



STAFF REPORT

4/19/2022

**AGENDA ITEM**

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

**FROM:**  
**RYAN AGBAYANI  
ASSOCIATE PLANNER**

**SUBJECT:**  
**PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 21-08 FOR A CUSTOM ONE-STORY SINGLE-FAMILY DWELLING WITH ATTACHED AND DETACHED GARAGES ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE**

Summary:

The applicant, Bozena Jaworski with RPP Architects & Associates Inc, on behalf of the property owner, Roger Vititow Family Trust, is requesting approval of Site Plan and Design Review 21-08 to construct a custom one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area, on a vacant 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district.

Recommendations:

1. Adopt the resolution approving adoption of Mitigated Negative Declaration (MND) 032522(1):  

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL ADOPTING MITIGATED NEGATIVE DECLARATION 032522(1) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR SITE PLAN AND DESIGN REVIEW 21-08 FOR A NEW RESIDENTIAL PROJECT AT 1900 TEMPLE AVENUE
2. Adopt the resolution approving Site Plan and Design Review 21-08, for a custom one-story single-family dwelling:  

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-08 TO CONSTRUCT A ONE-STORY SINGLE-FAMILY DWELLING WITH AN

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ATTACHED TWO-CAR GARAGE AND DETACHED TWO-CAR GARAGE ON A  
0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW  
DENSITY (RL) ZONING DISTRICT

Strategic Plan Objective:

None.

Background:

Planning Commission Public Workshop

On November 16, 2021, the Planning Commission conducted a duly noticed public hearing for SPDR 21-08 to construct a custom 2,343 square-foot (SF) one-story single-family dwelling (SFD) with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 SF two-car garage, and a detached 656 SF two-car garage (Attachment A). One Commissioner recused themselves because they reside within the 500-foot conflict-of-interest radius. There were no public comments and the Commission directed staff to continue working with the applicant to bring the project forward to a public hearing with a 4-0 vote (one recusal).

Oil Code Compliance

The property has one abandoned oil well on site. Per Signal Hill Municipal Code (SHMC) Section 16.24.040, an approved leak test report is only valid for 24 months. The previous leak test was conducted on November 23, 2015, and the well met the leak test standards. Because the previous test was expired, the applicant re-leak tested the abandoned well on December 17, 2021, and a methane leak test report was submitted on December 20, 2021 (Attachment B).

Because the SFD is proposed to be built over the well, the applicant prepared and submitted a Well Abandonment Report pursuant to the SHMC, which was reviewed by the City's Petroleum Engineer. The City's Petroleum Engineer prepared an Equivalency Standard Assessment memo confirming that the well abandonment meets the City's standards to allow it to be built over (Attachment C).

Minor Revision to Detached Garage

On January 10, 2022, the applicant proposed a minor change to the plans for the detached two-car garage (Attachment D). Upon recommendation of their structural engineer to reduce the load for the second-story Accessory Dwelling Unit (ADU), the garage door and supporting beams were shifted 2' towards the driveway, which increases the detached garage from 656 SF to 725 SF. Although the footprint of the garage has increased, the plan still meets the 24' minimum back-up space from the garage.

Planning Commission Public Hearing

On March 25, 2022, notice of a Planning Commission public hearing and notice of intent to adopt Mitigated Negative Declaration (MND) 032522(1) was mailed to property owners within a 100-foot radius of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with SHMC Section 1.08.010.

As of the date of publication of the staff report, staff has not received any comments on the project.

Analysis:

Site Description

The project site is a vacant infill lot (8,165 SF) located on the north-east corner of Temple Avenue and E. 19<sup>th</sup> Street. The property is not located within the Alquist-Priolo Special Studies Zone. There is one abandoned oil well on the site which is proposed to be built over.

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

<b>Direction</b>	<b>Zoning Designation</b>	<b>Existing Land Use</b>
Project Site	Residential Low Density (RL)	Vacant Parcel
North	California Crown Specific Plan (SP-5)	California Crown Residential Development (SFDs)
South	Residential High Density (RH)	Existing Multi-Family Residential Dwellings
East	Residential Low Density (RL)	Existing Two-Story SFD with Detached ADU
West	Residential High Density (RH)	Existing Multi-Story Condominium Complex (Hillbrook HOA)

**VICINITY MAP**



### Alternate Front Lot Line Determination

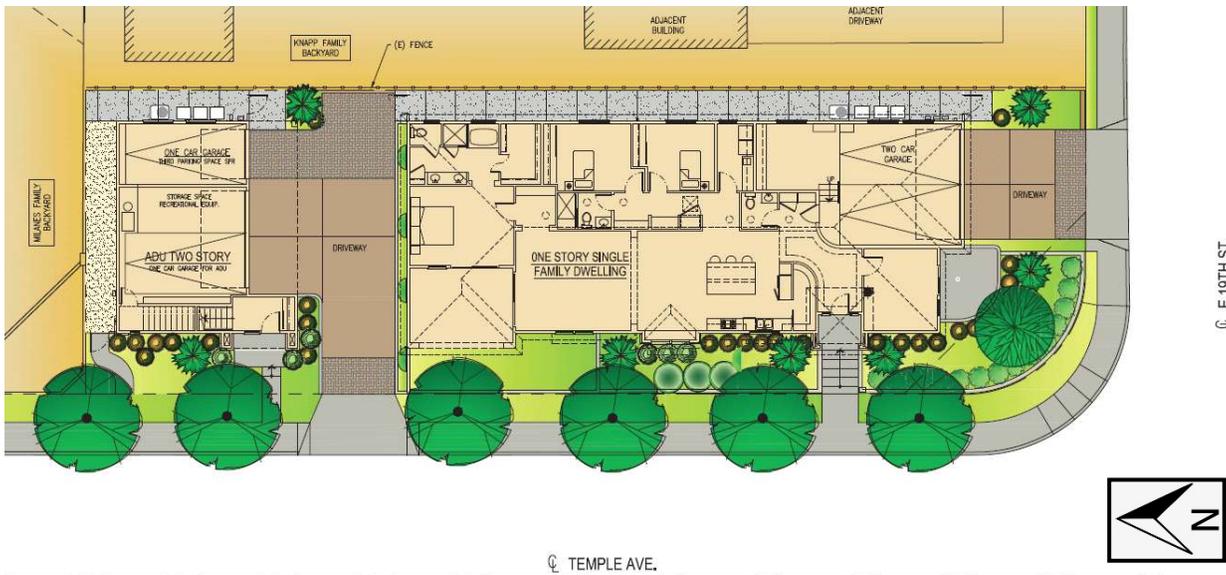
The typical residential neighborhood has long narrow lots with 20-foot setbacks facing the street. Corner lots with two street frontages are a unique circumstance. SHMC Section 20.66.170 designates the front lot line for lots with two street frontages as that frontage adjacent to the street with the highest classification per the City’s Plan Lines Map. On the Plan Lines Map, Temple Avenue has a higher classification than E. 19<sup>th</sup> Street and would therefore be the lot frontage; however, the adjacent homes to the east are all oriented to E. 19<sup>th</sup> Street and have the typical 20-foot front setbacks.

The Applicant has requested to consider E. 19<sup>th</sup> Street as the frontage, for better utilization of the site. The SHMC allows the Planning Commission to select an alternate front property line where circumstances related to size, shape, topography, or intended use of the property cause compliance with the front lot line determination to result in a poorer overall project design. During a previous

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SPDR for another SFD on this site, the Commission made the determination that the front property line shall be the frontage facing E. 19<sup>th</sup> Street to maintain consistency of front setbacks of adjacent homes on E. 19<sup>th</sup> Street, in consideration of the abandoned oil well, and due to the narrowness of the lot. This determination is included in the resolution approving this current SPDR.

### Proposed Site Plan

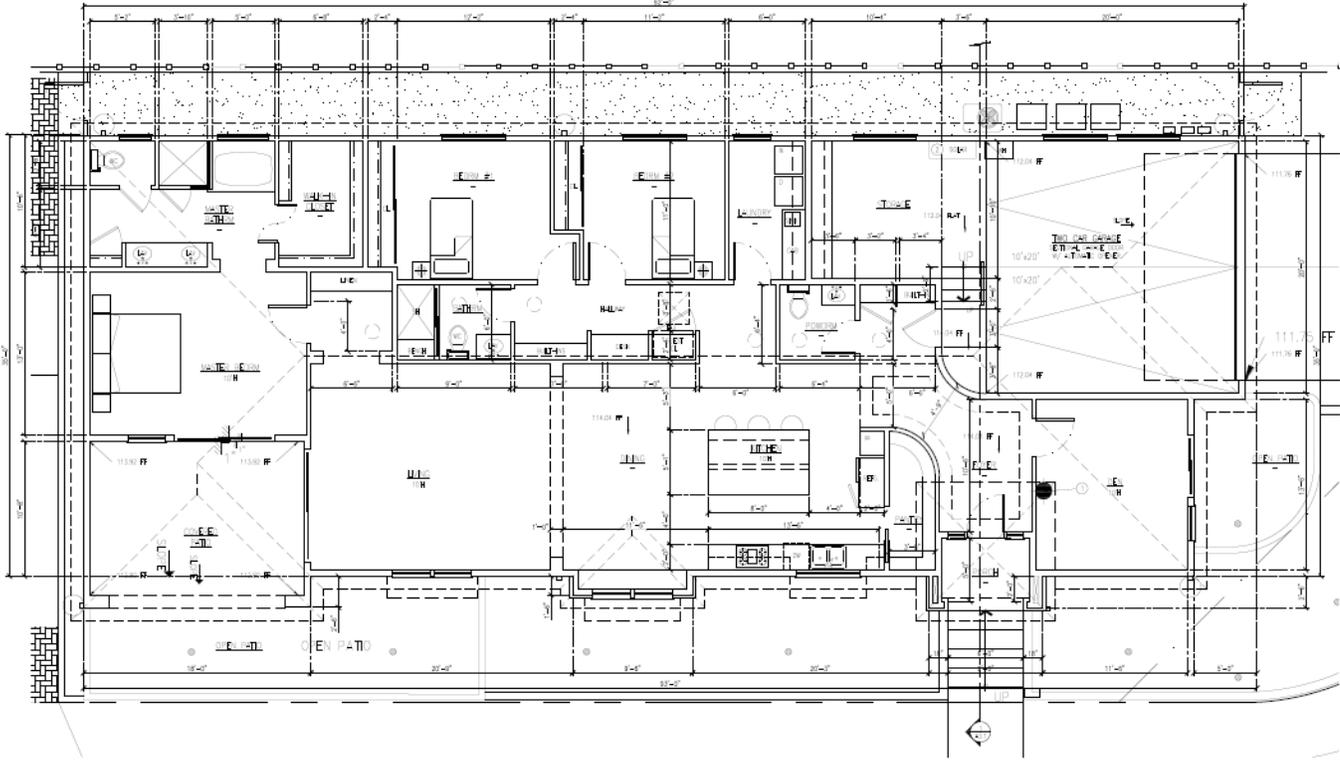


The site plan consists of a one-story dwelling with an attached two-car garage fronting on E. 19<sup>th</sup> Street, and a detached two-car garage adjacent to Temple Avenue. As requested, the front setback on E. 19<sup>th</sup> Street is 20 feet and the street side setback is 10 feet.

### Floor Plan

The floor plan of the single-family residence consists of the following:

- Three bedrooms;
- One den;
- Two full bathrooms;
- One half-bathroom;
- An attached two-car garage;
- A detached two-car garage;
- Kitchen;
- Living room; and
- Dining room.

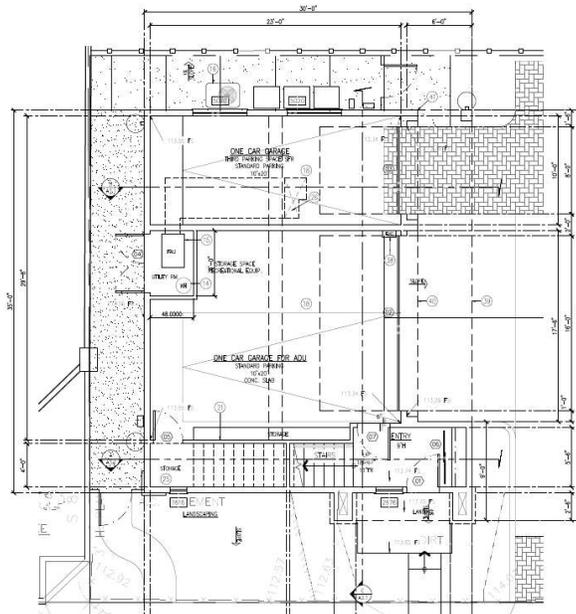


**SINGLE FAMILY DWELLING FLOOR PLAN**

NOTE



**SINGLE-FAMILY DWELLING FLOOR PLAN**



**DETACHED GARAGE FLOOR PLAN**

Bedroom Determination

Per SHMC Section 20.10.130, residential off-street parking is based on the total number of bedrooms or rooms that could be used as a bedroom (as determined by the Community Development Director). The proposed SFD has three designated bedrooms and one den, which could be used as a bedroom, and therefore is considered a fourth “bedroom” for purposes of calculating required off-street parking. The project exceeds the minimum parking standard as noted below in the parking analysis.

Off-Street Parking

The proposed project includes a total of eight parking spaces as summarized below:

Location	Quantity
Attached Two-Car Garage with Access on E. 19 <sup>th</sup> Street	2
Driveway in Front of Attached Two-Car Garage with Access on E. 19 <sup>th</sup> Street	2
Detached Two-Car Garage with Access on Temple Avenue	2
Driveway in front of Detached Two-Car Garage on Temple Avenue	2
<b>TOTAL</b>	<b>8</b>

With the determination that the den in the SFD could be used as a bedroom, the minimum required parking for the project is three garage spaces. Although the garage attached to the SFD on E. 19<sup>th</sup> Street only accommodates two cars, the detached garage in the rear adjacent to Temple Avenue has two additional parking spaces. Only one of these spaces is required for the SFD. ADUs are not required to provide garage parking; therefore, the project has one additional garage parking space beyond what is required. There is a dividing wall in the detached garage, separating the single garage stall (required for the SFD) from the second parking stall and a large storage area. As previously mentioned, the ADU is not subject to Commission SPDR.

Design

Per the applicant’s narrative, the proposed design was developed as a fusion of Tuscan-inspired design with modern materials. The applicant provided a complete description of the architectural inspiration for the project (Attachment E). Notable architectural features include:

- Red roof tile;
- Tan stucco;
- Bark-colored framed windows;
- Decorative stone veneer;
- Aluminum, bronze awnings; and
- Roof covered patio.



**SINGLE FAMILY DWELLING**

 STUCCO LA HABRA COLOR: X81585 CHARLESTON	 ADHERED STONE VENEER: CULTURED STONE LEDGESTONE: MCJAVE PROFIT	 W. I. GATES COLOR: MATCH DE5804 NIGHT FALL	 AWNINGS, ALUMINUM COLOR: BRONZE
 EARLE ROOFING TILE: CAPISTRANO COLOR: 3645 SUNRISE BLEND	 WINDOWS: MILGARD, ULTRA FIBER GLASS COLOR: BARK	 GARAGE DOOR COLOR:	 EXIT DOORS ETO DOORS COLOR: MAHOGANY
FASCIA, SOFFIT, D.S. & GUTTERS, LIGHTS, TO MATCH			

The Project incorporates the following preferred design elements:

- Variation of building roofline, and height;
- Variation of building materials and colors;
- Combined use of materials and window treatments;
- Articulation of elevations to reduce mass; and
- Varied lighting, including up and down lighting on the buildings for aesthetic effect.

The proposed design features variation in shape and height and utilizes a variety of colors and materials as well as variation in window placement and size. These design elements reduce the bulk and mass. The heightened roofline and stone veneer treatment at the front door facing Temple Avenue creates a sense of entry, and the overall design is cohesive. Staff believes the proposed design is complementary to the surrounding neighborhood. Due to privacy concerns expressed by the neighbors during the outreach process, the applicant modified the size and location of the windows along the north and east elevations.

Stormwater Compliance

The project disturbs more than 500 SF of soil and is therefore subject to the City’s Small Site Low Impact Development (LID) Ordinance to capture and treat stormwater runoff. The applicant is proposing to install pervious concrete pavers and rain barrels to capture the tributary areas of the roofs. A preliminary LID plan was reviewed by the City’s stormwater consultant and initial review comments have been forwarded to the applicant (Attachment F). A condition of approval will require full compliance with the applicable stormwater regulations.

### Preliminary Landscape Plan

The applicant proposes to install landscaping in the front and street side setback areas. A preliminary landscape plan was reviewed by the City's Landscape Architect consultant and no major issues were identified. A condition of approval requires that the final plan meet all standards required under the City's Water Efficient Landscape Ordinance outlined in SHMC Chapter 13.10.

### *Landscape/Hardscape Replacement*

In order to ensure continued stormwater compliance and to improve methane mitigation, the City is developing a policy of landscape replacement review that includes an education element prior to enactment; however, a condition of approval of SPDR will be that any replacement of landscape or hardscape require plan review and approval, to ensure maximum permeability is maintained.

### Preliminary Grading Plan

The preliminary grading plan has been reviewed by the City Engineer. A condition of approval will require the applicant to submit a precise grading plan prior to permit issuance. The precise grading plan shall be consistent with both the LID and landscaping plans.

### Public Improvements

The project requires numerous street improvements, including relocation and reconstruction of the curb and reconstruction of the pedestrian ADA ramp at the street corner. A condition of approval will be to submit a final improvement plan for the street, including utilities, prior to issuance of a building permit.

### Public Safety

#### *Signal Hill Police Department*

The Signal Hill Police Department reviewed the plans and did not identify any concerns.

#### *LA County Fire Department*

A condition of approval will require the applicant to submit plans to the LA County Fire Department for review and approval prior to issuance of a building permit.

### Regional Housing Needs Assessment (RHNA)

The RHNA refers to a city's allocation for housing production stratified into four distinct income categories. 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 (2022-2029). The State now holds cities accountable for production, not just for having zoning in place to accommodate the allocation. The Signal Hill RHNA allocation for the 6<sup>th</sup> Cycle is 517 units. If the project is approved and constructed, it is anticipated both the SFD and the ADU count toward the 6<sup>th</sup> Cycle RHNA allocation for the above-moderate income category, which is 188 units.

CEQA Determination

The California Environmental Quality Act (CEQA) requires all discretionary projects, as defined by CEQA, to undergo an initial study and prepare an environmental determination as to whether the project will have a significant impact on the environment, and if so, what (if any) mitigation measures will be required to reduce the level of impact. An initial study was completed, and Mitigated Negative Declaration 030422(1) was prepared. The City (as lead agency) has determined that the proposed project will not have a significant effect on the environment, with implementation of three mitigation measures. One mitigation measure is outlined under Hazard and Hazardous Materials, and two mitigation measures are outlined under Tribal Cultural Resources, which are included in the Mitigation Monitoring and Reporting Program of the MND.

Conclusion

Staff is recommending approval of the project.

Approved:

Colleen T. Doan

Attachments