



# **CITY OF SIGNAL HILL PRIORITIZATION AND IMPLEMENTATION PLAN**

Community Services Department  
1800 E. Hill Street  
562-989-7330



**2022**

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Councilmember Lori Y. Woods

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Gelli Nocon, Library Assistant

Azuree Struksma, Recreation Coordinator

Martha Baez, Recreation Specialist

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## BACKGROUND

The City of Signal Hill prides itself on being a city of great transformation from its early days as a sleepy oil town dotted with oil wells, to a vibrant community of diversity within its residency, business community, and parks and recreation services. While surrounded on all sides by the swarming metropolitan city of Long Beach, Signal Hill has worked hard to maintain its small-town feel and independence. It also strives to maintain its reputation of sound fiscal management and reliable and quality services to those who live, work and play here.

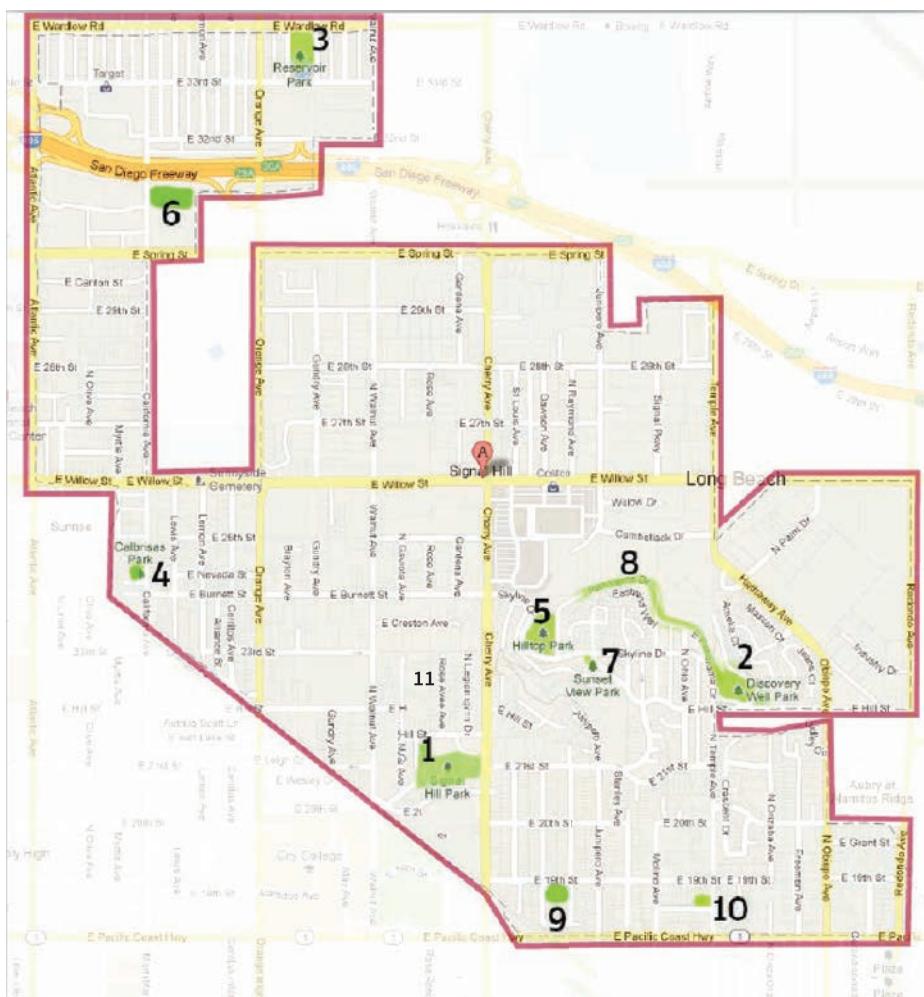
### **The General Plan**

The City last adopted a comprehensive General Plan in 1986, and has subsequently made a variety of updates to the plan over time. The adoption of a General Plan is required by California State Law. A well-written plan is used as a guide in making important land use decisions. The General Plan is a blueprint for future development and focuses on big-picture and long-term goals. The General Plan includes six elements: Housing, Land Use, Circulation, Environmental Resources, Noise, and Safety. In 1989, the City adopted a Parks and Recreation Master Plan that was to guide the growth of parks and recreation services and facilities for the next 20 years. The Parks and Recreation Master Plan is currently an appendix to the Environmental Resources Element.

### **Land Use Element and Parks and Recreation Master Plan Update**

In 2015, the City's strategic plan identified the goal of adopting an updated Land Use Element including a new Parks and Recreation Master Plan (PRMP). In 2017, the City began the process of drafting a new Parks and Recreation Master Plan. Over the course of a few years, consultants collected data, engaged with the community and pored over historical companion planning documents to create the 2021 Parks and Recreation Master Plan. The PRMP included four goals and multiple objectives within each of the four goals to guide the Community Services Department for the next 10 - 15 years. However, many of the goals and objectives identified are broad in scope and leave room for further clarification. The Prioritization and Implementation Plan, or PIP, seeks to prioritize and provide details to establish a clear roadmap for the future. The PRMP and PIP will be adopted by the City Council as part of a future General Plan Amendment.

# SIGNAL HILL PARKS MAP



## 1. Signal Hill Park

2175 Cherry Avenue

## 2. Discovery Well Park

2200 Temple Avenue

## 3. Reservoir Park

3315 Gundry Avenue

## 4. Calbrisas Park

2451 California Avenue

## 5. Hilltop Park

2351 Dawson Avenue

## 6. Signal Hill Dog Park

3100 California Avenue

## 7. Sunset View Park

2300 Skyline Drive

## 8. Panorama Promenade

## 9. Raymond Arbor Park

1881 Raymond Avenue

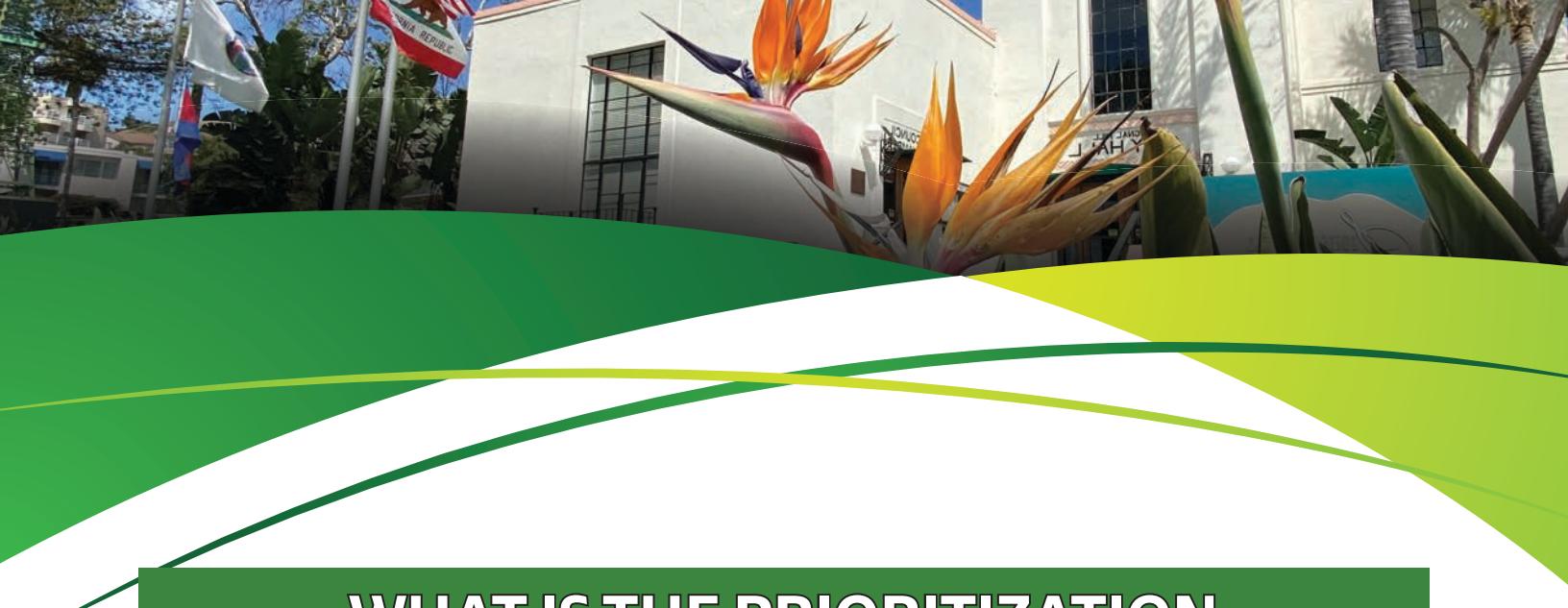
## 10. Hillbrook Park

1865 Temple Avenue

## 11. Heritage Point Park

Cherry Ave/Burnett St

\*under construction



## WHAT IS THE PRIORITIZATION AND IMPLEMENTATION PLAN (PIP)?

The Prioritization and Implementation Plan (PIP) is a companion document to the 2021 Parks and Recreation Master Plan. The PIP provides a more detailed roadmap to meet the objectives identified in the 2021 Parks and Recreation Master Plan. The PIP provides an estimate of resources that will be required to complete each project. As with all planning documents, the PIP is a working document that may shift over time due to a number of reasons. Significant, unpredicted changes in demographics, availability of resources and other infrastructure priorities are examples of changes that could alter the PIP moving forward.

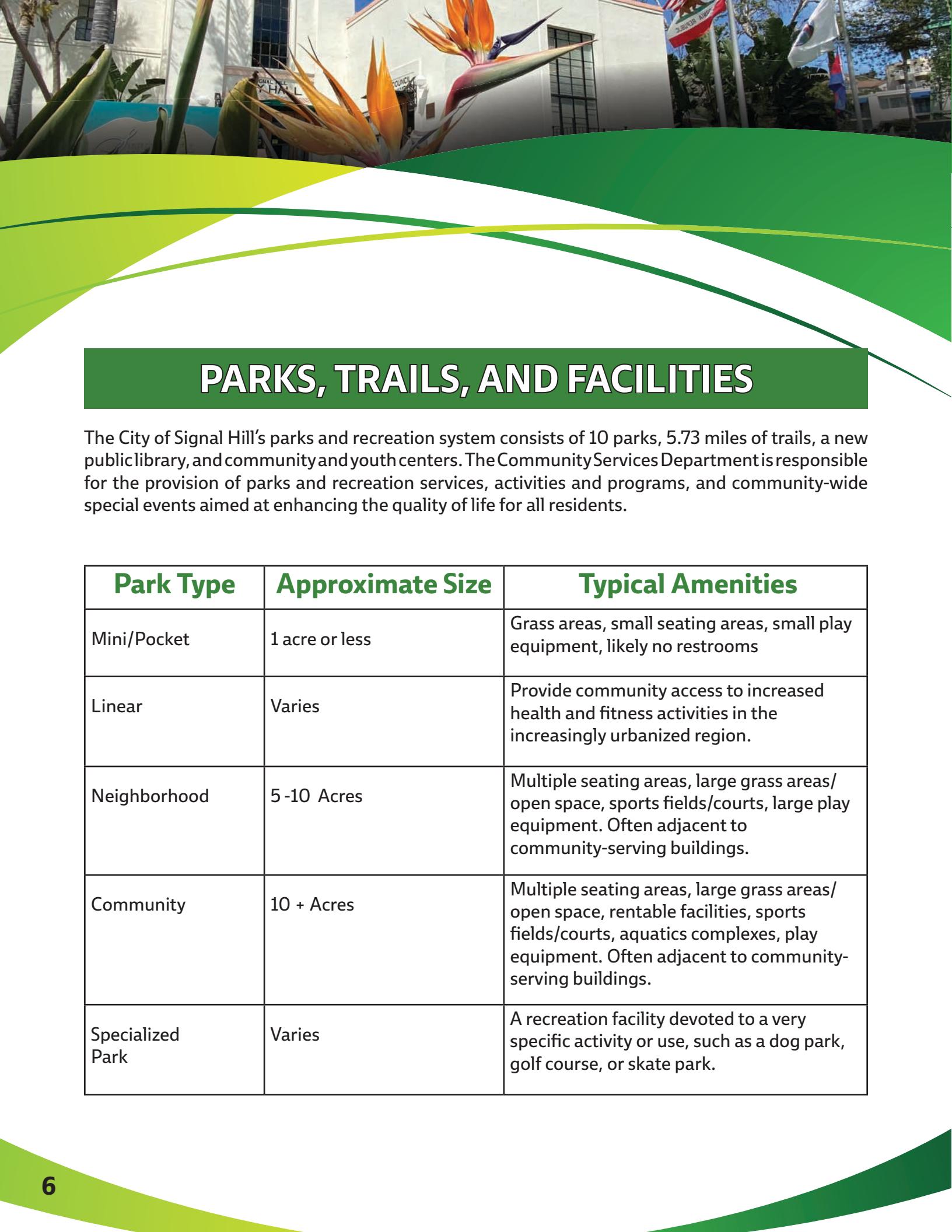
## PIP GOALS

### **One: Planning, Policy and Programs**

This component will guide the process of evolving the Community Services Department with regards to planning efforts, the development and refining of Department policies and added programs and services.

### **Two: Capital Improvement Projects**

This component prioritizes several Capital Improvement Projects that have been identified as significant by the community within the recent and historical planning documents.



## PARKS, TRAILS, AND FACILITIES

The City of Signal Hill's parks and recreation system consists of 10 parks, 5.73 miles of trails, a new public library, and community and youth centers. The Community Services Department is responsible for the provision of parks and recreation services, activities and programs, and community-wide special events aimed at enhancing the quality of life for all residents.

Park Type	Approximate Size	Typical Amenities
Mini/Pocket	1 acre or less	Grass areas, small seating areas, small play equipment, likely no restrooms
Linear	Varies	Provide community access to increased health and fitness activities in the increasingly urbanized region.
Neighborhood	5 -10 Acres	Multiple seating areas, large grass areas/ open space, sports fields/courts, large play equipment. Often adjacent to community-serving buildings.
Community	10 + Acres	Multiple seating areas, large grass areas/ open space, rentable facilities, sports fields/courts, aquatics complexes, play equipment. Often adjacent to community-serving buildings.
Specialized Park	Varies	A recreation facility devoted to a very specific activity or use, such as a dog park, golf course, or skate park.

# PARK AND FACILITY INVENTORY



## Signal Hill Park - 2175 Cherry Avenue

**Type:** Community Park

**Neighborhood:** Civic Center

**Size:** 10.07 Acres

**Amenities:** Two full-sized basketball courts, softball field (non-regulation), playground, 4 barbecue picnic areas, picnic tables, benches, drinking fountains, restrooms, walking paths, outdoor amphitheater, community garden, and community center.



## Reservoir Park - 3315 Gundry Avenue

**Type:** Neighborhood Park

**Neighborhood:** North End

**Size:** 3.73 Acres

**Amenities:** Playground, open turf, picnic shelter, picnic tables, benches, exercise stations, and restrooms.



## Discovery Well Park - 2200 Temple Avenue

**Type:** Neighborhood Park

**Neighborhood:** Hilltop

**Size:** 4.9 Acres

**Amenities:** Community building with a rentable meeting room, small outdoor amphitheater, half-court basketball court, two barbecue picnic shelter areas, picnic tables, benches, large concrete plaza area, four-square court, open turf area, playground, restrooms, and access to trails.



## Hillbrook Park - 1865 Temple Avenue

**Type:** Mini/Pocket Park

**Neighborhood:** Southeast

**Size:** 0.54 Acres

**Amenities:** Playground, barbecue picnic shelter, simulated creek, footbridge across dry creek bed, and picnic tables.



## Hilltop Park - 2351 Dawson Avenue

**Type:** Neighborhood Park

**Neighborhood:** Hilltop

**Size:** 3.2 Acres

**Amenities:** Two barbecue picnic shelters, picnic tables, restrooms, access to trail system, plaza with art installation, engraved bricks, and bench seating.

# PARK AND FACILITY INVENTORY



## Panorama Promenade

**Type:** Linear/Trail Park

**Neighborhood:** Hilltop

**Size:** 0.22 Acres

**Amenities:** Asphalt/walking paths, exercise stations, viewpoints with interpretive signage, benches, and connection to two parks: Hilltop Park and Discovery Well Park.



## Raymond Arbor Park - 1881 Raymond Avenue

**Type:** Mini/Pocket Park

**Neighborhood:** Southeast

**Size:** 0.33 Acres

**Amenities:** Playground, picnic tables, central water fountain, arbor over pathway, and bench seating.



## Sunset View Park - 2300 Skyline Drive

**Type:** Mini/Pocket Park

**Neighborhood:** Hilltop

**Size:** 0.47 Acres

**Amenities:** Benches, native plants, walking path, and art installation.



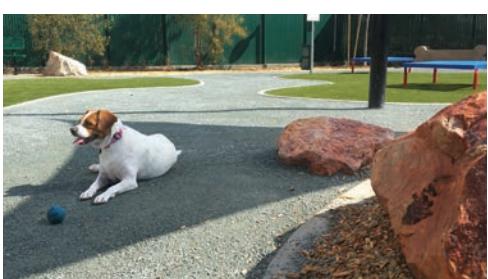
## Calbrisas Park - 2451 California Avenue

**Type:** Mini/Pocket Park

**Neighborhood:** Westside

**Size:** 0.5 Acres

**Amenities:** Picnic tables with barbecue grills, half-court basketball court, playground, open turf, and benches.



## Signal Hill Dog Park - 3100 California Avenue

**Type:** Specialized

**Neighborhood:** Atlantic/Spring

**Size:** 0.46 Acres

**Amenities:** Separate areas for small and large dogs, dog water fountains, waste bags, and benches.



# FUNDING

To understand how project ideas evolve into actual constructed parks and facilities, it is important to understand both the planning process and the City's budgeting process. The City must make tough decisions about competing priorities when allocating funding. There are a multitude of day-to-day services, such as police and public safety, that must be funded first. Then, there are always a variety of wish list items that Council must prioritize such as new infrastructure or additional programs and services. Longer-term capital improvement projects such as construction of new parks and facilities are often funded through a combination of City general fund monies and either City issued bonds, state or federal grants, and/or special taxes approved by the residents.

## **Biennial City Budget**

The City of Signal Hill develops a biennial budget that allocates resources for all day-to-day City services, such as policing, public works and community services. The budget is structurally balanced, meaning revenues and expenses match in the projected budget. The City plans carefully for every dollar in and dollar out. The City's "income" comes from a variety of taxes and fees. Examples of taxes are property tax and sales tax.

## **Revenue From Taxes**

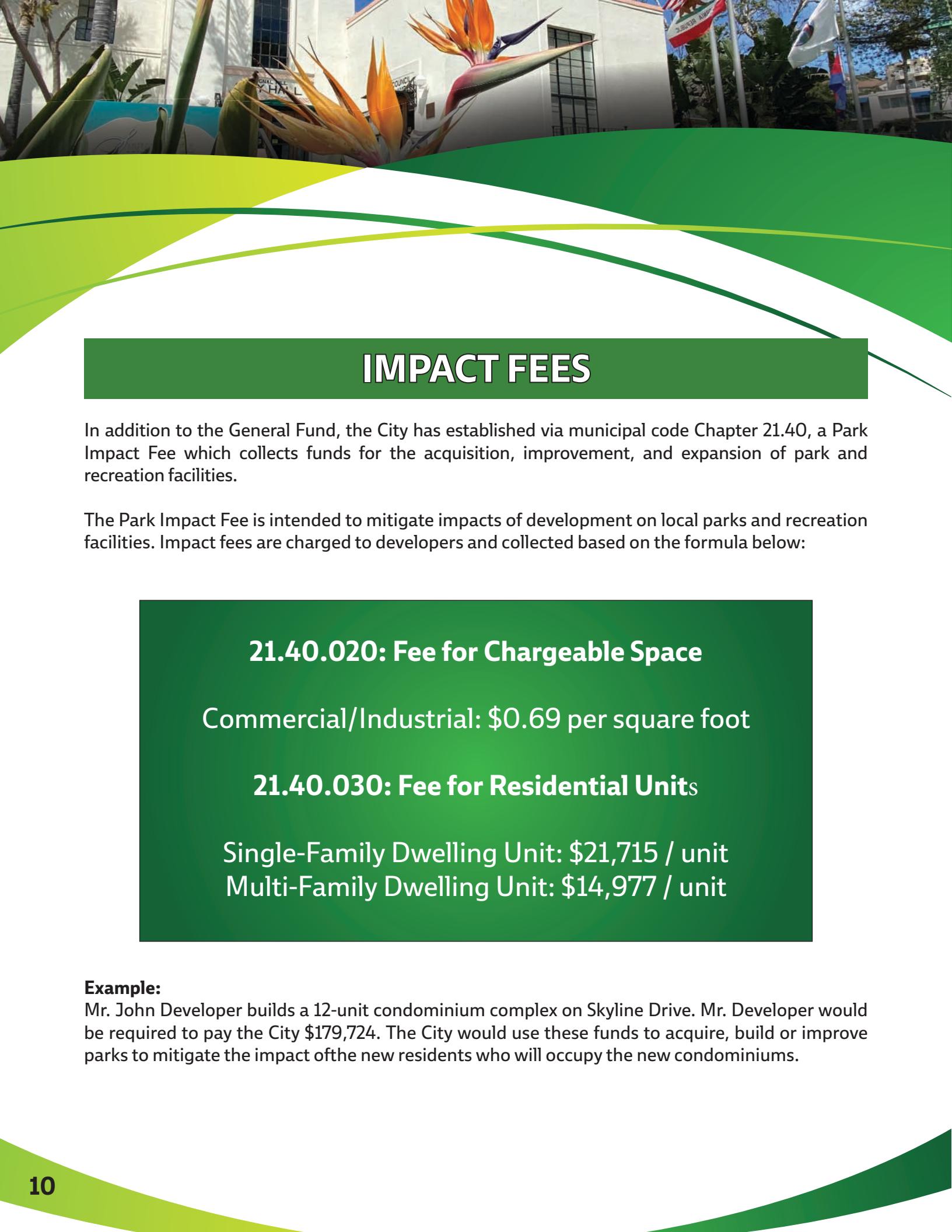
Most Cities rely heavily on property taxes to fund City services. Property tax is a tax paid by a homeowner to the City annually based on the current market value of the owned property. For many Cities, this equates to a significant revenue stream. In Signal Hill, however, property tax only accounts for 8% of the City's budget. As such, the City must rely heavily on collecting sales tax. This means that when the economy is strong, the City accumulates strong tax revenues. When the economy is struggling, the City is impacted by weaker revenues. Some of the City's larger sales tax producers are the Auto Mall and the big box stores such as Costco and Home Depot.

## **Revenue From Fees**

The City of Signal Hill also generates revenue from the collections of fees. Fees include building permit fees, rental fees and fines among others. The City is restricted from charging fees that are higher than the actual cost to provide the service. As such, fees are established to cover costs and not to build savings.

## **Reserve Funds**

During the years when the City's end of year budget balance is higher than was anticipated, the City Council will allocate extra funds into reserve funds. Reserve funds are akin to "savings accounts". Some reserve funds are utilized when the economy is downturning and the City needs funds to maintain critical services. Others reserve funds are designed to collect money over time to be used for capital projects or special activities. The Community Services Department has one reserve fund available for capital projects called the Park Reserve Fund.



## IMPACT FEES

In addition to the General Fund, the City has established via municipal code Chapter 21.40, a Park Impact Fee which collects funds for the acquisition, improvement, and expansion of park and recreation facilities.

The Park Impact Fee is intended to mitigate impacts of development on local parks and recreation facilities. Impact fees are charged to developers and collected based on the formula below:

### **21.40.020: Fee for Chargeable Space**

Commercial/Industrial: \$0.69 per square foot

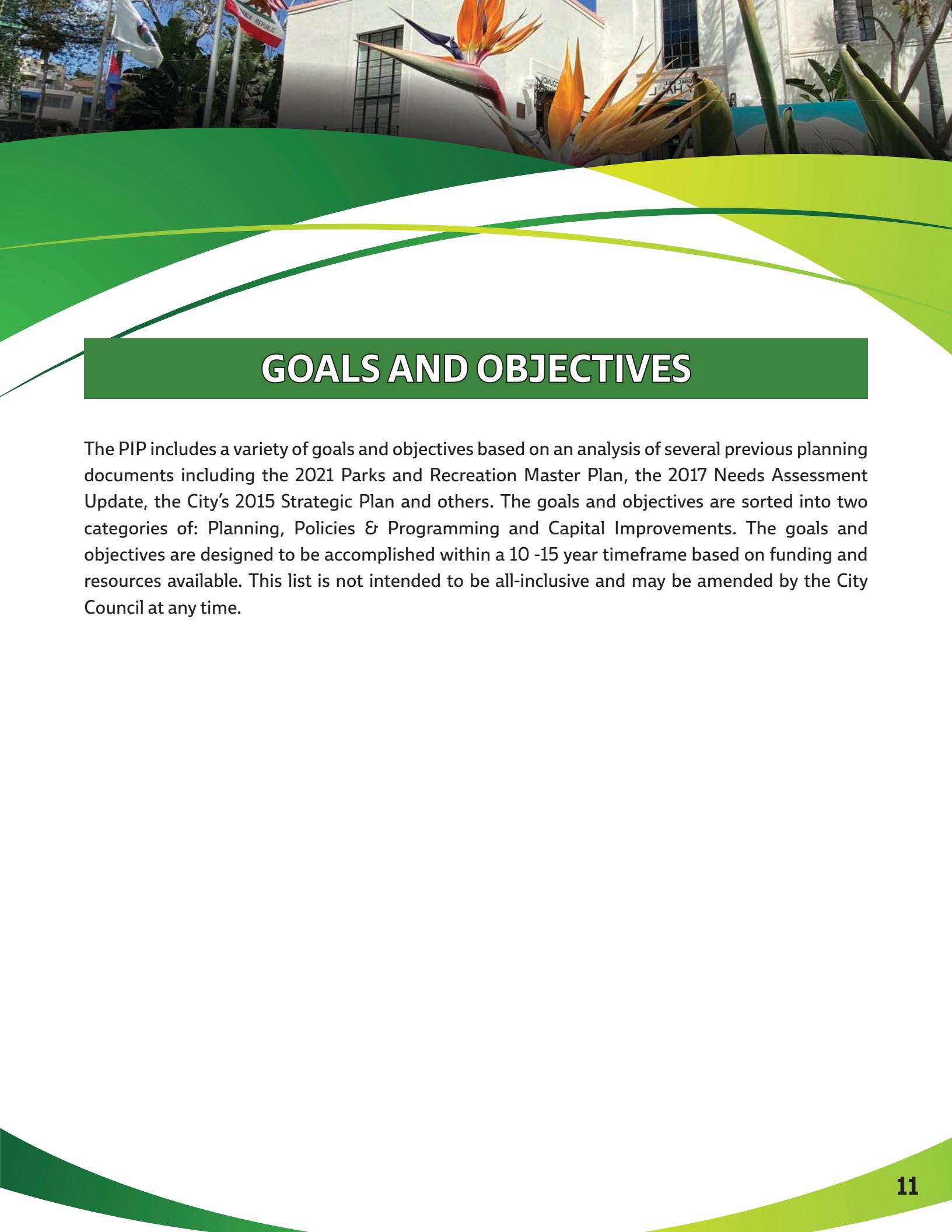
### **21.40.030: Fee for Residential Units**

Single-Family Dwelling Unit: \$21,715 / unit

Multi-Family Dwelling Unit: \$14,977 / unit

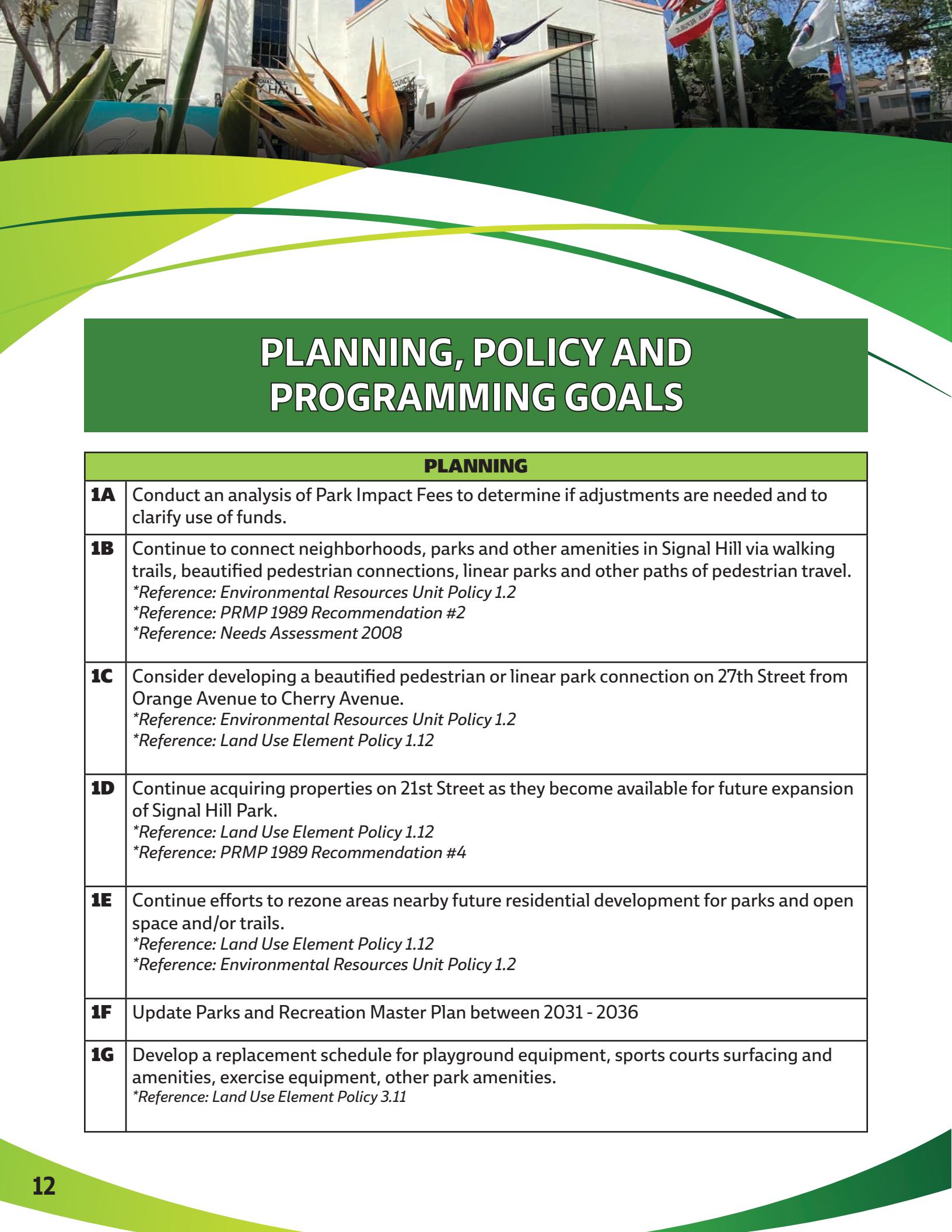
#### **Example:**

Mr. John Developer builds a 12-unit condominium complex on Skyline Drive. Mr. Developer would be required to pay the City \$179,724. The City would use these funds to acquire, build or improve parks to mitigate the impact of the new residents who will occupy the new condominiums.



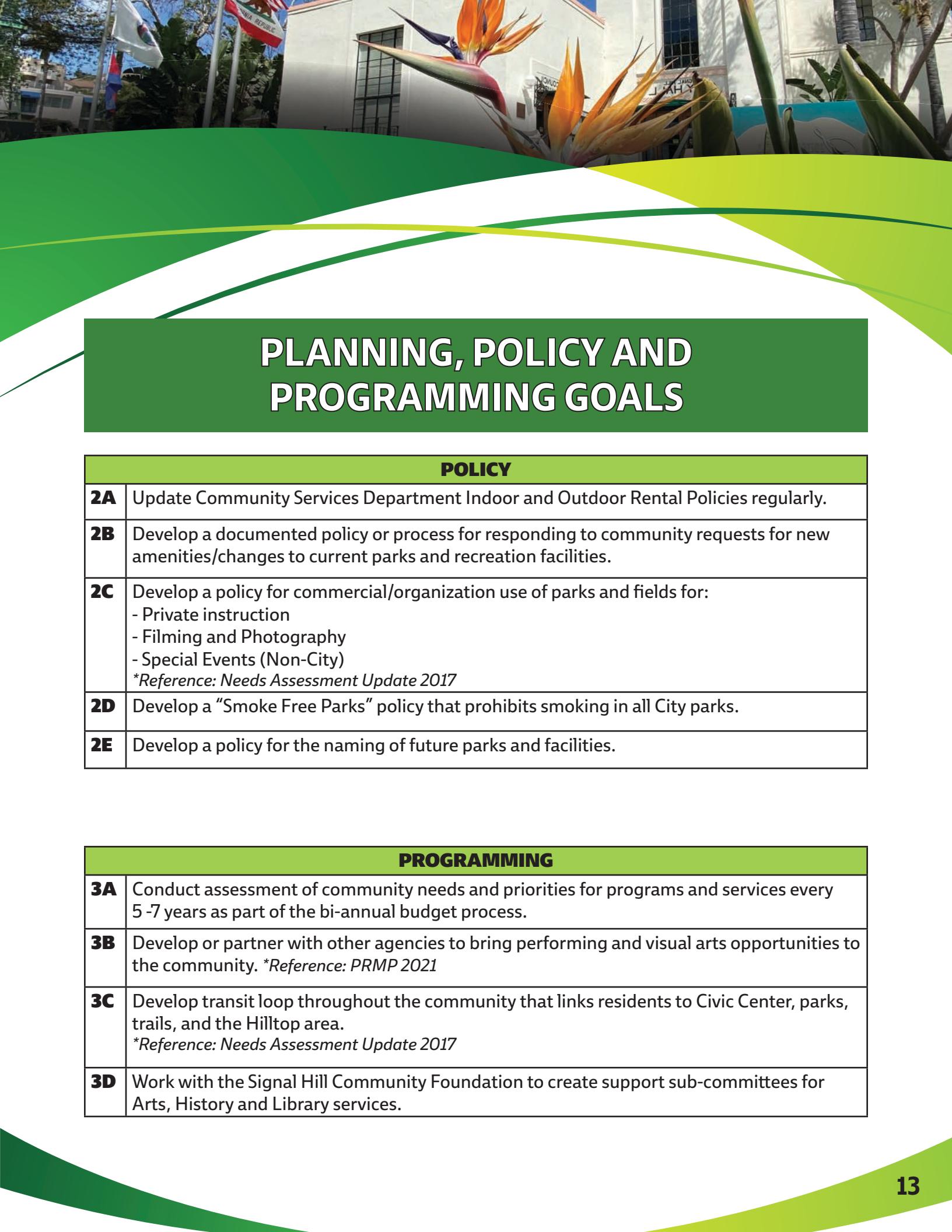
## GOALS AND OBJECTIVES

The PIP includes a variety of goals and objectives based on an analysis of several previous planning documents including the 2021 Parks and Recreation Master Plan, the 2017 Needs Assessment Update, the City's 2015 Strategic Plan and others. The goals and objectives are sorted into two categories of: Planning, Policies & Programming and Capital Improvements. The goals and objectives are designed to be accomplished within a 10 -15 year timeframe based on funding and resources available. This list is not intended to be all-inclusive and may be amended by the City Council at any time.



# PLANNING, POLICY AND PROGRAMMING GOALS

PLANNING	
<b>1A</b>	Conduct an analysis of Park Impact Fees to determine if adjustments are needed and to clarify use of funds.
<b>1B</b>	Continue to connect neighborhoods, parks and other amenities in Signal Hill via walking trails, beautified pedestrian connections, linear parks and other paths of pedestrian travel. <i>*Reference: Environmental Resources Unit Policy 1.2</i> <i>*Reference: PRMP 1989 Recommendation #2</i> <i>*Reference: Needs Assessment 2008</i>
<b>1C</b>	Consider developing a beautified pedestrian or linear park connection on 27th Street from Orange Avenue to Cherry Avenue. <i>*Reference: Environmental Resources Unit Policy 1.2</i> <i>*Reference: Land Use Element Policy 1.12</i>
<b>1D</b>	Continue acquiring properties on 21st Street as they become available for future expansion of Signal Hill Park. <i>*Reference: Land Use Element Policy 1.12</i> <i>*Reference: PRMP 1989 Recommendation #4</i>
<b>1E</b>	Continue efforts to rezone areas nearby future residential development for parks and open space and/or trails. <i>*Reference: Land Use Element Policy 1.12</i> <i>*Reference: Environmental Resources Unit Policy 1.2</i>
<b>1F</b>	Update Parks and Recreation Master Plan between 2031 - 2036
<b>1G</b>	Develop a replacement schedule for playground equipment, sports courts surfacing and amenities, exercise equipment, other park amenities. <i>*Reference: Land Use Element Policy 3.11</i>



## PLANNING, POLICY AND PROGRAMMING GOALS

<b>POLICY</b>	
<b>2A</b>	Update Community Services Department Indoor and Outdoor Rental Policies regularly.
<b>2B</b>	Develop a documented policy or process for responding to community requests for new amenities/changes to current parks and recreation facilities.
<b>2C</b>	Develop a policy for commercial/organization use of parks and fields for: - Private instruction - Filming and Photography - Special Events (Non-City) <i>*Reference: Needs Assessment Update 2017</i>
<b>2D</b>	Develop a "Smoke Free Parks" policy that prohibits smoking in all City parks.
<b>2E</b>	Develop a policy for the naming of future parks and facilities.

<b>PROGRAMMING</b>	
<b>3A</b>	Conduct assessment of community needs and priorities for programs and services every 5-7 years as part of the bi-annual budget process.
<b>3B</b>	Develop or partner with other agencies to bring performing and visual arts opportunities to the community. <i>*Reference: PRMP 2021</i>
<b>3C</b>	Develop transit loop throughout the community that links residents to Civic Center, parks, trails, and the Hilltop area. <i>*Reference: Needs Assessment Update 2017</i>
<b>3D</b>	Work with the Signal Hill Community Foundation to create support sub-committees for Arts, History and Library services.



# CAPITAL IMPROVEMENT PRIORITIES



## 1A: Renovate/Redesign Signal Hill Park Community Center

Demolish and rebuild the Community Center to include areas for youth after-school day camps, preschool/toddler programming, rentals and events or classes, and a designated area for seniors. Maintain catering kitchen.

Estimated cost: \$15 - \$25 million



## 1B: Fencing Around Reservoir Park Tot Lot

Surround tot lot and seating areas with decorative fencing to improve safety for children playing on the tot lot.

Estimated cost: \$75,000



## 1C: Renovate/Redesign Amphitheater in Signal Hill Park

Renovate amphitheater to expand stage size, acoustics, lighting. Consider enhancements that would allow additional use such as dance, theatre productions.

Estimated cost: \$3 - \$5 million



## 1D: Renovate/Redesign Spud Field

Redesign and repurpose Spud Field to enhance usage capabilities. Engage community on specific desires for space to potentially include walking tracks, additional exercise equipment, ball courts, picnic areas.

Estimated cost: \$10 - \$15 million

# CAPITAL IMPROVEMENT PRIORITIES



## **1E: Renovate/Redesign Signal Hill Park Tot Lot to Flagship Park**

Redesign and repurpose Signal Hill Park Tot Lot to increase accessibility and add bold play features such as tall climbing towers, rope or plank walking bridges, slides and a signature piece possibly related to the oil history of Signal Hill.

Estimated cost: \$1 million



## **1F: Renovate/Redesign Hillbrook Park**

Repurpose entire lot to include removal of dry creek bed, expansion of playground to include new, natural play equipment and a swing bay, add shelter covering to current cement picnic tables. Add elements to encourage interaction with nature, such as water, sand, mud.

Estimated cost: \$15 - \$25 million



## **1G: Renovate Picnic Shelters Throughout City**

Replace or renovate all picnic shelters throughout City.

Estimated cost: \$1 million



## **1H: Construct Another Larger Dog Park**

Construct a larger dog park south of Willow Street to include agility equipment, seating, and possible dog wash.

Estimated cost: \$1- \$2 million

