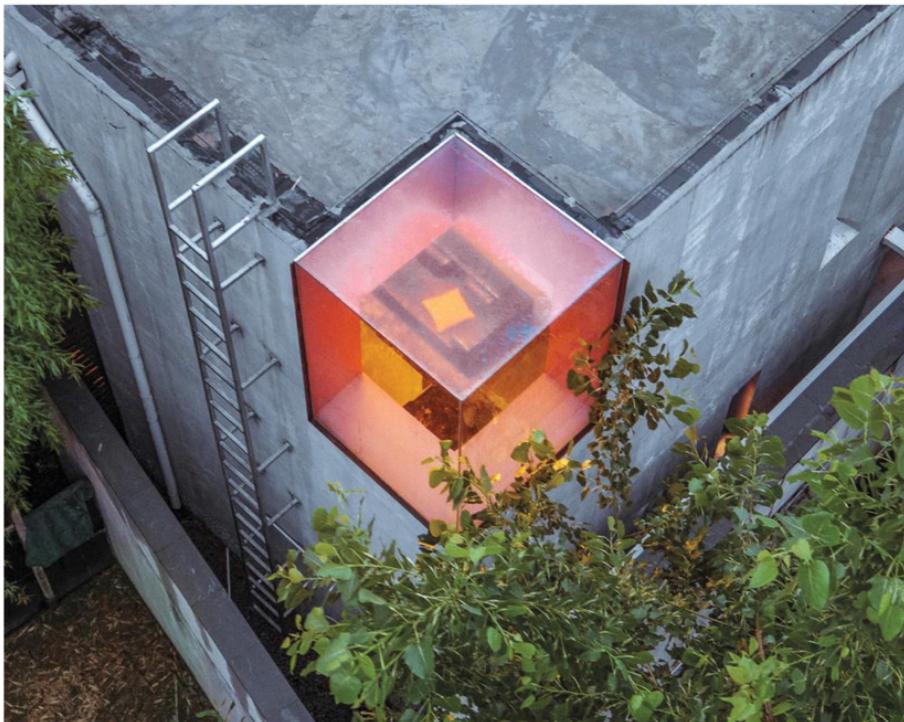


**EIGHT TENTHS GARDEN**

Pleated shutters enclose a cylindrical enamelware museum and cultural center (left and opposite) that offers a multipurpose art space, a library, study rooms, chess rooms, and a café and restaurant to the public. The garden covers 8% of the site area.

PHOTOGRAPH: © CREATAR IMAGES, EXCEPT AS NOTED





**PLAIN HOUSE** Wutopia Lab designed a second studio for artist Li Bin that includes living spaces and emphasizes the duality between those two functions (left).

**123+ GROWTH CENTER** Led by Min Erni, this daycare was designed with the scale of a child in mind, and made flexible enough to allow each kid's imagination to determine the space's function (below).

**METAL RAINBOW** Housed within a bookstore in Suzhou, China, a series of colorful arching metal screens soars over the reading area. By varying their curves, an architecturally abstracted landscape of cliffs, valleys, and islands is created (opposite).





PHOTOGRAPHY: © SHAO FENG (OPPOSITE, BOTTOM)

A STRIKING HOUSE IN THE ARIZONA DESERT OFFERS AN ARRAY OF INDOOR AND OUTDOOR SPACES IN HARMONY WITH ITS SETTING. BY PILAR VILADAS



PHOTOGRAPHY: © BILL TIMMERMANN

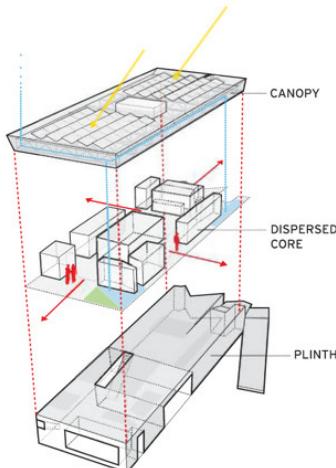
The house is composed of three distinct layers that include a masonry base, the main level, or "dispersed core," and a thick, stainless-steel-faced canopy (top). A sharp cleft through the roof and base structures marks the entrance (above).

THE PHOENIX-BASED architect Wendell Burnette is known for designing buildings with a keen sense of place, whether it's a galvanized zinc box of a house that sits on a flat Wisconsin crop field or the house shown here, on a five-acre site in a desert valley north of Cave Creek, Arizona. Designed as an empty-nest home for Keith and Kim Meredith, the distinctive structure defines, Burnette says, "the core concept of how we live in the desert." His clients, whom he describes as "into Eastern philosophy, paring down, and being close to nature," had no interest in a conventional house. Since their children are grown, the residence has only one bedroom and a fairly small, flexible living/dining/cooking area, as well as outdoor cooking/dining, exercise, and seating spaces. Sometimes, Burnette says, the indoor and outdoor spaces "are completely seamless."

Burnette took the site's most prominent feature—an outcrop of pink schist that runs along the east edge of the site—and extended it conceptually with a "plinth" of plaster-clad masonry that forms the base of the 3,125-square-foot house (and contains the lower-level garage, library, and exercise spaces, among others). Next, what Burnette terms

"a dispersed core" is made up of a cluster of solid forms, with wood structures that are clad variously in steel, stucco, and resin-infused paper. These forms define the entry, which incorporates a steel-mesh aviary that greets visitors with the sound of birdsong, and the living areas on the house's east side—including an indoor porch with a fireplace where the Merediths like to sit with a bottle of wine (the space doubles as a solar heat collector in winter). This also minimizes the amount of perimeter glass. On the west side are the dressing room, bathroom, soaking-tub room, meditation room, and bedroom. The bedroom faces west, Burnette explains, to avoid the direct light of sunrise for "a more gentle process of waking up." Above it all is the "canopy," a 3,000-square-foot roof structure that contains photovoltaics (which allow close to net zero energy consumption), mechanical equipment, and water-harvesting features. Its depth and bulk are balanced by a mill-finished stainless-steel fascia that reflects the landscape and sky and which splits open to mark the house's entrance. The canopy's underside, from edge to edge, is a continuous expanse of black theatrical fabric with sound insulation behind it; this indoor-outdoor fabric ceiling, which is also pierced by thin skylights, is relatively low because of building height restrictions in the area.

The plan of the house, which, Burnette says, "is about small spaces pinwheeling to frame different views, not one big room for one big view," was influenced by desert architecture in places like North Africa. "The program has different orientations for different times of day," he adds, "and you move with those rhythms." ■



The roof canopy's deep overhang offers covered outdoor space along the south and west sides of the house, including this terrace off the master bedroom (above). The expansive glazing by the dining table brings the landscape into the main living area (left).



## Global Culture and Civic Competition

Buildings for the arts in the 21st century reflect openness and flexibility.

BY VICTORIA NEWHOUSE

**THE RADICAL CHANGES** in today's cultural institutions inevitably affect the architecture of these institutions. Libraries are no longer about books, art museums are not primarily about art, and Joshua Dachs, a prominent theater planning-and-design consultant, has recently questioned the need to ever build more theaters.

Many dramatic buildings have contributed to the success of the institutions they house, an outstanding example being, of course, the Guggenheim Bilbao by Gehry Partners (RECORD, October 1997), visited by over a million people a year since it opened two decades ago. But now a beautiful building is no longer enough: innovative programming geared to our evolving societies has become crucial. Financing operations, too, are critical.

Indeed, even the value of costly buildings is far from certain. The cancellations last year of the Metropolitan Museum's new wing for Modern and Contemporary art by David Chipperfield and of the New York Philharmonic's David Geffen Hall renovation, after a competition won by Heatherwick Studio and Diamond Schmitt, raise serious questions.

Consider the new ways in which the public is visiting cultural institutions. The National Endowment for the Arts recently revealed that 73 percent of Americans who visit art museums are doing so first and foremost to meet a friend or family member, and only secondarily to visit the art. According to the research of La Placa Cohen, a strategic-marketing firm, in the 21st century, the very notion of what culture is has been expanded to include street fairs and food and drink experiences.

An example of this new emphasis is the Tate Modern's Switch House wing, completed in 2016 in London (RECORD, July 2016). It is 60 percent bigger than the original building, but 40 percent of the space in the Herzog & de Meuron addition is consigned not to the exhibition of art (in this building, exclusively performance art) but to cafés, theaters, and other areas for social interaction. The Museum of Modern Art's current renovation and expansion by Diller Scofidio + Renfro follows a similar trajectory, adding 25 percent more public space, a new store, and an espresso bar, and only 30 percent more exhibition space.

Performance venues face a similar issue: programming that will attract younger audiences is more critical to long-term success than a striking new building. And, again,



The New World Symphony Concert Hall by Frank Gehry, with special acoustics, in the Miami Beach park designed by West 8, presents free, live outdoor "wallcasts" of musical performances.

financial support for ongoing operations goes hand-in-hand with programming. The League of American Orchestras reports that attendance at performances of classical music, which declined from 2000 to 2014, is now on an upswing in both the U.S. and Europe. Ideas about programming must be reconceived to retain these new audiences, with their changed patterns of behavior; museums and libraries are in fact ahead of performance venues in this regard. The need for adequate funding of programming and maintenance—so often not considered carefully until it is too late—is a prime lesson of my book *Chaos and Culture: RPBW and the Stavros Niarchos Foundation Cultural Center in Athens*, published last May.

The entire \$860 million cost of the new opera house, national library, and park in Athens, designed by Renzo Piano Building Workshop, with the landscape by Deborah Nevis, was assumed by the Niarchos Foundation (RECORD, September 2016). But the debt-strapped Greek government was unable to honor its commitment to pay for running the center. Fortunately, the foundation

stepped in with a \$50 million grant over five years, to prevent a shutdown.

Not every cultural institution is so lucky. A national study asserts that between 1998 and 2004, \$24 billion was spent in the U.S. on the construction of cultural buildings, many of whose futures became uncertain because of crippling operating deficits. Among these were the Kimmel Center for the Performing Arts in Philadelphia, by Rafael Viñoly (from its opening in 2001 until 2011, it incurred an annual debt of \$14.5 million), and the Adrienne Arsht Center in Miami, by Pelli Clark Pelli (where deficits of \$600,000–\$700,000 in 2010 and 2011 indicated a need for ongoing government support). The Winspear Opera House by Foster + Partners in Dallas closed its first season, 2009–10, \$1.5 million in the red, and they are still struggling (RECORD, February 2010).

The Frank Gehry-designed New World Symphony Concert Hall in Miami Beach presents an alternate picture (RECORD, May 2011). Many concerts at the 765-seat venue are briefer than the norm, are scheduled at off hours, and include visual projections. Free "wallcasts"

present live concert screenings on the exterior, with surround-sound acoustics in the specially designed park by West 8, to increase the audience size by an average of 2,000 people. The hall's finances are healthy, with annual subsidies, ticket sales, and a modest dip into the endowment.

Established institutions are making other changes in order to compete with smaller, more intimate venues that offer less costly tickets.

One of these is National Sawdust in Brooklyn (RECORD, December 2015), a 150-seat artist-led concert center designed by Bureau V; another is the experimental performing space Soundbox in San Francisco. Large auditoriums are being built in unexpected locations, such as the Paris Philharmonie in the outlying northeast of Paris, by Jean Nouvel; La Seine Musicale, by Shigeru Ban, on an island in the Seine at the opposite end of the city; or the Niarchos cultural center, 2 miles from the center of Athens.

Even in Europe, where, until recently, local and federal governments assumed the cost of building and running cultural institutions, there are surprises. Since its 2008 inauguration, Snøhetta's stunning Oslo Opera House has enjoyed tremendous popular success, both as a performance space and a destination for outdoor strolls on its gently sloping roof overlooking the waterfront (RECORD, August 2008). But higher than anticipated maintenance costs for the building, compounded by the federal government's unexpected imposition of bigger pensions for performers, tore through the company's balance sheet.

In Hamburg, Christoph Lieben-Seutter, director of the Elbphilharmonie, designed by Herzog & de Meuron, is cognizant of such issues. He wonders how this stunning concert hall, sold out for a year after its inauguration in early 2017, will fare three years from now when the novelty has worn off (RECORD, December 2016). Its annual nearly \$7 million operations are currently funded by the local government, donations, and ticketing. The dramatic 26-story glass structure, poised on a

1940s brick former warehouse, includes among its other spaces two concert halls, a hotel, and condominium apartments, all of which enjoy panoramic views of the harbor and the city beyond. Its construction, begun in 2007, cost more than 10 times the original estimate of \$86 million, and was completed seven years late.

The Eli and Edythe Broad Museum in Los



The Tate Modern's Switch House, in London, by Herzog & de Meuron, devotes 40 percent of its space to cafés and other areas for social interaction.

## A beautiful building is no longer enough: innovative programming geared to our evolving societies has become crucial.

Angeles by Diller Scofidio + Renfro is one of many small private art museums that have been constructed and maintained by a single patron (RECORD, September 2015). Unlike many private museums—the Nasher Sculpture Center in Dallas, for one, which does not have an endowment from its original benefactor—the Broad has an endowment of \$200 million. And the Glenstone Museum in Maryland is supported by a \$1.25 billion foundation. Scheduled to open in October, the Glenstone's

expansion by Thomas Phifer and Partners places a series of pavilions in a 230-acre park designed by PWP Landscape Architecture. The museum's new incarnation is expected to increase yearly attendance tenfold, to 100,000.

Obviously, it is this kind of success—architecture that supplements the mission and public perception of an institution—that is envisaged by those currently hard at work to raise the \$425 million for the ongoing construction cost of the 200,000-square-foot Shed in Hudson Yards, on the west side of Manhattan, also by Diller Scofidio + Renfro in collaboration with the Rockwell Group. It is based on the concept of flexibility—exemplified in Cedric Price's unbuilt 1964 movable and reconfigurable structure for the Fun Palace—that also influenced the Centre Georges Pompidou by Piano and Richard Rogers in Paris, whose open spaces were unfortunately transformed into staid white cubes by Gae Aulenti less than 10 years after its inauguration. Zankel Hall, a 599-seat venue at Carnegie Hall designed by the Polshek Partnership, has almost never enjoyed the reconfiguration intended for it. Yet advancing

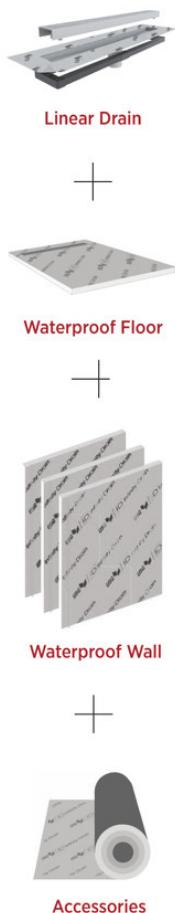
the trend for flexibility is the design by REX for the new 90,000-square-foot Ronald O. Perelman Performing Arts Center now under construction at Ground Zero in Manhattan, which can be transformed from three basic spaces into at least 11 of varying sizes and configurations. Among many atypical uses, the theaters and lobbies will host yoga classes, and monthly tea dances. The grand stair is envisioned as a gathering place akin to the Metropolitan Museum of Art's outdoor staircase.

In Hong Kong, the local government's contribution of \$6.4 billion for the construction of performance and cultural spaces in the West Kowloon Cultural District is evidently based on similar optimism about the power of high-profile architecture. Herzog & de Meuron's M+ contemporary art and design museum will be among the first of these venues to open. However, questions persist about the Hong Kong government's willingness to support



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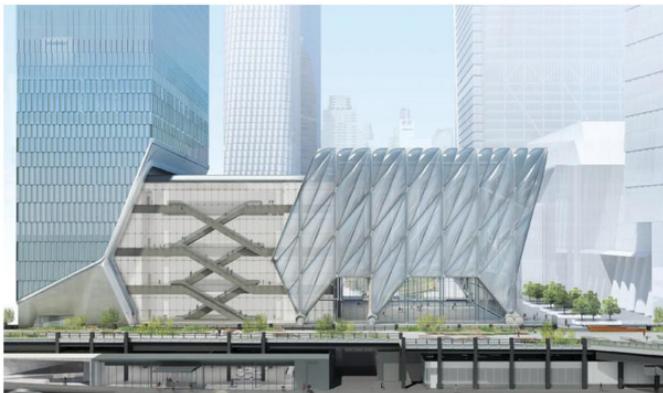


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## perspective **commentary**



The Shed, by Diller Scofidio + Renfro in collaboration with Rockwell Group, is designed for flexibility. It opens next year in New York.

### Architecture based on the concept of flexibility—that supplements the mission and public perception of an institution—is one trend.

maintenance and programming.

There is no such question about the financing of educational programs in mainland China, where city, regional, and federal governments (with the help of foundations and charities) build and financially support new cultural venues even in secondary cities—for example, DDB International's Xi'an concert hall (2009) and Zaha Hadid's Changsha Meixihu International Culture and Art Center (to open this fall). Both of these cities, as recently as 10 years ago, were without performing-arts facilities. The government also supports activities that will build new audiences throughout the nation.

These efforts have paid off handsomely. I have visited many of the elaborate theaters that were constructed throughout China starting in 2010; several were suffering immediately after their openings from poorly conceived, poorly performed programs. In the decade since, however, programs and performances have attained high levels of quality, and Chinese orchestras have developed enormously. Scant audiences have mushroomed, thanks in part to strong marketing and sales techniques, including very affordable tickets (prices as low as \$7.50, although they can go as high as \$375) and the distribution of some free tickets. This remarkable progress provides a telling lesson in what can be achieved with the coordinated help of education and adequate financing.

Clearly, growing audiences for cultural experiences of all sorts do not guarantee the ongoing success of new cultural venues. Inventive architecture, vigorous and creative programming, and money to keep the lights on are all needed to ensure a favorable outcome. Like the teams behind the Shed and the Perelman center, architects who understand the broader audiences, expanded functions, and financial requirements of today's cultural institutions are those who will continue to enjoy design opportunities. ■

*Victoria Newhouse has published five books on cultural institutions. She is currently working on one about adaptive reuse for the creation of urban parks.*

IMAGE: COURTESY DILLER SCOFIDIO + RENFRO IN COLLABORATION WITH ROCKWELL GROUP



PHOTOGRAPHY: © NACASA AND PARTNERS

Fast Retailing Headquarters | Tokyo  
Allied Works Architecture

# Street of Dreams

Uniqlo's year-old home base borrows from the organizational logic of an urban plan.

BY ERIKA SAWAGUCHI

In 2014, Fast Retailing, one of the world's leading apparel companies, decided to move its headquarters and flagship creative studio to the top floor of an existing warehouse in a growing waterfront area of Tokyo. Best known for its fast-fashion brand Uniqlo, the company has competed with international apparel companies such as Zara from Spain and H&M from Sweden. In today's world, where consumers can easily access products online, however, the walls between industries have disappeared, and Fast Retailing realized that its competition has extended not only to sports apparel and e-commerce companies but to enterprises that provide everything else that consumers might want.

Before moving to their new headquarters in the Ariake District on Tokyo Bay, various departments at Fast Retailing operated separately—both physically and psychologically—in typical compartmentalized office environments with low ceilings and a few glazed meeting rooms. To survive in the new era, the company set a goal to completely transform its work culture to one in which information can seamlessly flow from planning to distribution to sales, inspiring the employees' creativity and increasing the efficiency of operation. The company's global creative director, John C. Jay, formerly a partner at Wieden+Kennedy, approached Brad Cloepfil of Allied Works Architecture—whose design of W+K's headquarters in Portland, Oregon, initiated a creative breakthrough for the advertising agency—to discuss the design of the new headquarters and creative studio.

The resulting single-floor office, spanning four acres, accommodates more than 1,000 employees from around the globe who are in charge of R&D, design, marketing, merchandising, and management, and work collaboratively to deliver new products and services. The 242-by-830-foot floor plan, resembling a city block of Manhattan, draws from the organizational logic of an urban center. For

**PEDESTRIAN PASSAGE** Employees walking along the office's main "street" can look into the company reading room, where they can find books and magazines collected from around the world for inspiration. Behind it is a café.



example, a "street" runs through the middle of the floor, connecting the entire office from north to south. To impart a human scale to the gigantic proportions of the warehouse, the meandering street is punctuated by social "nodes," such as a digital-information center called Answer Lab, a reading room, a dining room, and a Great Hall for company-wide gatherings. Employees are free to work in any of these nodes or other, smaller areas with chairs and couches. In fact, the entire floor, including the street, is their workplace.

The street has a ceiling height of almost 16 feet, with skylights—specially developed with the building's designer, Daiwa House Industry, to be used in an industrial structure—that give people the sense of walking along a busy avenue. Facing the street, "porches" with couches and tables for informal meetings, along with larger gathering spaces at the nodes, stimulate people to move around, be seen by others, and exchange information regardless of departments or job titles.

Employees enter the light-filled work lofts—open office or studio

areas—through these porches. Taking advantage of the expansive floor plate, the lofts are partitioned by lounges, ateliers, and columns placed on a 30-by-36-foot grid, so employees can see the activities of their colleagues. This arrangement also provides flexibility, so spaces can be reconfigured to respond to changing needs that can crop up during product development.

Larger spaces—a dining room at the northwest corner and the Great Hall at the opposite corner—act as town squares, encouraging employees to move the entire length of the floor. The Great Hall allows the company for the first time in its history to gather all of its employees together for presentations and product reviews. It also can hold various types of events like fashion shows and ceremonies for new employees. On a daily basis, the space can be divided for smaller work sessions.

Uniqlo aims to provide its customers around the world with casual wear that can enrich their everyday lives at affordable prices. To do this in a fast-paced, digital era, the company needed to develop a new



LEVEL-SIX PLAN

0 50 FT.  
15 M.

1 RECEPTION	4 VISITOR & VENDOR AREA	7 READING ROOM	10 WORK LOFT
2 HALL OF HISTORY	5 ANSWER LAB	8 GREAT HALL	11 LOUNGE
3 EXECUTIVE SUITE	6 CAFETERIA	9 "STREET"	12 PORCH



PHOTOGRAPH: © KENJI TAKAHASHI (RIGHT AND OPPOSITE)

**WELCOME SPOTS**  
The two-level reading room (opposite) is a cloistered space but provides views to other parts of the workplace. The reception area (left) has a more corporate feeling and leads to the Hall of History, where photographs introduce visitors and employees to the company's story before they reach the work areas.



**FLEX TIME** Each work loft (above) has a glass-enclosed atelier and an open lounge that serves as a buffer zone between departments. The Answer Lab (left) is a digital-information hub. The street (opposite, top) encourages spontaneous discussions. The Great Hall (opposite, bottom) can hold company-wide events or divide for smaller meetings.



work style where all employees can communicate easily or freely, work in small teams, and instantly respond to customers' needs.

Fast Retailing's CEO Tadashi Yanai asked Cloepfil and his team at Allied Works to transform not only the work environment for his employees but also challenge the more restricted work culture in Japan. The idea of working in a place where employees are free to claim various spots as their workplace embodies a possibility that could be applied beyond a single office project to others in the city as a whole. As the architect states, his collaboration with Fast Retailing "has resulted in the creation of a new design paradigm for what a workspace can be." ■

*Erika Sawaguchi, based in Tokyo, is an architectural journalist and translator.*



#### credits

**ARCHITECT:** Allied Works Architecture – Brad Cloepfil, principal; Kyle Lommen, Thea von Geldern, Yuri Suzuki, Rashmi Vasavada, Brent Linden, Rebecca Wood, Rachel Schopmeyer, Bjorn Nelson, Emily Kappes, Daniel Martinez, Alexis Kurland, Minh Le Dao, design team

**ENGINEERS:** Arup (structural); Daiwa House (civil); Nomura (m/e/p)

**CONSULTANTS:** Endo Shomei (lighting); Workplace Solutions (furniture)

**CLIENT:** Fast Retailing Co.

**SIZE:** 200,000 square feet

**COST:** withheld

**COMPLETION DATE:** May 2017

#### SOURCES

**CEILING:** Asahi Fiber Glass Company

**DEMOUNTABLE PARTITIONS:** Komatsu Wall Industry

**FLOORING:** Interface (carpeting); Kasthall (rugs)

**FURNISHINGS:** Okamura; Ritzwell; Maruni; Bo Concept

**LIGHTING:** Endo Lighting Corporation

