



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

October 18, 2022

AGENDA ITEM

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

**FROM: CARLOS LUIS
PLANNING MANAGER**

**SUBJECT: PUBLIC HEARING FOR SITE PLAN AND DESIGN REVIEW 19-02, A
CONDOMINIUM SUBDIVISION (TENTATIVE PARCEL MAP NO. 082172)
TO CONSTRUCT THREE DETACHED CONDOMINIUM UNITS, AND
ADOPTION OF A MITIGATED NEGATIVE DECLARATION ON
PROPERTY LOCATED AT 2750 E. 20TH STREET WITHIN THE
RESIDENTIAL HIGH DENSITY (RH) ZONE**

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on September 23, 2022; was mailed to property owners and residents within a 300-foot radius of the subject property on or before September 23, 2022; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on or before September 23, 2022.

The applicant, Bozena Jaworski with RPP Architects & Associates, Inc., (as authorized agent of the property owner, Narsimha Reddy), is requesting consideration of Site Plan and Design Review Case No. 19-02, to allow the demolition of an existing one-story single-family dwelling and detached garage, and approval of Tentative Parcel Map No. 082172 for a condominium subdivision consisting of three detached condominium units with attached garages and additional off-street surface parking spaces.

Recommendation:

Staff recommends Planning Commission:

1. Waive further reading and adopt the resolution approving adoption of Mitigated Negative Declaration 08/26/22(1), entitled:

Attachment A

2. Waive further reading and adopt the resolution approving Tentative Parcel Map No. 082172, entitled:
3. Waive further reading and adopt the following resolution approving Site Plan and Design Review 19-02, entitled:

Strategic Plan Objective:

None.

Background:

Developer Outreach

In 2018, the applicant initiated Developer Outreach efforts to property owners immediately adjacent to the proposed project. During the initial outreach process, the property owners expressed concerns related to views, density, and parking.

Neighborhood Meeting #1

On October 30, 2018, a duly noticed Neighborhood Meeting was held in the Council Chamber of City Hall, and six property owners/residents attended the meeting, who expressed issues of concerns regarding the following:

- View impacts;
- Density;
- Parking impacts, and
- Site maintenance.

In response to the community feedback, the applicant conducted subsequent outreach, and revised the plans to eliminate one unit (from four to three), eliminate the entire second story of the northern unit (to mitigate view impacts to the northern neighbors), and add two additional off-street surface parking spaces (from one to three).

Neighborhood Meeting #2

On October 10, 2019, a second duly noticed Neighborhood Meeting was held in the Council Chamber of City Hall, and ten property owners/residents attended the meeting. The property owners/residents did not raise any further issues of concern with the revised plans incorporating the changes mentioned above

Planning Commission Public Workshop

On March 17, 2020, a duly noticed Planning Commission public workshop was held to receive public comments and provide direction to the applicant. There were no public comments and the Planning Commission directed staff to bring the project forward to a public hearing with a 3-0 vote (one absence and one vacancy), following completion of

the CEQA environmental determination, finalization of all utility connections, and refinement of trash collection operations.

September 20, 2022, Planning Commission Public Hearing

On September 20, 2022, the Planning Commission opened the public hearing to receive public comments with a staff recommendation to continue the hearing to allow staff time to revise the public hearing notice to include the tentative parcel map and to allow the applicant time to address off-street parking code compliance concerns. There were three comments received requesting additional information on the following items:

- Accessibility to and from the alley during reconstruction of the alley;
- Responsibility/liability if access to and from alley is prohibited and vehicles are required to park on the street should damages occur;
- Durability of the reconstructed alley;
- Fire Department access;
- Site drainage; and
- Repair of pedestrian steps on an adjacent property.

The applicant prepared responses to the public comments received which are included as Attachment A.

After receiving public comment the Planning Commission voted to continue the public hearing to a date uncertain. Since the continuance, staff prepared revised notices and on September 23, 2022, a revised notice was mailed for a Planning Commission public hearing and notice of intent to adopt MND 08/26/22(1) to property owners and residents within a 500 foot radius of the site. In accordance Signal Hill Municipal Code (SHMC) Section 1.08.010 the notice was also published in the Signal Tribune newspaper and was posted. As of the date of publication of this report, staff received one public comment via email in support of the project (Attachment B).

Analysis:

Site Description/Conditions

The subject site is located on the south side of E. 20th Street, west of Temple Avenue. The subject site is a landlocked lot with access via an alley along the south side of E. 20th Street. The subject site measures approximately 13,650 square feet in size and is currently developed with a one-story single-family dwelling with a detached garage. The existing dwelling is currently serviced by a septic tank and leach line. The subject site is not located within the Alquist-Priolo Special Studies Zone. Based on records of oil-related uses on the site and the existing septic tank system, a Phase I Environmental Site Assessment Report, a Phase II Environmental Site Assessment report, and a Human Health Risk Assessment were prepared for the subject site which was analyzed by the State Office of Environmental Health Hazard Assessment (OEHHA), which concluded that the exposure levels to the elements in the soils were below applicable levels (Attachment C).

VICINITY MAP



The existing zoning designations and land uses for the project site and adjacent properties are provided for in the following table:

Direction	Zoning Designation	Existing Land Use
Project Site	Residential High Density (RH)	Existing one-story single-family dwelling with detached garage
North	Residential High Density (RH)	Existing 3-unit condominium complex with private garages (Sea View Condos) and an existing 3-unit apartment building with private garages
South	Residential High Density (RH)	Existing vacant industrial warehouse buildings with a pending residential project
East	Residential High Density (RH)	Existing 16-unit condominium complex with underground parking (Temple View Condos)
West	Residential High Density (RH)	Existing 30-unit condominium complex (Signal View Condos)

Proposed Site Plan

The site has been designed around a shared private driveway for the three proposed detached condominium units. The shared driveway is proposed along the easterly portion of the property and along the center of the property providing vehicular access to all three condominium units. The site plan also includes landscaping areas, perimeter fencing, uncovered parking spaces for each unit, and one common guest parking space.

Minor Deviation

The applicant is requesting a minor deviation to allow an 18'-0" front setback for Unit A instead of the required 20'-0" per the RH zoning standards. Since the subject site is a landlocked parcel, the front yard has been determined to be the area between the property line adjacent to Unit A, which is oriented towards E. 20th Street.

Pursuant to Signal Hill Municipal Code (SHMC) section 20.84.110 the Director of Community Development may approve a reduction in setback requirements as long as it is no more than 10 percent of the required 20'-0" setback. As shown on the proposed plans, the requested 18'-0" front yard setback for Unit A would qualify for a minor deviation as it would reduce the setback requirements by 2'-0" or 10 percent. Given the comprehensive application request, the Director deferred this request to the Planning Commission, and did not raise any objection to the applicant's request.

Open Space

Per the RH zoning standards, the applicant is required to provide 25 percent of open space based on the lot area (after any right-of-way dedications). The proposed project is required to provide 3,412.5 square feet of open space. The proposed project provides a total of 3,486 square feet, including the front yard area adjacent to Unit A. Pursuant to SHMC section 20.10.090 B, front setback areas are not included in open space calculations. As a result, the applicant has requested a minor deviation to modify the existing front yard setback area and also include the yard area as part of open space. The applicant is proposing to fence the front yard area in order to create a more private yard area.

During the public workshop, the Commission considered and approved the applicant's request to count the 18-ft front setback of House A toward the open space calculations because it would be fenced in and used as a private yard (not as a traditional unenclosed front yard).

Floor Plans

The project includes two floor plan layouts. The first is identified as House A, which includes a first floor measuring 2,010 square feet, a 430.5 square foot two-car garage, and a basement level measuring 426 square feet. House A would consist of three bedrooms; three bathrooms; a kitchen; a living room; and a dining room. The basement level is proposed to be utilized as a game room.

The second floor plan layout is identified as House B, which includes a first floor measuring 967 square feet, a 450 square foot two-car garage, and a lower level measuring 1,350 square feet. House B would consist of three bedrooms, three bathrooms, a kitchen; a powder room, a dining room, and a great room. It is worth noting that House BR proposed the same floor plan layout as House B.

Architectural Design

The proposed project is designed to maintain harmony and compatibility with surrounding high to medium density condominium buildings. The applicant provided a complete description of the architectural inspiration for the project (Attachment D). Notable architectural features include:

- Glass and steel framed garage doors;
- Modern and sleek hardwood entry doors;
- Tile veneer canopies;
- Fiberglass windows;
- Vinyl fences and gates; and
- Smooth stucco finishing.

Parking

Parking concerns were raised at both neighborhood meetings. The applicant has added an additional surface parking space for a total of ten parking spaces and the total parking provided now meets the SHMC parking standards for multi-family parking as summarized below:

- Two spaces within an enclosed garage per unit (six total);
- One open parking space for the third bedroom per unit (three total); and
- One guest parking stall for the use of visitors of the units.

To further address neighboring concerns related to parking, the applicant has offered to include a requirement for garages to be utilized for parking purposes only in the Home Owner's Association's (HOA) Conditions, Covenants, and Restrictions (CC&Rs). Semi-annual inspection requirements would also be included in the CC&Rs as well as enforcement procedures (i.e., warnings, fines, etc.). A summary of proposed garage enforcement measures has been prepared by the applicant and included as Attachment E.

Stormwater Compliance

The proposed project would create more than 10,000 SF of impervious surface area and would be subject to the City's Low Impact Development (LID) Ordinance incorporating Best Management Practices to capture and treat stormwater runoff. The site is ineligible for stormwater infiltration due to the topography and condition of the soil. A conceptual LID plan has been reviewed by the City's stormwater consultant and consists of flow-through planter boxes to treat and release stormwater into the drainage system (bio-retention). After review of conceptual plans, a condition of approval has been included requiring the final LID plan be formally submitted, reviewed, and approved by the City's stormwater consultant.

Grading

The preliminary grading plan has been reviewed by the City Engineer. After review of the plans, a condition of approval has been included requiring the applicant to submit a precise grading plan prior for review and approval prior to permit issuance. The precise grading plan shall be consistent with the LID plan and landscaping plan.

Landscaping

The developer proposes to install landscaping around the perimeter of the property, common areas, and side yards, including a mixture of trees, shrubs, and ground cover. The HOA will be responsible for maintaining the common area landscaping. A preliminary landscape plan was reviewed by the City's Landscape Architect. A condition of approval has been included requiring that final landscape plans meet the standards contained in the City's Water Efficient Landscape Ordinance.

Public Improvements

The Department of Public Works reviewed the project plans and determined that the existing alley from E. 20th Street shall be reconstructed per City standards. A condition of approval has been included requiring the applicant to submit a final improvement plan for the alley, including any applicable utilities.

Common Area Amenities

The project does not propose any common area amenities; however, the HOA will maintain the four surface parking spaces, driveway, and adjacent landscape areas and will monitor the use of garages for parking. A summary has been prepared by the applicant and included as Attachment F.

Green Features

In accordance with the required CALGreen building standards, the project proposes various green features. A summary of the green building and site features has been prepared by the applicant (Attachment G). Notable green features include:

- Water efficient plumbing fixtures;
- Energy efficient appliances;
- High-R value insulation;
- Paint coatings with low volatile organic compound levels;
- High efficiency light fixtures;
- EV charger-ready infrastructure; and
- Solar-ready rooftop infrastructure.

Refuse Collection

Refuse collection would be serviced by EDCO, the City's refuse services provider. Each unit would have a total of three individual rolling trash bins, one dedicated to organic waste. The applicant met with EDCO personnel at the subject site and provided an exhibit identifying the trash bin locations for collection days (Attachment H). EDCO would require occupants of the condominiums to place refuse bins in front of Unit A on collection day.

Tentative Parcel Map

The applicant submitted a Tentative Parcel Map (TPM) 082172 for a condominium subdivision. The map was reviewed by the City's Public Works Department and provided conditions of approval (Exhibit D of TPM Resolution). A Final Parcel Map would also be required for the proposed project.

Public Safety

Signal Hill Police Department

The plans were routed to the Signal Hill Police Department who provided preliminary comments. No issues were reported.

LA County Fire Department

The applicant has submitted the plans to LA County Fire for review through their new EPIC-LA online permitting system. The applicant provided documentation that their Tentative Parcel Map has been approved by LA County Fire (Attachment I).

Placemaking

At the July 21, 2020, Planning Commission meeting, the Commission directed staff to include a new subsection on "Placemaking" (or branding) to highlight identifiable design elements that are consistent with the City's identity. The applicant provided an analysis of how the project is compatible with surrounding uses (Attachment J). Notable items include:

- A wall sign located at the entry stucco wall with 6" tall, brushed aluminum letters reading "Smart Homes at Signal Hill"; and
- Flat roofs (which is compatible with surrounding residential developments).

California Environmental Quality Act (CEQA) Determination

An Initial Study for this project was conducted by environmental consultant Meridian Consultants, on behalf of the City, in accordance with the California Environmental Quality Act (CEQA). The Initial Study concluded the project would have potentially significant impacts in the categories of hazards & hazardous materials and tribal cultural resources, but those impacts could be reduced to less than significant levels with implementation of the identified mitigation measures. Therefore, a Mitigated Negative Declaration (MND) has been prepared pursuant to CEQA Guidelines Section 15070. CEQA requires a

minimum review period of 20 days to circulate an MND for public review. The IS/MND was available for public review from September 29, 2022, through October 18, 2022, on the City's website. Additionally, on September 23, 2022, the City mailed the Notice of Intent (NOI) to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies, and mailed the NOI on September 26, 2022, to the County Clerk. The MND was also submitted to the Governor's Office of Planning and Research (OPR) on September 29, 2022. As of the drafting of this staff report, staff received no comments on the environmental document. The Initial Study/Mitigated Negative Declaration and Appendices are attached to the MND Resolution as Exhibit B. In connection with the adoption of the MND, the record supports findings in accordance with CEQA Guidelines sections 15070, et seq. that: 1. The MND reflects the independent judgment and analysis of the City, as lead agency under CEQA; and 2. Based upon the information contained in the MND, no comments received thereon, and the whole record before the City, there no fair argument nor substantial evidence that the Project will have a significant effect on the environment. In accordance with the SHMC 16.24 for development on properties with abandoned oil wells, methane mitigation measures are required, and a Mitigation Monitoring and Reporting Program has been prepared and is attached as Exhibit E to the MND.

Regional Housing Needs Assessment (RHNA)

The RHNA refers to a city's allocation for housing production stratified into four distinct income categories. In order to secure State certification, the Housing Element must include a plan to accommodate the allocation. The City's Housing Element covers an eight-year period (2021-2029). The table below includes production numbers based on permits issued during the period. It is anticipated that the proposed project, if approved and constructed, would be counted in the above-moderate income category. Although three dwellings are proposed, they will require demolition of an existing dwelling therefore, the total additional units to meet the RHNA will be two units.

Income Level	RHNA Allocation 2021-2029	% of RHNA Allocation	Subject Project
Very Low	161	31%	
Low	78	15%	
Moderate	90	18%	
Above Moderate	188	36%	2*
Total	517		

**Proposed project would have a net increase of two units because one existing SFD will be demolished.*

Conclusion

Zoning Compliance

The proposed project, as conditioned and with the approval of two minor deviations, would meet the applicable zoning standards in Chapter 20.10 of the SHMC. Minor deviation approval would be required for the following:

- Minor deviation for a 10 percent reduction of the front setback for Unit A (from 20' to 18'); and
- Inclusion of the front setback area to be utilized as open space area.

At the March 2020 Planning Commission public workshop, the Commission expressed support of the minor deviation of the front setback and the use of the private enclosed yard (within the front setback) to be counted toward the open space calculation.

Approved:

Colleen T. Doan

Attachments