

RESOLUTION NO. XXX-10-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 24-01, A REQUEST TO DEMOLISH THREE EXISTING GARAGE/STORAGE STRUCTURES AT 1933 THROUGH 1939 TEMPLE AVENUE AND CONSTRUCT EIGHT DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS ON AN APPROXIMATE 0.59-ACRE SITE

WHEREAS, on September 22, 2022, the applicant, Guy Alexander as agent for Signal Ventures, LLC, formally filed an application to demolish three existing garage/storage structures at 1933 through 1939 Temple Avenue, and construct eight detached single-family dwellings with related site improvements on an approximate 0.59-acre site; and

WHEREAS, the site is legally described as Lots 11, 12, and 13 of the Price and Peterson Tract, in the City of Signal Hill, County of Los Angeles, State of California, as per map recorded in Book 12, Page 85 of Maps, in the office of the County Recorder of said county. All that portion of Farm Lot 22 of the Alamitos Tract, in the City of Signal Hill, County of Los Angeles, State of California, as shown on map recorded in Book 36, Page 37, et seq., of miscellaneous records, in the office of the County Recorder of said County, lying east of a line parallel with and 265.88 feet west of the center line of Temple Avenue and lying north of a line parallel with and 219.56 feet north of the center line of 19th Street, as established on January 20, 1948, and lying southwest of the southwest line of Price and Peterson Tract, as shown on Map recorded in Book 12, Page 85 of maps, records of said County; and

WHEREAS, pursuant to Signal Hill Municipal Code (SHMC) Chapter 20.52, "Site Plan and Design Review," building placement and design is properly a matter for Planning Commission review and determination; and

WHEREAS, according to review of available historical data, it appears that the subject property was developed for commercial uses since the 1920s; and

WHEREAS, the subject property is located within the southern portion of the Long Beach oil field and the Division of Oil, Gas, and Geothermal Resources (DOGGR) well maps and previous reports indicate that two abandoned oil wells were formerly located onsite – Dabney-Johnston Oil Corporation Well #79 known as “estate of Louise E. Dabney” (API No. 037-09476) located in southwest corner of the site, and the Termo Company Well #3 (API No. 037-11166) located near the southeast corner; and

WHEREAS, in compliance with the City’s Oil and Gas Code regarding development on properties with abandoned oil wells, both wells were located, excavated, and tested for methane leaking, then surveyed and a vent cone installed; and

WHEREAS, in 2021, a Well Abandonment Report was prepared and approved by the City’s Oil Services Coordinator. However, in accordance with Section 16.24.040 of the City’s Oil and Gas Code, the 24-month validation period has expired, and a new investigation permit and clearance will be required prior to issuance of demolition, building, or grading permits as noted in the Conditions of Approval; and

WHEREAS, the Project has been designed to ensure both abandoned wells are accessible in an emergency capacity and that no habitable facilities will be placed on top of or within close proximity to either abandoned well as defined in the City of Signal Hill Code (Section 16.24.050); and

WHEREAS, Well #79 is located near proposed open parking spaces, providing a 10-foot unobstructed radius from the nearest structure and more than 10 feet of clearance from the nearest property lines, allowing for unobstructed access to the wellhead if needed. Similarly, Well #3 is located near proposed open parking spaces, providing a 10-foot radius that is partially unobstructed by a four-foot-tall removable metal picket fence. The fence is designed and installed to be easily removed, ensuring full

access to the adjacent wellhead, when necessary, with more than 10 feet of clearance from the nearest property lines; and

WHEREAS, in 2014, the City received an application that included Site Plan and Design Review 16-02 for the development of ten townhome-style condominiums, Tentative Tract Map 74232 for the Courtyard Residential Development, and Zoning Ordinance Amendment 16-03 to create a specific plan allowing deviations from the RH zoning standards; and

WHEREAS, in January 2017, after an extensive planning process, the City Council conducted a public hearing on the project and determined they could not support the combination of deviations included in the specific plan and denied without prejudice Zoning Ordinance Amendment 16-03; and

WHEREAS, in August 2022, the property was sold to the current applicant and after collaboration with planning staff, the applicant submitted a revised proposal with an improved design and a different product type that resulted in:

- A change from a 10-unit condominium development to an eight-lot detached single-family development, and an increased easterly front setback on Temple Avenue to meet the 20-foot minimum required.
- A revised site and new floor plan, which enabled the applicant to increase the number of parking spaces to include eight surface parking spaces, one for each dwelling unit and two guest parking spaces.
- The lowering of three-story units to two stories, which reduced building heights to below the allowed maximum height of 25 feet and incorporated low slope tile roofs which provided adjacent homeowners to the north improved view and ventilation corridors.
- A new architectural design to provide diversity and address the neighbors' concerns.

WHEREAS, due to the extensive history of previous proposals on the project site, the typical outreach process was slightly modified to accommodate community concerns; and

WHEREAS, the view notices were mailed and the existing story poles from the previous project were revised prior to the developer outreach being conducted; and

WHEREAS, on October 9, 2023, consistent with the City's View Policy, view notices were mailed to owners and residents within 500 feet of the site. During the public comment period for the initial proposal, three residents north of the project site expressed concerns, of which two at 1957 Temple Avenue requested a view analysis; and

WHEREAS, in addition to the view notices, outreach letters were sent on November 30, 2023, to adjacent HOA, homeowners, and two property management companies to inform the neighbors about the change of property ownership, and to offer a presentation of the extensively redesigned 2023 project and gather any additional comments; and

WHEREAS, on March 21, 2024, a duly noticed neighborhood meeting was held in the City Council Chamber of City Hall. Two individuals from the neighboring northern property were in attendance. During the meeting, staff provided an overview of the planning process, the applicant presented preliminary plans, and the community members offered feedback. The primary concerns raised from Units 101 and 102 Temple View condominiums included 1) The close distance of the proposed Dwelling Unit 1 second-story roofs from the neighboring northern property's patios, and 2) The height of the proposed Dwelling Unit 1 second story and roof blocking the view of Temple Avenue from both property's patios; and

WHEREAS, It was determined that the view impacts for Units 101 and 102 of the Temple View condominiums are neither primary nor secondary and therefore are

unprotected views of non-eligible street and sky vistas. Since these views are neither the only views nor of a unique landmark, the report concluded that there is no significant impact; and

WHEREAS, the applicant voluntarily modified the project design particularly for Dwelling Unit 1 located on the northeast portion of the project site in an effort to further reduce project impacts by preserving the non-eligible street and sky views for Units 101 and 102 of the Temple View condominiums; and

WHEREAS, after conducting outreach to those with concerns, no further issues were raised; and

WHEREAS, on October 4, 2024, a notice of a Planning Commission public hearing regarding the proposed project was mailed to all property owners and residents within 500 feet of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, the Planning Commission has recommended City Council adoption of Mitigated Negative Declaration (SCH 2024100062) related to Site Plan and Design Review 24-01, Tentative Tract Map 74232, and Zoning Ordinance Amendment 24-01 in satisfaction of requirements of the California Environmental Quality Act; and

WHEREAS, on October 15, 2024, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the request; and

WHEREAS, the City has incorporated all comments received and responses thereto.

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

Section 1. The proposed project, subject to the attached conditions, is in conformance with the zoning ordinance, other ordinances and regulations of the City, and the following goals and policies of the General Plan:

LAND USE ELEMENT GOAL 1 – Manage growth to achieve a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, and industrial land, open space, and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City revenues.

Land Use Policy 1.2 – Provide opportunities for a variety of residential densities and housing styles.

Finding regarding Land Use Policy 1.2 – The proposed residential development provides eight above moderate (income level) single-family residential dwellings. Development of the project will assist the City in meeting its Regional Housing Needs Assessment (RHNA) goal for 2021-2029.

Land Use Policy 1.3 – Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

Finding regarding Land Use Policy 1.3 – The proposed project is an infill parcel with three existing storage structures onsite. The project is located on the west side of Temple Avenue between East 19th and East 20th Streets and is surrounded by condominium complexes on the north, west, and south and single-family on the east. The project site is less than one mile to commercial uses on Pacific Coast Highway.

LAND USE ELEMENT GOAL 2 – Ensure that new development is consistent with the City’s circulation system, availability of public facilities, existing development constraints and the City’s unique characteristic and natural resources.

Land Use Policy 2.6 – Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

Finding regarding Land Use Policy 2.6 – Two plugged and abandoned oil wells are present on the project site. Both wells were located, excavated, and tested for methane leaking,

then surveyed and a vent cone installed. The project has been designed to ensure both abandoned wells are accessible in an emergency capacity and that no habitable structures will be placed on top of or within close proximity to them. Well #79 is located near proposed open parking spaces, providing a 10-foot unobstructed radius from the nearest structure and more than 10 feet of clearance from the nearest property lines, allowing for unobstructed access to the wellhead if needed. Similarly, Well #3 is located near proposed open parking spaces, providing a 10-foot radius that is partially unobstructed by a four-foot-tall removable metal picket fence. The fence is designed and installed to be easily removed, ensuring full access to the adjacent wellhead, when necessary, with more than 10 feet of clearance from the nearest property lines.

LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Land Use Policy 3.7 – Maintain and enhance the quality of residential neighborhoods.

Finding regarding Land Use Policy 3.7 – The proposed project is an infill site that will replace three existing, dilapidated buildings previously used for storage. The dwelling units feature a modern, simplified Spanish style architecture including concrete tiled roofs, fine textured stucco finish, decorative Bermuda style awnings, metal window flower shelves, accent iron cross bars, forged steel baluster railings, and Arto Tile Arabesque accent tiles. The development incorporates architectural diversity by providing three exterior elevation designs and two different color schemes. There are four variations of entry porches, four entry door designs, three garage door styles, and several overhang roof style and rooftop configurations, all featuring photovoltaic solar structures.

Land Use Policy 3.18 – Minimize the impacts of stormwater runoff to the maximum extent practicable on the biology, water quality and integrity of natural drainage systems and water bodies.

Finding regarding Land Use Policy 3.18 – The Project Site currently accepts storm water runoff from the adjacent Smart Homes property to the northwest (7216-020-012), which drains into the municipal storm drain system. As part of this project, the Smart Homes applicant reached out to the

Courtyard applicant to secure an agreement for shared sewer and stormwater facilities. The stormwater and sewer from the Smart Homes property will be collected via separate stormwater and sewer lines in compliance with the County of Los Angeles Department of Public Works and discharged toward Temple Avenue within a six-foot-wide public service easement. This easement between the two parties has been approved by the City Engineer and was recently recorded for the purpose of installing, maintaining, repairing, renewing, and replacing an underground sanitary sewer line, sump pump, and stormwater drain line. Additionally, the proposed project includes a stormwater drainage and erosion control system designed to manage stormwater runoff from both sites. The system features a series of inlet drains, catch basins, a trench drain, and permeable pavement that directs water into an underground modular polypropylene “CUDO” storage system. The project will comply with the City’s Low Impact Development (LID) standards which requires that the site must be treated with LID Best Management Practices prior to discharge.

Land Use Policy 3.19 – Maximize to the extent possible the percentage of permeable surfaces to allow more percolation of stormwater runoff into the ground.

Finding regarding Land Use Policy 3.19 – The project includes landscaped backyards and common areas. The private driveway, surface parking, and rear yard patios have been designed to use decorative permeable pavers to allow for percolation of stormwater on-site.

CIRCULATION ELEMENT GOAL 1 – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Circulation Policy 1.f. – Ensure that new development provides adequate parking for anticipated uses; however, reductions in parking requirements should be considered where alternative modes for transportation or shared parking exist.

Finding regarding Circulation Policy 1.f. – Onsite parking for the project complies with the multi-family parking standard even though the residential product type being proposed is single-family. The project provides two parking spaces within an enclosed garage and one designated surface parking space for each dwelling unit. Additionally, two guest parking spaces are located at the west end of the project site, positioned on each end of the hammerhead. Additionally, the zoning code requires one guest parking space per four units.

The project meets this requirement by providing the necessary two guest parking spaces.

HOUSING ELEMENT GOAL 1 – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Housing Element 2021-2029 Program Category #1 Goal – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Finding regarding 2021-2029 Program Category #1 Goal – Development of eight new single-family detached dwelling units sold at market rate will assist the City in meeting its 188 above moderate-income Regional Housing Needs Assessment. The project’s development will be reported with the City’s annual progress report which is sent to the State Department of Housing and Community Development when the building permits are issued.

Section 2. The proposed project is in conformance with any redevelopment agency or successor agency and any executed owner’s participation agreement or disposition and development agreement.

Section 3. Subject to the attached conditions, the following will be arranged as to avoid traffic congestion, to ensure the public health and safety and general welfare, and to prevent adverse effects on surrounding properties: facilities and improvements; pedestrian and vehicular ingress, egress and internal circulation; setbacks; height of building and structures; signs; mechanical and utility service equipment; landscaping; grading; lighting; parking; drainage; and intensity of the land use.

Section 4. The topography is suitable for the proposed site plan and the site plan, subject to the attached conditions, is suitable for the use intended.

Section 5. The proposed development provides for appropriate exterior building design and appearance consistent with and complementary to present and proposed buildings and structures in the vicinity of the subject project, while still providing for a variety of designs, forms and treatments.

Section 6. The proposed project Identification wall sign is 14.7 square feet in size and 2’-8” in height. In accordance with the City’s municipal code, the project is permitted to have one wall sign with a maximum area of 20 square feet and a height of three feet, As proposed, the project identification wall sign is consistent with the provisions of Chapter 20.52, Site Plan and Design Review, and the provisions of Chapter 20.58, Signs.

Section 7. The Project Identification wall sign is consistent and

compatible with the visual image and architectural design of the overall project it is intended to serve.

Section 8. The Project Identification sign scale is in proportion with project and other aspects of the project development as well as surrounding development.

Section 9. The Project Identification wall sign will not conflict with or interfere visually with other signage on-site, and to the extent feasible, signage off-site.

Section 10. The Project Identification sign includes cast metal flush-mounted letters in a dark oxidized bronze color selected for durability, wear characteristics, ease of maintenance and initial beauty.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby approve Site Plan and Design Review 24-01, subject to the Conditions of Approval attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Signal Hill, California held on the 15th day of October, 2024.

SONIA SAVOULIAN
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. XXX-10-15 was adopted by the Planning Commission of the City of Signal Hill, California, at a regular meeting held on the 15th day of October, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY

Site Plan and Design Review 24-01
Recommended Conditions of Approval

Project: The Courtyard Specific Plan (SP-21)

Location: 1933 through 1939 Temple Avenue (APN 7216-020-011 and 7216-021-002)

Applicant/Agent: Guy Alexander – Signal Ventures, LLC

Property Owner: Signal Ventures, LLC

1. The property owner/applicant shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that property owner/operator shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.
2. The project shall substantially conform to the site and building plans on file with the Community Development Department, as herein or as modified by the Planning Commission. It shall be the responsibility of the developer, the architect and the contractor to develop the project consistent with the aforementioned plans. Any substantial modification to the approved site and building plans shall be subject to approval of the Planning Commission.

3. The applicant shall pay building plan check and permit fees as estimated in Exhibit B and comply with all Public Works Improvements conditions as shown in Exhibit C attached hereto. Fee amounts are based on the current fee schedule and are subject to change.
4. Pursuant to Section 20.52.060.A of the Signal Hill Municipal Code, construction of the improvements set forth in the approved site plan shall be commenced within one year from the date the approved site plan is signed by the Director of Community Development. Thereafter, the Site Plan and Design Review approval shall expire and become null and void, unless a written request for extension is received by the Director of Community Development at least thirty days prior to such expiration. Thereafter, the Site Plan and Design Review approval shall be subject to extensions as provided in Signal Hill Municipal Code Section 20.52.060.A.
5. Pursuant to Section 20.52.085 of the Signal Hill Municipal Code, after a building, grading, or demolition permit has been issued authorizing work at any sites, the site shall be secured and screened to the satisfaction of the Building Official.
6. Pursuant to Section 20.52.100 of the Signal Hill Municipal Code, the Building Official or Director of Community Development may deem any building, grading, or demolition permit to be null and void if a Certificate of Occupancy has not been issued within 180 days, starting from the date of issuance of the first building, grading or demolition permit for the project. Construction time periods may be extended as provided in Section 20.52.110 in accordance with the procedures specified therein.
7. Pursuant to Section 20.52.040.C. of the Signal Hill Municipal Code, the applicant shall submit operational plans for any model homes for review by the Planning Commission and Fire Department. Signs associated with the model homes shall be included and meet the size and height requirements of the City's Sign Code. Within ninety (90) days after the termination of the use of the subject property as a model home and real estate sales office, the applicant shall remove, relocate or revise the parking lot, signs, all temporary fencing, the sales office and the model homes signs as necessary to comply with the current applicable zoning regulations.
8. Approval of Site Plan and Design Review 24-01 is subject to City Council approval of Zoning Ordinance Amendment 24-01 and Tentative Tract Map No. 74232.
9. The applicant shall comply with the mitigation measure(s) within the approved Mitigated Negative Declaration SCH #2024100062 as provided in Exhibit D attached hereto.
10. The applicant shall comply with Chapter 16.24 Development Standards for Properties Containing Abandoned Wells, of the Signal Hill Municipal Code.

Prior to issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Planning Department:

11. A licensed Landscape Architect shall prepare the plans and submit the required number of digital and hard copies to the City of Signal Hill Planning Department.
12. The landscape construction plans shall be in substantial conformance with the preliminary landscape plans as approved by the City's Landscape Architect, City Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included. All items required per the City's Landscape Documentation Package Requirements shall be provided.
13. It is the responsibility of the landscape architect to be aware of and comply with the requirements and standards of Chapter 13.10 Water Conservation in Landscaping - of Signal Hill's Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.
14. It is the responsibility of the applicant and owner's design team to be aware of and comply with the layout and landscape requirements and standards for Off-Street parking landscaping according to Chapter 20.70 of the Signal Hill's Municipal Code.
15. It is the responsibility of the applicant and owner's design team to be aware of and comply with the requirements and standards for New Street Tree Planting, according to Chapter 12.05 Tree Planting Standards.
16. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
17. All planter areas shall be fully planted with groundcover, shrubs, and trees. All shrubs and groundcover shall be spaced to infill fully by two (2) years from installation.
18. All slopes shall be fully planted with an erosion control groundcover, as well as slope-stabilizing shrub and trees. All slope shrubs and groundcover shall be spaced to infill fully by one (1) year from installation.
19. All planter areas shall provide a minimum five (5) feet wide planter area clear of curbs, concrete step-out strips, walkways, walls, footings, and overhead supports.
20. Provide canopy shade trees at parking spaces no farther than 20-30 feet on center to provide shade at 15 year growth. Tree symbols are to be shown at species' 15-year growth.
21. Perimeter landscape design shall coordinate with surrounding properties. Select

street trees to match adjacent existing or approved species. Shrub and ground cover selections are to match or complement adjacent developments.

22. Provide enhanced corner planting using specimen trees and accent shrubs that do not conflict with vehicular line of sight. Limit plants and obstructions within the corner cut-off area to a maximum of 36" high.
23. Avoid plants that require cutting back to keep them within a specific area or at a trimmed height. Carefully select and locate plants where they will be allowed to grow to maturity and keep their natural shape.
24. Avoid trees with root damage potential in planters directly adjacent to and within parking lot areas. Carefully select parking lot trees with low root damage potential, that will fit within the proposed planter width at full maturity, and with broad canopy to maximize shade coverage over parking stalls.
25. Plant materials within vehicular line of sight impact areas are to be limited to a maximum of 36" natural height. Impact areas include but are not limited to project entries, drive aisles, and parking lot island planters.
26. Linear root barriers shall be installed for all trees located within five (5) feet of paving and within ten (10) feet of city sidewalks.
27. Above ground utilities shall be located in shrub areas and screened as required from public view. Fire equipment shall have a setback of ten (10) feet, or as otherwise permitted, where only low growing ground covers shall be planted.
28. Utilities and light standard locations shall be coordinated with Owner's engineering team to avoid conflicts with required tree locations and utility screening.
29. An opaque shrub screen shall be installed along all drive aisles and parking areas abutting public streets and rights-of-way to reduce the impact of headlight glare outside project bounds. The screening shall have a height of not less than thirty (30) inches and not more than forty-two (42) inches at maturity. The City's Community Development Director or Landscape Architect may require upsizing of screening shrubs to 15 gallon to provide immediate screening. Screening shrubs shall be spaced as closely as feasible while still allowing for healthy long-term growth and condition at maturity, based on plant species and variety.
30. All landscape and irrigation improvements to be maintained by the property owner and/or property owner's association. Property owner shall supply water to all adjacent existing street trees and parkway planting along project frontage.
31. A tree report prepared by an ISA-certified arborist shall be provided to the City with the landscape permit set. The tree report shall identify all existing trees located in both the onsite and offsite areas associated with the project.

32. The report shall identify the general condition of trees, diameter, and any required mitigation based on the City's tree ordinance. If the right-of-way trees are in poor health necessitating removal, applicant shall work directly with Public Works to determine the number of replacement trees, species, and locations. Trees and all obstructions greater than 36" shall be located outside of the limited sight area at the corner, for safety purposes.
33. If any mitigation is required, a summary of mitigation required and provided shall be included within the plan set demonstrating compliance.
34. The project shall comply with all local requirements required to methane mitigation and enlist an environmental consultant familiar with methane gas venting. Landscape for the project shall be coordinated with any required vents and related infrastructures. Plans shall indicate any required vents and show location of underground elements which would impact the location of trees onsite. Impermeable hardscape adjacent to buildings should be minimized and substituted for permeable hardscape wherever feasible to avoid the build-up of gases below impermeable surfaces.
35. Trees shall be shown at mature diameter (approximately 15 years growth) and mature canopy shall not extend into any neighboring parcels. Trees will be located to not infringe upon neighboring parcel's solar access.
36. Turf shall be limited to areas of active use. For passive areas, a low water lawn alternative is recommended. Warm season grass may be used if desired provided the water calculations for the site do not exceed the maximum allowable water allotment for the site.
37. All wellhead locations shall be shown on the plan, as well as required setbacks and clearances at well heads. Permit landscape plan shall clearly identify these items, and all landscaping shall be arranged to maintain setback clearance areas.
38. Parkway planting shall be provided and shall follow the City's Parkway Design Guide.
39. The following notes shall be included on the final plans:
 - a) All exposed metal flashing or trim shall be anodized or painted to match the building.
 - b) Final adequacy of landscape materials shall be subject to field inspection by the Community Development Department; additional landscaping deemed necessary upon inspection shall be installed by the applicant at his/her sole expense.
 - c) Exterior colors and materials shall be specified on the plans and be consistent with the color boards on file in the Community Development Department.
 - d) Street address numbers, which are visible from the street and private

driveway, shall be provided.

- e) Exterior lighting shall be shielded and directed so as to not interfere with adjacent properties.
 - f) All areas of a lot to be used for the purpose of parking, loading, storage or access to any parking, loading or storage area shall be graded, surfaced, drained, and marked in accordance with all city standards and the provisions of this title.
 - g) Parking stalls shall be clearly delineated by striping not less than three inches wide and appropriately labeled for loading, handicapped, etc., where necessary.
 - h) Wheel stops and/or six-inch concrete curb shall be required for all parking stalls. Directional arrows and signs shall be placed on and off-site where required by the city engineer.
40. The garages shall include automatic garage door openers and include 72 cubic feet of storage area.
41. The applicant shall be responsible for constructing the Smart Homes retaining wall along the northern property line if the property owner of the Smart Homes development fails to fulfill its obligation to do so. The approximately 98 linear foot wall must be built in accordance with the Smart Homes development approved plans and meet all relevant building codes and standards. Prior to commencing construction, the applicant must provide documentation confirming that the Smart Home development has completed the required work.
42. Submit a lighting plan for review and approval by the Community Development Director.
43. The landscape plan shall be approved by the City's Landscape Architect and the Community Development Director. Exterior lighting should illuminate parking, pedestrian areas, building entrances, and landscaping. All exterior lighting shall be shielded, hooded and so arranged as to prevent a nuisance to surrounding or nearby properties from occurring, including public rights-of-way.
44. Trash and recyclable materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the City's recycling program. The number and size of the enclosure(s) and service shall be coordinated with Signal Hill Disposal.
45. All trash and mechanical equipment shall be screened from view. Privacy gates that complement the proposed entry gate materials must be approved by the Community Development Director.
46. Submit a plan showing the location of utility boxes and vaults that have been approved by Southern California Edison subject to the approval of the Director of Community Development. The location of the utility boxes shall not be in high profile locations and shall be adequately screened from the public view.

Prior to issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Building Department:

47. Submit three complete sets of construction plans to the City for review and approval demonstrating compliance with the 2024 California Building Codes including: buildings, fences/walls, landscaping and equipment foundations/slabs and pits, submit two sets structural engineering (seismic zone 4) and equipment specifications.
48. Submit a soils report prepared by a registered soils engineer and implement the recommendations contained in the report.
49. All new and existing on-site utilities must underground utilities (electrical, telephone, cable television).
50. Submit a separate site plan showing all easement areas.
51. Submit a soils management plan to provide guidance to building contractors in the event that discolored or odiferous soils are discovered during on-site excavation and grading activities.
52. Prior to issuance of grading permit, provide confirmation that grading construction activities comply with AQMD Rule 403 for dust and emissions control.
53. All dwellings shall be provided with separate gas, electrical, water meters. All new gas meter locations must be approved by the City of Long Beach Gas and Oil Department. All new electrical meter locations must be approved by Southern California Edison. All new water meter locations must be approved by the Water Department.
54. All dwellings shall be provided with separate water meters for each house.
55. Fire sprinklers shall be required under the California Building Code. The applicant shall submit to the City a copy of the plans stamped "approved" by the Los Angeles County Fire Department.
56. Install one (1) public fire hydrant as noted by the Los Angeles County Fire Department. All required public fire hydrants shall be installed, tested, and accepted prior to beginning construction. All fire hydrants shall measure 6" X 4" X 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4. The Fire Flow Availability shall demonstrate the required fire flow for public hydrants to be 500 gallons per minute (GPM) at 20 psi for a duration of 2 hours.
57. Provide a well exhibit to identify all active wells within a 100' radius of any

residential structure for review by LA County Fire pursuant to the LA County Fire Code section 7904.3.2.3.

58. Pursuant to Section 16.24.080.B of the Signal Hill Municipal Code, a methane site assessment permit is required on all development sites where construction permits are required. No methane site assessments shall be conducted without a permit and an approved work plan issued by the Oil Services Coordinator.
59. Pursuant to Section 16.24.080.C of the Signal Hill Municipal Code, the methane site assessment shall be conducted to the satisfaction of the Oil Services Coordinator and in accordance with the city's "methane assessment minimum requirements standard" on file in the Community Development Department and publicly available. The assessment report shall be signed and stamped by a State of California registered geologist and submitted for review to the Oil Services Coordinator. Methane assessment shall be conducted no less than 30 days following any soils disturbance on the site.
60. Pursuant to Section 16.24.080.D of the Signal Hill Municipal Code, if the methane site assessment requires mitigation, a methane mitigation plan shall be prepared in accordance with the city's "methane mitigation minimum requirements standard" on file in the Community Development Department and publicly available. The methane mitigation plans shall be submitted for review and approval by the Oil Services Coordinator prior to the issuance of a grading or building permit.
61. Due to the presence of the two abandoned oil wells located within 100 feet of the proposed developments, the investigative findings, and the City's methane mitigation requirements (City of Signal Hill, Community Development Department, Methane Mitigation System (December 12, 2023), a Modified Active Methane Mitigation System including the following features would be installed as part of the Project as proposed by the City's Environmental Consultant:
 - a) An impermeable membrane such as Liquid Boot would be required to be installed sub slab and shall be placed in between geotextile and geo cloth per manufacturer's specifications to protect it from the gravel blanket below and sand above.
 - b) A minimum 2-inch gravel blanket is required underneath the impermeable membrane.
 - c) Horizontal slotted vent pipe(s) shall be placed in the gravel blanket.
 - d) The horizontal vent pipe(s) shall be tied into vertical cast iron vent pipe risers (typically placed in between the interior and exterior walls of the structure), no greater than 100 feet apart.
 - e) The number of vertical vent pipe risers shall be doubled from the requirements of the passive system; vertical vent risers shall extend a minimum of three feet above slope of roof line and shall terminate not less than 10 feet from any opening into the structure in every direction.
 - f) Conduit and cable seal(s) and trench dam(s) shall be installed.
 - g) Signage on vertical vent pipe risers identifying the vent risers as a methane

mitigation system shall be required.

- h) Hardscape and landscape areas shall provide methane mitigation as follows:
- i. Paved areas greater than 5,000 sf. within 15 feet of the exterior of the proposed development require venting.
 - ii. The surface level vents shall be spaced no greater than 100 feet apart and shall consist (subgrade) of a minimum of 12 inches (width) of exposed $\frac{3}{4}$ -inch rock on top of exposed soil; the exposed rock shall have a minimum height of one foot; the rock shall be contained vertically subgrade and shall be protected at the surface.
 - iii. Methane vent boxes in hardscape shall be 18 inch by 18 inch concrete traffic rated bottomless catch basins filled with $\frac{3}{4}$ inch gravel, the rock shall rest on soil, the vent box shall have a concrete collar +/- 6 inch width by inch depth all the way around extending above the surface and sloped to prevent water infiltration with a 14 inch by 14 inch by 1" thick traffic rated grate on top.
 - iv. Surface level vents shall not be placed at areas of low site elevation. Along two sides of the landscaped areas contiguous to the exterior of the proposed development may eliminate the need to vent continuous paving.
 - v. Vertical vent risers to allow methane to vent from well-heads shall extend a minimum of 10 feet above grade.
 - vi. Signage indicating surface level vents in hardscape and landscaped areas are for purposes of methane mitigation shall be posted.

62. Pursuant to Section 8.08.055 of the Signal Hill Municipal Code, submit a plan for review and approval of the Building Official that complies with the AQMD Rule 1403 and demonstrates that at least 65% of the construction and demolition debris generated by the project is recycled/diverted to comply with the State-mandated waste diversion requirements pursuant to SHMC 8.08.055 and CALGreen Sections 4.408 and 5.408. A contractor producing construction and demolition debris shall contract with the City's refuse contractor for the removal of the debris, or with approval from the City, shall self-haul the debris to an approved disposal site. Prior to receiving a permit from the City for construction or demolition, the contractor shall develop and submit a plan to recycle and salvage the projected construction and demolition debris to the greatest extent feasible. The recycling plan may include source-separated recycling, mixed debris recycling, salvaging and disposal of non-recyclables and non-salvageable debris. Include a note on the building plans that EDCO disposal service will be used and is required as the exclusive franchise refuse hauler for the City. Failure to comply with the approved plan may result in enforcement action from the Public Works Department.

63. Prior to demolition of onsite structures, ACBM materials should be properly abated and disposed of by a licensed abatement contractor.

Prior to issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Public Works/Engineering Department:

64. Comply with all Public Works requirements in Exhibit C of the recommended Conditions of Approval for Site Plan and Design Review 24-01 pursuant to the approval of the City Engineer.
- a) Prior to issuance of any permits (grading, excavation, etc.) all improvement plans (street, sewer, water, alley, grading, etc.), all dedication/vacation drawings, must be approved to the satisfaction of the City Engineer.
 - b) Provide documentation that all existing utility and pipeline easements across the property, affecting the development of the property, have been relinquished or abandoned.
 - c) The developer/applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City and one-year following the improvements in accordance with the Subdivision Agreement. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the developer/applicant to the satisfaction of the City Engineer.
 - d) Construction Plans for Grading, Storm Drain, Low Impact Development, street improvement, sewer connection, dry utilities connection, water improvement, and erosion control shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Proposed improvements shall be designed and constructed per City Public Works Standards.
 - e) Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards
 - f) All existing public facilities in conflict with new improvements shall be relocated at no cost to the City. The property owner shall dedicate, or cause to be dedicated all easements needed to accommodate the relocation, modification or installation of facilities to be maintained by the City or any public utility company.
65. The applicant shall submit a Grading Plan prepared by a registered Civil Engineer, on City Title Block Mylar, subject to the review and approval of the City Engineer.
66. The applicant shall submit a Street Improvement Plan prepared by a registered Civil Engineer, on City Title Block, subject to the review and approval of the City Engineer. Applicant shall construct the following Public Works Street Improvements (per approved plans & City Standards):
- a) Construct Driveway Approach along Temple Avenue frontage to comply with ADA (American with Disabilities Act) and per City Standard Plans.

- b) Construct new Parkway Landscaping with irrigation per City parkway design guidelines.
- c) Install 2 Street trees planted in deep root control boxes with irrigation. Type of Tree shall follow 2023 Street Tree Master Plan.
- d) Remove existing driveway and replace with full height curb and gutter and install new 5-foot width sidewalk per City standard plans along property frontage and connecting to the existing adjacent sidewalks.
- e) Restore street pavement with a 2" grind and overlay to minimum of Temple Avenue centerline (final restoration limits shall vary with utility trenching) within the property frontage limits and connecting to adjacent street pavement. Asphalt pavement submittals shall be approved by the Public Works Department. Restore any damaged or marred pavement striping and markings at the completion of the offsite improvements.
- f) All utility connections, street improvements, and any other work performed in the public right-of-way will require a traffic control plan prepared per the City of Signal Hill Public Works Department requirements. The cost of the design and implementation of the traffic control plans shall be borne by the project proponent. See Section 10 of the conditions for more details.
- g) All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.
- h) The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Los Angeles County Surveyor Standards after construction.

67. No new overhead facilities are permitted. Under-ground all new dry utilities (electrical, telephone, cable T.V., communications lines, etc.).

68. The City of Signal Hill will perform a preliminary review of the applicant's method of connection to the sewer. Based on the City's review, a review form will be issued by the City. The applicant is to bring the signed review form to the County Sanitation District of Los Angeles County (District), 1955 Workman Mill Road, Whittier, CA 90601 for any sewer connection information and/or design standards for preparation of a sewer extension or connection permit.

If an extension or capacity upgrade of a collector sewer is required, the applicant shall design and construct the sewer to District's standards. The applicant is responsible for design and construction costs, reimbursement of District's design review cost and District's construction inspection costs. The applicant is required to have an executed agreement with District outlining these financial responsibilities prior to District reviewing the design plans. After construction is completed and approved by District, applicant shall file Notice of Completion and prepare a Bill of Sale in accordance with the agreement.

69. The applicant shall provide an engineering study for any proposed connection to the City water system. The study shall be prepared by a registered civil engineer for approval by the City Engineer. Any infrastructure upgrades necessary to meet

the fire code or the domestic water capacity shall be mitigated by the developer. The proposed utility connections shall be made to the City water systems in accordance with the City Code, standards and applicable Federal, State and County regulations.

New separate domestic water service(s), fire services, meter(s) and backflow protection device(s) are required per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service(s) shall be a minimum of 1-inch in size. Meters shall be located in the City right of way within the parkway adjacent to the sidewalk. Existing domestic water service(s) and meter(s) are not to be utilized, they shall be properly abandoned by the developer per Public Works Standard Plan No. 409. The Developer shall hire a properly licensed contractor (General Engineering A license) for the abandonment of existing services, tie-ins and connections to the City water main, and installation of the water services required for the project. The Developer shall contact the water department for the latest water meter specifications, to coordinate inspections, and for any water service shutoffs.

70. The applicant shall execute a Subdivision Agreement also referred to as "Agreement to Install Public Works improvements" for construction of street and Right of way improvements, in a form approved by the City Attorney, and post a Surety Bond or cash deposit in the amount approved by the City Engineer.
- a) An amount equal to at least one hundred percent (100%) of the estimated cost of improvements as security for faithful performance as determined by the City.
 - b) An amount equal to at least fifty percent (50%) of the estimated cost of improvements as security for the payment of all persons performing labor and furnishing materials as determined by the City.
 - c) An amount equal to at least ten percent (10%) of the estimated cost of improvements to guarantee and warrant the work and improvements for a period of one year as determined by the City.
 - d) An amount equal to at least one hundred percent (100%) of the estimated cost of setting monuments as determined by the Subdivider's engineer.
71. The applicant shall clear any outstanding balance on existing deposits and submit additional plan check deposit in the amount of \$10,000 upon first submittal for Construction Plans prepared by the developer's Registered Engineer. This deposit shall cover all staff time and consultant expenses (consultant invoices are assessed a 20% administrative fee per the City fee schedule) incurred on the project including, but not limited to, plan checking, preparation of staff reports, development meetings, field review, submittal review, and inspections.
72. Prior to the commencement of any work in the Public right-of-way, applicant shall submit an engineered Traffic Control Plan for review by the City Traffic Engineer, obtain a City business license, submit insurance documents in accordance with the executed "Agreement to Install Public Works Improvements", and pay all

applicable permit fees as required by the City Fee schedule to obtain an Encroachment Permit for the work in the right-of-way. All development construction plans shall be approved, including any plans submitted to other City departments, prior to permit issuance. All deposits and improvement bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction.

73. This project will result in soil disturbance of less than 1 acre. An erosion control plan shall be prepared by a qualified stormwater professional or licensed civil engineer subject to review and approval by the City Engineer. Prior to the issuance of a grading permit, the applicant shall submit a completed Owners Certification form (OC-1). This form is available in the Public Works Department. Routine inspections shall be performed during the construction and demolition phase of the project to ensure compliance with LA County MS4 requirements for stormwater pollution prevention. Enforcement action may be taken for any stormwater violations including corrective action requests not completed during the allotted timeframes.
74. The applicant shall submit to the City for review and approval a Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual.
- a) Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration except in hillside areas where alternative BMP'S LIDs must be proposed maximizing vegetation and use of biofiltration with underdrains to limit infiltration. Please refer to attached project LID corrective sheet which are incorporated as conditions of approval.
 - b) The applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
 - c) The applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
 - d) The applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.

Prior to issuance of certificate of occupancy, the applicant shall satisfactorily address all of the following as required by the Planning Department:

75. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspections

throughout the landscape installation process. The owner shall provide the City's Assigned Planner with a Landscape Certificate of Completion documentation package at the time of final inspection request. The City will review the Certificate of Completion and conduct a final inspection to ensure that the landscape installation is in compliance with all City policies, practices and the approved landscape plans. The Certificate of Completion shall be complete with irrigation water audit, irrigation schedules, landscape maintenance schedules, and soil management report.

76. Applicant shall make a payment to the City of Signal Hill for Water Impact Fees as required by Signal Hill Municipal Code Title 21 prior to Certificate of Occupancy, request for utilities, or final inspection. Please refer to Building Department Conditions of Approval for latest estimated impact fees.

Prior to issuance of certificate of occupancy, the applicant shall satisfactorily address all of the following as required by the Building Department:

77. It is the applicant's responsibility to contact the Division of Oil, Gas, and Geothermal Resources (DOGGR) directly to inquire about the requirements for participation in the Construction Site Plan Review Program.
78. Submit pad elevation and building location verifications stamped by a licensed surveyor or civil engineer prior to requesting a foundation inspection. The pad elevation and building locations shall be substantially consistent with those shown on the approved plans.
79. Developer must install a sewer lateral clean-out in an easily accessible location between the house and sewer main.
80. Submit a separate as-built site plan showing all on-site underground utilities electrical, sewer and plumbing including connection points, manholes and clean-outs.
81. Provide Los Angeles County Fire Department or City approved building access numbers prior to occupancy.
82. Submit proof of payment for School Impact Fees in an amount to be calculated by the Long Beach Unified School District, consistent with the State Law and District Policy.
83. Pursuant to Chapters 21.40, 21.44 and 21.48 of the Signal Hill Municipal Code, the project is subject to Development Impact Fees as estimated in the attached worksheet (Exhibit B). Prior to the issuance of a Certificate of Occupancy, the applicant shall pay the following:

- a) A Parks and Recreation Impact Fee in the amount of \$204,336.00 -- pursuant to Signal Hill Municipal Code Chapter 21.40, "Parks and Recreation Impact Fees," (the amount is adjusted annually).
- b) A Water Impact Fee in the amount of \$217,216.00 -- pursuant to Signal Hill Municipal Code Chapter 21.44, "Water System Impact Fee," (the amount is adjusted annually).
- c) A Traffic Impact Fee in the amount of \$5,476.48 -- pursuant to Signal Hill Municipal Code Chapter 21.48, "Traffic Impact Fees," (the amount is adjusted annually).

Note: Fee amounts are based on the current fee schedule and are subject to change. Additional fees may apply for outside agencies: LA County Sanitation District, LA County Fire Department, Long Beach Unified School District and City consultant's fees for elevator inspections, NPDES and Methane Mitigation.

- 84. Prior to the issuance of the Certificate of Occupancy, contractor/developer shall provide an invoice or other similar documentation from the City's refuse contractor or a State-certified disposal facility that indicates the type of material(s) disposed, the total tonnage of debris disposed and the estimated percentage of recyclable materials for each load of debris removed from the construction site. The name of the disposal facility and their contact information shall be clearly identifiable on the invoice that is submitted to the Public Works Department for review.
- 85. Public Works requirements shall be complied with, pursuant to the approval of the City Engineer (Exhibit C).

Prior to issuance of certificate of occupancy, the applicant shall satisfactorily address all of the following as required by the Planning Department:

- 86. Pursuant to Signal Hill Municipal Code 13.10.130, submit a certificate of completion for landscaping and irrigation. The certificate shall include project information sheets, certification by the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the project has been installed per the approved landscape documentation package, irrigation scheduling parameters used to set the controllers, landscape and irrigation maintenance schedule, irrigation audit report conducted by a local agency irrigation auditor or third party certified landscape contractor and soils analysis report shall be submitted to the City for review and approval.
- 87. Prior to issuance of any certificate of occupancy for developments constructed over or in close proximity to abandoned wells, the property owner shall record a declaration of CC&Rs, in a form subject to the review and approval of the City Attorney, putting future owners and occupants on notice of the following: the existence of abandoned wells on the site; that the wells within the area of development have been leak tested and found not to leak; description of any methane mitigation measures employed; disclosure that access to these wells has been provided to address the fact that they may leak in the future causing potential

harm; acknowledgment that the state may order the reabandonment of any well should it leak in the future; acknowledgment that the state does not recommend building over wells; and releasing and indemnifying the city for issuing project permits.

End of Conditions.