



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 18, 2022

AGENDA ITEM

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

**FROM: COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: IN THE NEWS

Summary:

Articles compiled by staff that may be of interest to the Commission include:

- A Place in the Sun - Architectural Record
- Climate Adaptation Risk Management - Architectural Record
- Facing housing crisis, L.A. voters back duplexes in single-family neighborhoods - Los Angeles Times
- House of the Month January - Architectural Record
- Inclusionary housing policy updates make affordable units permanent, tie fees to new home values - Long Beach Post News

Recommendation:

Receive and file.



A Place in the Sun

Architects Moore Ruble Yudell and HED exploit open spaces indoors and out in a Santa Monica high school.

BY SARAH AMELAR

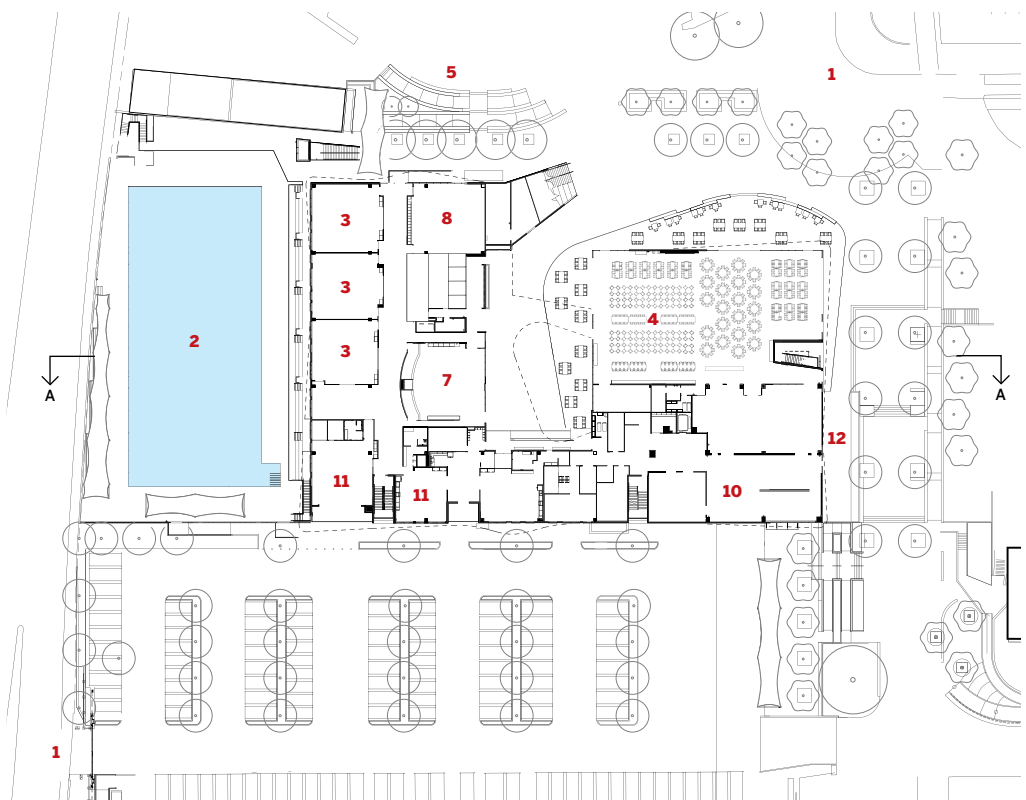
PHOTOGRAPHY BY INESSA BINENBAUM

ACCORDING TO some predictions, 65 percent of preschoolers today will hold jobs that do not yet exist. Whether such statistical forecasts are precisely accurate, it's undeniable that technology and pedagogical approaches are in flux, challenging age-old models for classrooms with tidy rows of students facing a teacher in front. Ideas that learning can happen more effectively in other ways—with, for example, less formal clusters, in self-paced and interactive modes—have increasingly permeated the mainstream. “It’s become clear that schools need to be designed to accommodate long-range unknowns, as

well as spatial needs that shift even over the course of an ordinary school day,” says architect John Dale, principal of HED and cofounder of the Council on Open Building (OB), which advocates for nimble adaptability of architecture, as well as of entire cities. Dale was eager to apply OB principles to an educational facility from the ground up—the first in the U.S.—and that opportunity came with the 260,000-square-foot Discovery building that HED designed, in collaboration with Moore Ruble Yudell (MRY), for Santa Monica High School, the public institution affectionately known as Samohi. But the versatility



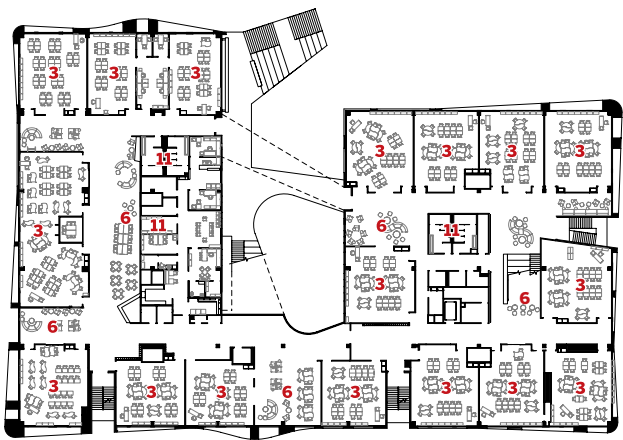
ALONG THE western side of the Discovery building is an Olympic-size swimming pool (above). Volumes are pulled apart and windows deep-pochéd and painted yellow to break up the massing of the 260,000-square-foot structure (top). Plazas, stairs, and courtyard spaces abound (opposite).



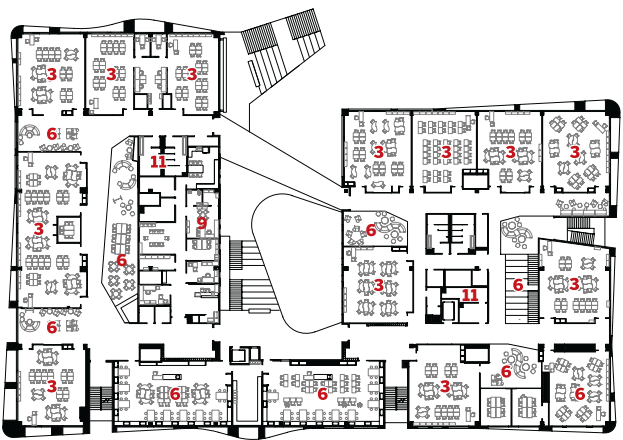
MAIN-FLOOR SITE PLAN

0 100 FT.
30 M.

- | | |
|--------------------|--------------------------|
| 1 CAMPUS ENTRANCE | 7 MEETING/
CONFERENCE |
| 2 SWIMMING POOL | 8 LABS |
| 3 CLASSROOMS | 9 ADMINISTRATION |
| 4 DINING | 10 KITCHEN |
| 5 CENTENNIAL PLAZA | 11 SUPPORT |
| 6 COMMONS | 12 FREEDOM WALK |

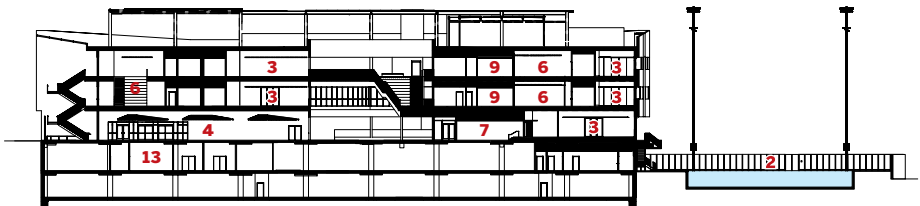


SECOND-FLOOR PLAN



THIRD-FLOOR PLAN

0 50 FT.
15 M.



SECTION A - A

0 50 FT.
15 M.

of this project, begun in 2017, was put to the test sooner than expected. By opening day, in August 2021, Discovery's resilient interiors had been readily reconfigured for the social distancing, reduced class sizes, and ventilation adjustments the pandemic demanded. "What we accomplished would not have been possible in our old building," says Carey Upton, chief operating officer of the Santa Monica-Malibu Unified School District, in Los Angeles County.

The five-story, \$155 million Discovery building—which includes classrooms, administration offices, a large cafeteria, a suite for medically fragile students, an Olympic-length outdoor pool, and a two-level parking ga-

rage—was designed with loungelike common areas in place of dedicated corridors, and movable interior partitions throughout, maximizing flexibility. The project is part of a 2010 phased master plan by R.L. Binder Architects (RLBA) to renew the 26-acre, 99-year-old campus (concurrent with adaptive restoration of some of its early structures). The Innovation building, by RLBA, completed in 2016, has a STEM emphasis, whereas Discovery focuses largely on the humanities. Samohi's "house" system divides its student body of 3,000 into more intimate groups of about 600, each with its own principal, home base, and primary areas of study. Discovery contains two houses.

Its Open Building strategy is based on a permanent shell-and-core structure, with reconfigurable, reprogrammable, even replaceable fit-outs—enabling the building to evolve and remain sustainable over a long lifespan. In response to workshops with teachers, staff, administrators, and pupils, the architects designed a loft-type building—a plaster-clad shell and prefabricated steel moment-frame skeleton with a uniform, 32-by-38-foot column grid, making interior shear walls unnecessary. To enhance flexibility, vertical mechanical shafts are distributed evenly throughout, and most classrooms, commons, and labs have raised floors—containing electrical, data, water, and supply-air networks—allowing for relatively easy relocation of ports, outlets, and diffusers, as needed.

Instead of deep rectangular floor plates, Discovery's footprint is U-shaped, ushering daylight across the interiors. The U defines an open-ended courtyard, laced with overhead walkways and a broad stairway—with a growing green wall behind stadium and regular steps—providing the building with exterior circulation options, as well as social-gathering perches. Most of the interior vertical circulation rises along the plan's perimeter, keeping the floor plates unencumbered. Echoing the rhythms of the big outdoor staircase, a wide indoor one forms a casual amphitheater, descending into a communal area. Each commons has a long whiteboard wall, with interactive video projectors alongside reconfigurable clusters of easy chairs and tables, encouraging spontaneous collaboration. "We treat the entire building as a learning space," says Upton. Glass-and-metal folding walls open the classrooms visually and physically to the commons. With similarly blurred boundaries, the 12,000-square-foot multipurpose cafeteria—with its glazed garage-style doors—spills outside to a plaza.



ECHOING the rhythms of the outdoor staircase in the central courtyard is a wood stair with stadium seating to encourage casual study (above). Under the stair, a bench angles around the corner to offer an intimate sitting area (left).



This dining hub serves the entire campus, with its kitchen also preparing meals for other district schools. Open-air learning areas will soon extend to a roof deck with a weather station, hydroponic and aquaponic labs, an aquarium, and a panel registering the performance of the building's own sustainable systems (which incorporate electricity-generating PV panels and pool-heating solar collectors).

Playing against the interior's adaptability, the exterior has a more permanent, self-contained character, with its white-plastered facades (highlighted by deep, yellow window surrounds) and curving corners honoring Samohi's Streamline Moderne architectural legacy. Also important were connections between the community and campus—just a few blocks from the beach, amid residential and commercial areas, and bound to the north by the I-10 freeway. Michigan Avenue runs through

the school grounds, which open to the public after hours and on weekends, allowing for sharing of the swimming pool and meeting spaces.

But the students are the main focus. "When they first walked into the new building," says principal Antonio Shelton, "many said, 'Wow, this is like a college campus!'" And now, at the end of the day, when they're still collaborating in the commons, he adds, "We have to tell them, 'Hey, it's time to go home!'"

Across campus, MRY and HED have already broken ground for the master plan's next phase, to include athletic, dance, and yoga facilities; media, recording, photo, and design labs—and more. But with all their work at Samohi, "completing construction is just the beginning; the process of change continues," says MRY principal in charge James Mary O'Connor. "It's about preparing this place for its next 100 years." ■

Credits

DESIGN ARCHITECTS: Moore Ruble Yudell — James Mary O'Connor, design principal; John Ruble, partner; Takuji Mukaiyama, Anthony Wang, project managers.
HED — John Dale, principal in charge; David Decker, Steffen Leisner, project managers; Duane Fisher, project architect

ARCHITECT OF RECORD: HED

ENGINEERS: Saiful Bouquet Structural Engineers (structural); Wheeler and Gray (civil)

CONSULTANTS: Pamela Burton & Company (landscape)

CLIENT: Santa Monica-Malibu Unified School District/Santa Monica High School

SIZE: 260,000 square feet

COST: \$155 million

COMPLETION DATE: August 2021

Sources

METAL PANELS/CURTAIN WALL/FRAME: Arcadia

GLASS: Vitro Architectural Glass

ACOUSTICAL CEILINGS: Armstrong; MDC ZintraBaffles

WINDOW TREATMENT: Mechoshade

PAINTS AND STAINS: Sherwin-Williams

WALLCOVERINGS: Forbo



Risk Management

Designers create learning environments that respond to the threats of a warming planet.

BY JOANN GONCHAR, FAIA

IF SIMPLE observation hasn't made it clear, the report released by the Intergovernmental Panel on Climate Change (IPCC) this past August left little doubt: the earth is warming at an alarming rate. Even if mankind sharply cuts greenhouse emissions immediately—and quick action seems unlikely, given the outcome of the international climate summit in Glasgow in November—a hotter future is essentially assured, says the IPCC's panel of scientists, convened by the United Nations.

As the planet continues to warm, the report says, changes that are already happening to our climate—from more intense rainfall in some regions, to drought in others, to extreme heat in many—will escalate, further endangering ecosystems and human health.

The takeaway for architects is that they must do more than design buildings that *mitigate* climate change through measures to reduce the greenhouse-gas emissions—they need to create buildings *adapted* to the im-

pacts of global warming that will come or are already here.

Arguably, no typology is more important in this regard than schools, since they safeguard society's most vulnerable. And when schools aren't up to the climate and severe weather challenge, the continuity of education suffers—as it did after the 2017 hurricanes Irma and Maria, when some K-12 schools in Puerto Rico were closed for up to 70 days. Then there is California, where



A HILLTOP VILLAGE of simple volumes (above) replaces buildings on the Ojai Valley School's Upper Campus, in Ventura County, California, destroyed in 2017 by the Thomas Fire (right).

school closures affected nearly 1.3 million students due to wildfires during the 2018–19 academic year.

Architects might not be able to anticipate exactly how a particular climate event or weather disaster might unfold, but they can design so that the impact is minimized and the likelihood that their buildings bounce back quickly is improved. Here, *RECORD* looks at three educational environments—a private school campus near the Southern California coast, a public high school in the Pacific Northwest, and a series of schoolyards in Paris. All are designed not only with resilience in mind, but also to enhance students' everyday experience.

The threat of wildfire is more than academic for students at the Ojai Valley School

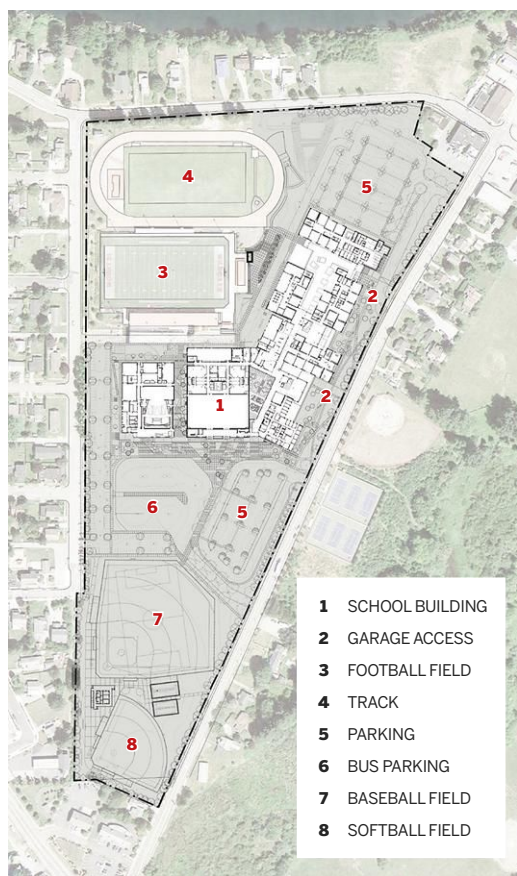


(OVS), in Ventura County, California. One night in early December 2017, a blaze sparked by a fallen power line a day earlier ripped through the private K-12 school's 195-acre Upper Campus, which is dramatically placed on a hillside, about seven miles away from the original, Lower Campus in the valley below. The conflagration would eventually spread to neighboring Santa Barbara County and scorch 280,000 acres before being contained several weeks later, making it then the largest wildfire in the state's history. (Soberingly, a mere four years later, the fire has fallen to No. 8.) In just a few hours, it reduced two OVS midcentury timber structures—the girls' dorm and a science center—to charred rubble. Luckily no one was injured.

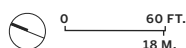
The boarding school was able to get back up and running for the start of the January term with trailers on a soccer field. And because Los Angeles–based Frederick Fisher and Partners (FF&P) had already been work-

ing with OVS on a master plan for the Upper Campus, the school could move immediately into schematic design for permanent structures, finishing construction in time for the 2021–22 school year. The new \$16.5 million complex includes a combined library and dining commons that had emerged as a priority during the planning process, as well as the replacements for the dormitory and the science center. The 37,000-square-foot assemblage reimagines the upper campus as a hilltop village, with clustered white boxes around courtyards and a central plaza, which in turn frame views of the valley and the mountains.

Notably, OVS never considered rebuilding elsewhere, even though the Upper Campus sits in the wildland-urban interface (WUI)—the zone where wilderness and human development meet and there is plentiful vegetation that could serve as fuel for wildfires. “Nature is part of the school’s ethos and is central to the curriculum,” explains FF&P founder



SITE PLAN



Frederick Fisher, whose son is a student at OVS. “Staying in that location was never in question.”

The new campus, however, takes the risks into account. The outdoor plaza, for instance, is designed to double as fire-fighting access. The new structures, framed in wood and steel (materials chosen for their construction speed and flexibility), are finished in stucco. And they are protected with an enhanced sprinkler system. But, most significantly, the buildings’ roofs have only small parapets, without attics, overhangs, or eaves, while their ground floors are built as slabs on grade. “There are no cavities or crawl spaces for embers to hide,” says FF&P partner Takashige Ikawa, noting that the old science center was at first thought to have been spared, but windborne embers had penetrated the attic and smoldered undiscovered for several hours before igniting the entire building.

The architectural fire-resistive strategies work hand in hand with the landscape design, which combines native species, including yarrows, heuchera, and sedges, with other low-growing but non-native plants to create defensible space in the first 20 feet closest to the structures. “The resinous nature and high oil content of many native chaparral plants make them too flammable for areas near buildings,” explains Mary Sager McFadden, a principal at Pamela

Burton & Company in Santa Monica, the project’s landscape architect. Farther from the structures, shade is provided with coast live oaks, which have small waxy leaves and thick trunks, making them naturally resistant to fire, says McFadden. Even so, the oaks have been placed so that at maturity their canopies will be 10 feet apart and 10 feet from the buildings.

Also augmenting the complex’s resilience is a pre-existing photovoltaic (PV) array, which now includes battery storage. This system should allow the campus to operate without power from the grid about 90 percent of the year, and provides a backup should wildfire, extreme weather, or some other event, cause a grid failure. The generation and storage capabilities are two of several features that have put the buildings on track for LEED Gold.

In the case of Snoqualmie, Washington’s new Mount Si High School, which opened in 2019, water, not fire, was the chief concern. The residents of this small city, about 30 miles east of Seattle, have been living with seasonal flooding for generations. So when it came time to replace its aging and too-small high school on the same flood-prone river-valley site, its designers, NAC Architecture, elevated the 350,000-square-foot building above about half of the suburban school’s 700 parking spaces.

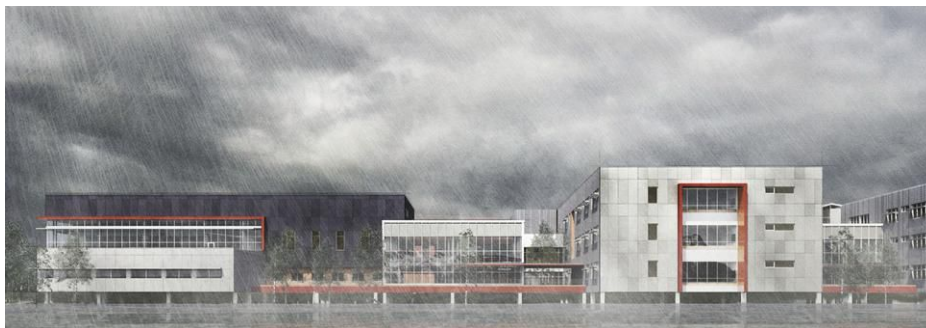
Stacking the school over parking establishes what Matt Rumbaugh, NAC principal, refers to as a “new ground plane”—one that is 5 feet above the 100-year-flood level and 2 feet above what code requires. On top of this plinth, the 2,300-student school—one of the largest high schools in the state—has been organized as small learning academies in seven interconnected three-story buildings. Social and informal learning spaces, both indoors and out, are woven among them to create human-scaled environments.

The obvious advantage of this configuration is improved flood resilience. But there are others as well. By placing the building on top of parking, more of the 32-acre site is left available for uses such as sports and recreation. Another benefit, notes Boris Srdar, NAC design principal, is that, by lifting the school up one story, the views of the nearby mountains are “amplified and made more powerful.”

Floods and wildfires present obvious dangers. A more insidious hazard is extreme heat, no less disruptive or potentially deadly. Cities are especially vulnerable, due to the concentration of impervious materials and surfaces that absorb and retain heat. Paris has a particular problem: despite its capacious tree-lined boulevards, it has only 62 square feet of green space per person, well below the World Health Organization’s recommendation of 97. Western Europe’s scorching temperatures in July and August 2003 killed more than 1,000 Parisians. A heatwave in early summer 2017 prompted a three-day closure of the city’s schools. And prolonged periods of sweltering temperatures are expected to become more common: according to Météo-France, the country’s meteorological service, by the end of the century, Paris will experience heatwaves 10 to 25 days a year, compared to one day on average currently.

One effort that aims to provide some relief is the OASIS Schools initiative. Supported by Urban Innovative Actions (UIA), a program of the European Union, and begun in 2017, OASIS has transformed 10 of Paris’s typical schoolyards from areas that are almost entirely paved and nearly devoid of anything that grows, into green open spaces. The pilot is part of an ongoing and larger undertaking, with the goal of revamping all of the city’s 760 schoolyards by 2040 to create “cool islands,” says Raphaëlle Thiollier, OASIS schoolyards project manager for the city’s department of education.

In addition to climate adaptation, OASIS has other objectives, including teaching chil-



ELEVATING the Mount Si High School in Washington State over a garage (opposite) protects it from floods (rendering, top). Outdoor (middle) and indoor (bottom) social spaces are interspersed throughout the 350,000-square-foot school, creating human-scaled environments.



ENCOURAGING adventurous and imaginative play is one of the goals of the Parisian schoolyards revamped as part of the OASIS program (left and below).

children can scamper over, a small amphitheater where they can gather, wickerwork huts for hide-and-seek, and a vegetable garden where they can grow their own food. In place of the fence that previously divided the younger students from the older ones, a stream fed with rainwater collected from the roof creates an implied boundary.

Academic partners of OASIS are currently evaluating Maryse Hilsz and the other completed schoolyard projects for both their social and climatological aspects, using such tools as sensors, observation, and interviews, with the first results expected later this year, says Thiollier. But whatever the data indicate, it is clear that the program has brought nature to places where previously there was next to none. Despite their very different settings, the approach is not dissimilar to that at OVS and Mount Si—to bring students into closer touch with nature, thereby enriching the learning environment and better preparing them for the climate challenges ahead. ■



dren about the environment, explains Maria Sitzoglou, an architect who oversaw the pilot for UIA. The project should also help create social cohesion through a “co-design” process in which architects from the public service association, Conseil d’Architecture d’Urbanisme et de l’Environnement, collaborated with students and faculty. The finished schoolyards themselves should also help establish a sense of community within the surrounding neighborhood, since the spaces are open to nearby residents when school is not in session. Greening all of Paris’s schoolyards would put every city resident within 700 feet of a small park.

The 350-student Écoles Maternelle et Élémentaire Maryse Hilsz—a kindergarten and elementary school sharing the same site in the 20th arrondissement, at the eastern edge of Paris—is representative of the OASIS projects. The schools’ separate but adjacent recreation areas have been transformed from 30,000 square feet of pancake-flat asphalt, with just a few scattered trees, to surfaces of crushed stone, sand, pervious pavers, soil, and plants (materials selected, in part, to help manage stormwater).

Completed in March, the new landscape at Maryse Hilsz includes mounds and hills that

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Learning Objectives

- 1 Explain the difference between climate mitigation and climate adaptation.
- 2 Discuss changing weather patterns linked to global warming.
- 3 Describe construction and landscape strategies for making buildings more resistant to wildfires.
- 4 Discuss the social and climate-adaptation goals of greening Parisian schoolyards.

AIA/CES Course #K2201A

Homelessness Poll

How the poll was done

Video: Residents speak out

Racial gap in homelessness

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HOUSING & HOMELESSNESS

Facing housing crisis, L.A. voters back duplexes in single-family neighborhoods

A photograph showing a construction worker in a safety vest and mask working on a wooden structure, possibly an accessory dwelling unit. In the foreground, there are several ripe oranges hanging from a tree branch, partially obscuring the view of the worker. The worker is standing next to a large wooden panel that has the handwritten text "6-6-12" on it. The background shows a residential area with trees and a fence.

An accessory dwelling unit under construction in the West Adams neighborhood of Los Angeles in February. (Dania Maxwell / Los Angeles Times)

BY LIAM DILLON | STAFF WRITER
DEC. 2, 2021 4 AM PT

<https://www.latimes.com/homeless-housing/story/2021-12-02/facing-housing-crisis-l-a-voters-back-duplexes-in-single-family-neighborhoods>

1/10



A majority of Los Angeles County voters back two new state laws designed to spur housing construction, including one that significantly changes traditional single-family zoning, a new poll finds.

The poll, by the Los Angeles Business Council Institute, done in cooperation with the Los Angeles Times, provides one of the first tests of public reaction to the new laws, which could bring about a [dramatic change to California's development landscape](#).

The laws, Senate Bills 9 and 10, take effect Jan. 1.

They were a culmination of a years-long debate in Sacramento over local zoning restrictions that can drag down housing production. The fight stirred intense opposition among homeowner groups, especially in Los Angeles, where opponents said the proposals threatened to destroy single-family neighborhoods.

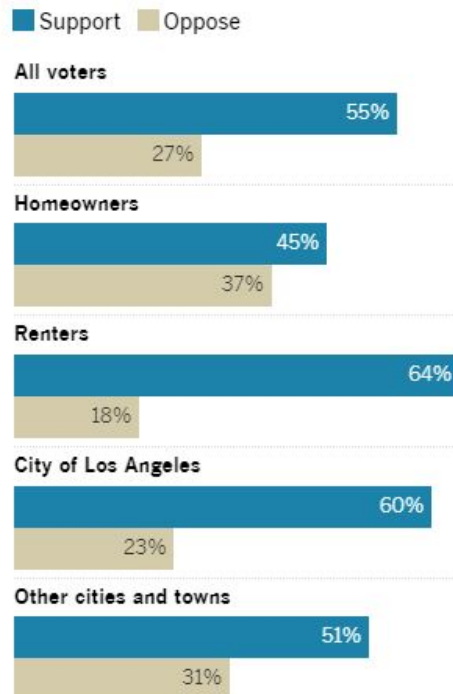


So far, the poll indicates, a majority of voters have not adopted that dire view.

Countywide, 55% of voters support [Senate Bill 9](#), which lets property owners construct duplexes, and in some cases fourplexes, in most single-family-home neighborhoods statewide. By contrast, 27% were against the law while 18% were undecided.

Limiting single-family zoning

A majority of Los Angeles County voters support a new state law (SB 9) that allows building of up to four additional units on lots currently zoned for single-family homes.



Answers marked "both," "neither" or "don't know" were omitted from the graphic.

Hart Research for Los Angeles Business Council Institute

David Lauter LOS ANGELES TIMES

[Senate Bill 10](#), which lets local city councils expedite construction of apartment complexes of up to 10 units near transit hubs and urban infill areas, including in single-family-home zones, gets stronger support. It has support of 68% of county voters with 13% opposed and 19% undecided.

The poll showed a sharp difference between homeowners and renters, especially on SB 9. Renters backed the law by more than 3 to 1, while homeowners were closely divided, the poll found.

Almost two-thirds of all the residences in the state are single-family homes and as much as three-quarters of the developable land in the state is now zoned only for single-family housing, according to [a survey by UC Berkeley's Turner Center for Housing Innovation](#).

Bungalows and backyards also have long been seen as a key to the "California dream" of modest, middle-class living.

But such homes continue to become less and less affordable. The median sales price for an existing single-family home statewide was \$798,440 in October, [according to the California Assn. of Realtors](#), an increase of

more than 12% over the last year. In L.A. County, the median sales price of \$848,970 was almost 14% higher than last year.

Advocates for the new laws contend that they can help moderate prices by spurring home building in areas that have been off-limits to new growth.

“The housing affordability crisis is undermining the California dream for families across the state, and threatens our long-term growth and prosperity,” Gov. Gavin Newsom said when signing the laws in September.

“Making a meaningful impact on this crisis will take bold investments, strong collaboration ... and political courage from our leaders and communities to do the right thing and build housing for all.”



HOUSING & HOMELESSNESS

What just happened with single-family zoning in California?

Sept. 17, 2021

Renter support for SB 9 likely stems from the hope that the law may make it easier to own homes, said Mark DiCamillo, polling director at UC Berkeley’s Institute of Governmental Studies, who acted as a consultant for The Times on the new poll.

“I think a lot of renters are trying to break into the homeownership realm,” DiCamillo said. “They see this as a potential way to expand supply and get smaller units to enter the market.”

DiCamillo said he was surprised that even a plurality of homeowners backed the new law, given its potential to disrupt single-family-home neighborhoods.

The findings, including among homeowners, he said, “have to be encouraging for proponents of the new law.”



Building material is delivered to a housing construction site in Koreatown on Oct. 8, 2020. (Myung J. Chun/Los Angeles Times)

Among L.A. County Democrats, 59% were in favor of SB 9, according to the poll. Republicans were narrowly divided, with opponents slightly outnumbering supporters, making them the only significant demographic group against the law, the poll found.

In the legislative debate, however, disputes over the new law weren't neatly partisan.

The Los Angeles City Council, where 14 of 15 representatives are Democrats, overwhelmingly [opposed the two laws](#), with West L.A. Councilman Paul Koretz, a Democrat, saying they would “kill communities and the environment.” Some advocates in South L.A. opposed the new laws on the grounds that they would promote gentrification.

Some Republicans in the state Legislature were supportive of the two laws, arguing that they expand homeowners' property rights.

Already, some cities across the state [are planning policies to blunt the effects of SB 9](#). Some, for example, would limit the size and height of new developments, mandate parking spots and require that additional housing units be rented only to those making moderate or low incomes.

Legal challenges over such measures are likely.

It’s also possible that the new laws will not make a dramatic difference.

The laws don’t prohibit the construction of new single-family homes. SB 9 allows property owners to build duplexes — or fourplexes — on their land if they want to, but doesn’t require that anyone do so. Any changes inaugurated by SB 10 require a city council’s approval first.

Also, [other zoning changes in recent years](#) have already made it a lot easier for property owners to build smaller secondary homes — known as granny flats, casitas or accessory dwelling units — on parcels zoned for single-family homes.

The poll was conducted between Oct. 27 and Nov. 3 among 906 registered voters in L.A. County. The sample was split for the questions on SB 9 and SB 10, with roughly half the voters asked about each bill. The margin of error for those results is 4.5 percentage points in either direction.

HOUSING & HOMELESSNESS

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Liam Dillon covers the issues of housing affordability and neighborhood change across California for the Los Angeles Times.

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HOUSE of the Month

TOM KUNDIG AND GREGORY FAULKNER COLLABORATE ON THE DESIGN OF FAULKNER'S HOUSE IN LAKE TAHOE. **BY WENDY MOONAN**



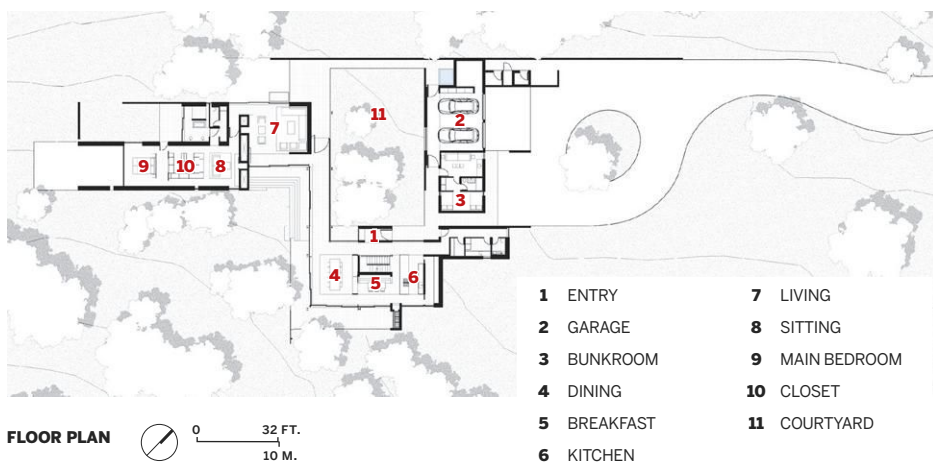
WHY WOULD a talented architect like Berkeley-based Gregory Faulkner turn to the celebrated Seattle architect Tom Kundig to design a house for himself and his wife, Lesa? And why would Kundig get involved in a house for another architect? The answer lies in the process of collaboration.

Faulkner began thinking about this notion when he and Lesa stayed at Peter Zumthor's Swiss spa, Therme Vals, some years ago. Zumthor was there as well, and Faulkner enjoyed talking with him over the next several days; it made him wonder what it might be like to collaborate with another architect.

Later, the Faulknors bought 2.5 acres in a Ponderosa pine forest near Lake Tahoe, California. The couple knew the area; Faulkner has a second office in nearby Truckee, where he designed several houses

Spare and easy to clean, the house is located among Ponderosa pines (right). Its dining room (top) has oak-slatted acoustical ceilings and black steel columns.





(RECORD, September 2021). Lesa, a designer, runs the interiors department at the firm.

After Faulkner heard Kundig give a talk at the Museum of Fine Arts in Reno, he asked Kundig about designing his own house, where he would be a collaborator as well as the client. “Tom was all in,” he says.

Kundig, founding principal of Olson Kundig, recalls, “I knew who Greg was, so I definitely had a sense of ‘This is going to be interesting!’ To be under the scrutiny of a terrific architect who’s been delivering great work is no small task. Greg and I are both old enough to be mature and confident in our voices and ability to work together as designers. But I was nervous.” They began meeting and trading sketches, while the Faulkners staked out the site to determine the proper orientation of the house for views and circulation.

After 18 months of design development (with Olson Kundig’s Steve Grim as project architect), they had conceived a 5,420-square-foot house. Kundig calls it “one of the most satisfying architectural conversations I’ve been involved with.” The plan “is almost like a hike through the forest,” Kundig adds, since the pines are very close to the house. (Only five were removed.)

The Faulkners placed the various rooms along an extended U-shaped interior corridor, with the main bedroom at the far end, for privacy when the couple’s six children—ages 19 to 35—and one grandchild come to visit. Their bedroom adjoins the living room and sits across an open courtyard from the wing containing the garage and the bunkroom. Linking the two volumes at the bottom of the U is the entrance, dining room, breakfast room, and kitchen. A 42-foot-tall steel-sheathed tower above the breakfast room contains two bedrooms and a roof deck with a firepit.

True, the plan is attenuated. (Lesa Faulkner says she wanted breakfast to be a “journey” from the bedroom, because that morning walk is when she collects her thoughts.)

The entry, which you reach after walking along the interior corridor past the garage wing, is halfway around the courtyard. Still, placing the living room away from the cooking/eating area and next to the main bedroom suite seems unusual.

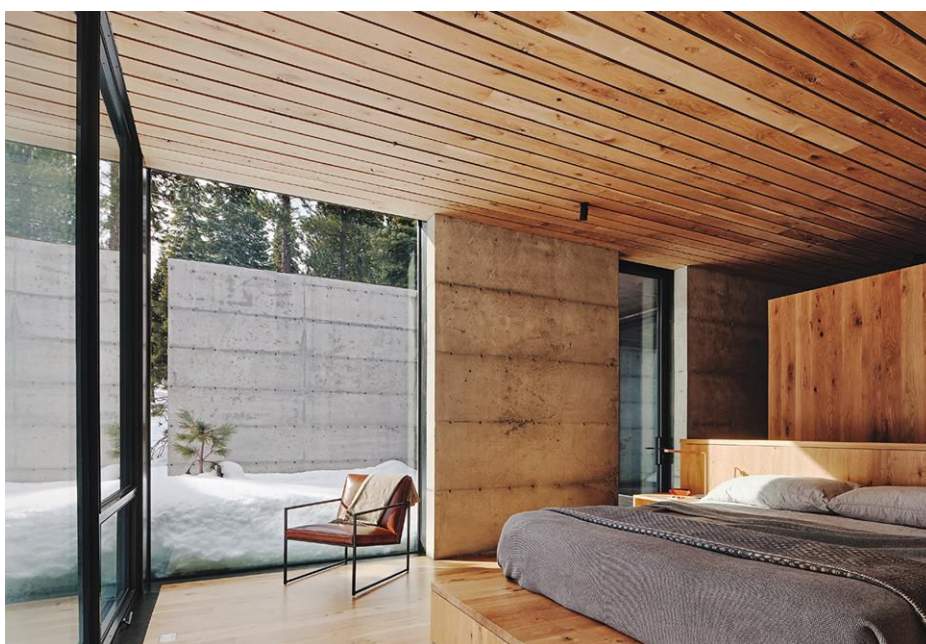
“This building is like playing billiards: it bounces off the existing context, so you experience moments in the forest,” Kundig says. Sliding glass doors, floor-to-ceiling windows, and poured-in-place concrete walls frame calculated views.



The living room, detached from the dining pavilion (opposite), has poured-concrete walls and an acoustical plaster ceiling (above). The main bedroom, located nearby, is lined with oak (right).

With concrete walls and steel framing, the house is geared to be as fire-resistant as possible. In designing the interior, Lesa commissioned elegantly detailed steel tables, cabinets, light fixtures, a fire screen, and door hardware from Kundig's metal-fabrication shop, 12th Avenue Iron, in Seattle.

The collaboration proved successful. "Tom's an architect's architect," Faulkner says. "It is all about the work, with no real exposed personal ego. It was really a fifty-fifty team effort." Adds Kundig: "Greg is the kind of architect who does it all from beginning to end." The two have named it the Analog House, because, Faulkner says, "it's more about the form and light and space and less about digital technology and gimmickry." ■



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A construction worker tosses debris off the roof of Urban Pacific's urban town house development at 1491 Atlantic Ave., Thursday, Aug. 19, 2021. Photo by Brandon Richardson.

[INCLUSIONARY HOUSING](#)

12 HOURS AGO

Inclusionary housing policy updates make affordable units permanent, tie fees to new home values

 [Jason Ruiz](#)

Long Beach is updating how it will charge developers who choose not to include affordable units in their projects and how long affordable units must remain affordable under the city's inclusionary housing policy that was approved earlier this year.



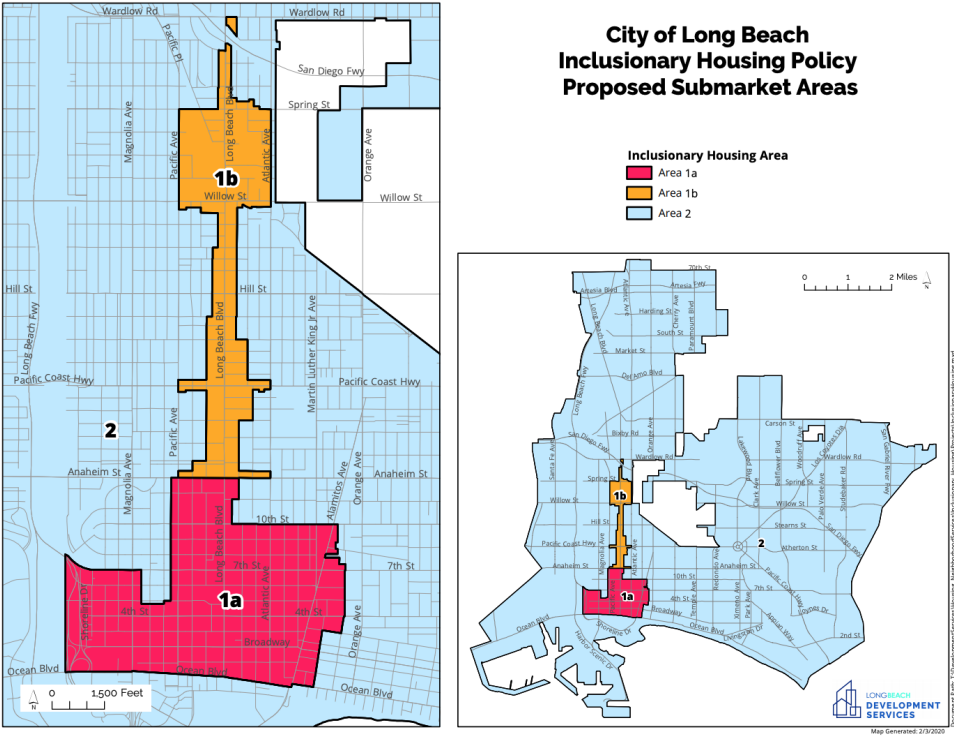
Changes to [the city's policy](#) will now require affordable units to remain affordable for at least 55 years and would last through the entire life of the project instead of being phased out. The same would apply to units that are created under the city's no-net-loss provision, which requires developers to replace affordable housing demolished to build new units at a one-to-one ratio.

The city's inclusionary housing policy applies to new construction in the Downtown area and extends up the Long Beach Boulevard corridor to the 405 Freeway. The remainder of the city is not subject to the policy that will eventually require 11% of units in a rental development, and 10% of ownership developments, to be set aside as affordable units.

The policy applies to developments with more than nine units.

Mayor Robert Garcia said that the policy was crafted by housing advocacy groups, developers and industry representatives over the course of years. While the policy isn't something everyone loved, Garcia said it was a big step forward for Long Beach.

"This was viewed as an absolute step forward so that every single development built has affordable housing built into it," Garcia said.



A map of the region of the city that the inclusionary housing policy applies to.

The City Council approved the inclusionary housing policy in January after years of discussion of how it would be implemented.

However, when the council approved the policy it asked for amendments to be brought back for it to decide on how long the units should remain affordable and whether it would keep a sunset clause in place that allowed developers to demolish low-income housing without replacing it.

One of those changes was to strip away a developer's ability to build the affordable units offsite without the City Council's approval. Now, a developer will have to submit a plan to the council to build off-site affordable units, but the council could ultimately refuse it.

The in-lieu fees, which were set to be phased in with the largest fees being charged starting in 2023, are now going to be tied to the annual percentage change in new home values.

In January, the council adopted rates that would have a developer pay in-lieu fees of \$47.50 per square foot for rental units or \$390,400 per unit, if they forgo including affordable housing. For ownership units not built, they would have to pay \$36.40 per square foot or \$430,000 per unit.

Those fees will be put into an affordable housing trust fund that will be used to build very low-income housing units.



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The council requested in January that the fees be tied to the actual cost of construction and the land at the time the fees were paid but an analysis contracted by the city said it would be “time consuming and costly” to gather the data and recommended tying the annual fee adjustments to the annual percentage change in home values.

In-lieu fees were previously scheduled to be adjusted every three years.

Long Beach adds requirements for affordable units in future housing projects



The adopted policy will set aside 11% of new rental units for very-low income households and 10% of new ownership units for moderate income households.

News



Long Beach adds requirements for affordable units in future housing projects



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News



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