



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
March 21, 2023

Meetings begin at 7:00 pm. There is a public comment period at the beginning of the regular meeting, as well as the opportunity to comment on each agenda item as it arises. Any meeting may be adjourned to a time and place stated in the order of adjournment.

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://www.cityofsignalhill.org).

**To listen to the meeting live at 7:00 p.m.:**

- Call (408) 638-0968 (audio only) and enter meeting ID: 860-0994-8336, press # when prompted to provide participant ID, and enter passcode: 636831. If you would like to make a public comment, please notify the meeting host by pressing \*9 on the telephone keypad.

**To view and participate at 7:00 p.m.:**

- In-person Participation: Council Chambers of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- Remote Participation: Visit [www.zoom.us](http://www.zoom.us) on your desktop computer or laptop, click on "Join a Meeting", and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted; or
- Download the app from the app store if you are using a smart phone and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted.
- Please note that you will be placed in a "listen only" mode and your video feed will not be shared with the Commission or public. If you would like to make a public comment, please notify the meeting host by raising your virtual hand (see hand icon at bottom of screen) and you will be invited to speak when the Commission is taking public comments. Please do not simultaneously use a microphone through Zoom and a cellphone/telephone. That combination results in audio problems for all participants.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at [cdoan@cityofsignalhill.org](mailto:cdoan@cityofsignalhill.org) not later than 5:00 p.m. on

Tuesday, March 21, 2023, and your comment will be read into the record.

- Please note that remote participation is offered as a public service and the City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above. Submission of written comments or in-person participation will ensure that your comments are received.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

CHAIR PARKER  
VICE CHAIR SAVOULIAN  
COMMISSIONER BELL  
COMMISSIONER RICHÁRD  
COMMISSIONER WILSON

(3) **PLEDGE OF ALLEGIANCE**

(4) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

(8) **DIRECTOR'S REPORTS**

a. 2022 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

Each year, as mandated by California Government Code Section 65400, cities are required to prepare and submit to their legislative bodies an Annual Progress Report (APR) for the previous calendar year. The APR notes the progress of the City's implementation of the General Plan goals and associated policies. Cities must submit the APR to the Governor's Office of Planning and Research, and to the State Department of Housing and Community Development, each year by the April 1st deadline.

Recommendation:

Receive and file.

(9) **CONSENT CALENDAR**

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience for discussion.

a. PREVIOUS MINUTES

Summary:

Regular meeting of February 21, 2023.

Recommendation:

Approve.

## b. CITY COUNCIL FOLLOW UP

Summary:

A brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation:

Receive and file.

## c. DEVELOPMENT STATUS REPORT

Summary:

Attached for your review is the monthly Development Status Report which highlights current projects.

Recommendation:

Receive and file.

## d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

**(10) COMMISSION NEW BUSINESS**

COMMISSIONER WILSON  
COMMISSIONER RICHÁRD  
COMMISSIONER BELL  
VICE CHAIR SAVOULIAN  
CHAIR PARKER

**(11) ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, April 18, 2023, at 7:00 p.m. (hybrid meeting format, including in-person, and video and teleconference participation options). Instructions to participate in the meeting will be provided on the meeting agenda.

**CITIZEN PARTICIPATION**

If you need special assistance beyond what is normally provided to participate in City meetings, the City will attempt to accommodate you in every reasonable manner. Please call the City Clerk's office at (562) 989-7305 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

**AFFIDAVIT OF POSTING**

I, Colleen T. Doan, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall, the Signal Hill Library, Discovery Well Park, and Reservoir Park, 72 hours in advance of this meeting.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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3/21/2023

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**2022 GENERAL PLAN ANNUAL PROGRESS REPORT**

**Summary:**

Each year, as mandated by California Government Code Section 65400, cities are required to prepare and submit to their legislative bodies an Annual Progress Report (APR) for the previous calendar year. The APR notes the progress of the City's implementation of the General Plan goals and associated policies. Cities must submit the APR to the Governor's Office of Planning and Research, and to the State Department of Housing and Community Development, each year by the April 1<sup>st</sup> deadline.

**Recommendation:**

Receive and file.

**Fiscal Impact:**

There is no fiscal impact associated with the recommended action.

**Strategic Plan Objectives:**

Goal No. 3: Promote a Strong Local Economic Base.

The objectives noted below are provided under the City's Strategic Plan Goal No. 3: "Promote a Strong Local Economic Base." The objectives are assigned to the Community Development Department, apart from goal 3.3.5, which is assigned to both the Community Development Department and the Community Services Department:

Objective	Description
3.3	Complete General Plan Update
3.3.1	Environmental Resources Element
3.3.2	Land Use Element
3.3.5	Update Parks and Recreation Master Plan

Background:

California State law requires each city adopt a General Plan which must:

- \* Include a comprehensive long-term plan to guide the city's future;
- \* Cover the city's entire planning area;
- \* Address a broad range of issues associated with city development; and
- \* Address seven mandatory elements: Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Safety, and Noise.

The City of Signal Hill General Plan currently contains six separate elements. The Environmental Resources Element combines the mandated elements of Conservation and Open Space, addressing all required seven elements. In addition, the Environmental Resource Elements includes the Parks and Recreation Master Plan.

The Office of Planning and Research (OPR) considers a General Plan to be comprehensive if at least five of the seven required elements have been updated within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986, and various elements have been updated periodically over time.

Most recently, the State Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element in October of 2022, triggering the need to prepare the newly required Environmental Justice Element. The City executed a contract with the firm of Moore, Iacofano & Goltsman Inc., which recently began the public outreach campaigns for the update to the Environmental Resources Element and the Environmental Justice Element, with presentations to the Sustainable City Committee, the Diversity Coalition Committee, and the Planning Commission.

Aside from the addition of the Environmental Justice Element, four of the six elements need an update, as shown below:

	General Plan Elements	Adoption/Updates
1.	Land Use*	1986, 1989, 2001
2.	Housing	1986, 1989, 2002, 2008, 2014, 2022
3.	Circulation*	1986, 2010
4.	Environmental Resources* (Combines Open Space and Conservation Elements)	1987, 1988 1989, 2022 -Parks Master Plan Update
5.	Environmental Justice Element	Newly required Element
6.	Safety	1986, 2016
7.	Noise*	1986, 2010

\* Elements required to be updated.

Preparation of the newly required Environmental Justice Element is underway, as is the update to the Environmental Resources Element which will include incorporation of the recently completed Parks and Recreation Master Plan (PRMP) and the associated Prioritization and Implementation Plan (PIP).

At the March 14, 2023, City Council meeting, City Council authorized staff to submit the Signal Hill General Plan APR for the 2022 calendar year to the Governor's Office of Planning and Research, and to the State Department of Housing and Community Development.

#### Analysis:

The General Plan APR provides an opportunity to reflect upon the progress made toward implementation of the City's General Plan during the past calendar year. The APR provides an analysis of achievements and implementation of major policies for each of the General Plan Elements (Attachment A). The following sections identify the key accomplishments for each general plan element.

#### **Land Use Element**

The Land Use Element provides an overview of Signal Hill's vision for the future, setting forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. The Land Use Element contains criteria and appropriate locations for various land use types. Within each land use type, there are guidelines for the intensity of development, urban design concepts, and standards for measuring the appropriateness of development.

Key achievements for Land Use, by neighborhood, in 2022 include:

#### **Projects Completed:**

##### North End Neighborhood

- 3373 ½ Orange Avenue - Detached Accessory Dwelling Unit (ADU).

##### Atlantic/Spring Neighborhood

- 999 E. Willow Street - Remodel of building for medical offices (partial final, excluding interior

improvements now underway by future tenant).

Civic Center Neighborhood

- 1563 E. 23<sup>rd</sup> Street - Detached ADU.

Hilltop Neighborhood

- 2201 E. 21<sup>st</sup> Street - Small site LID landscape upgrades and courtyard remodel.

**Pending Final Inspection:**

North End Neighborhood

- 950 E. 33<sup>rd</sup> Street - Target remodel and parking lot improvements.

Central Neighborhood

- 1660 E. Spring Street - BMW tenant improvements to showroom.

**Projects Under Construction:**

North End Neighborhood

- 1401 ½ E. 33<sup>rd</sup> Street - Detached ADU (conversion of existing cabana).

Atlantic/Spring

- 979 E. Spring Street - Tenant Improvements for new nail salon.

Central Neighborhood

- 1800 E. Spring Street -
  - Administrative Site Plan and Design Review 21-02 a request to amend the existing sign program to accommodate a Tesla Service & Sales facility at the former Nissan site; and
  - An auxiliary parking lot with site improvements (landscaping, LID, lighting).

Civic Center Neighborhood

- 1600 E. Hill Street - American University of Health Sciences, School of Pharmacy, tenant improvements.
- 2110 ½ Gaviota Avenue - New detached ADU.

Hilltop Neighborhood

- 1870 ½ Temple Avenue - Detached ADU (garage conversion).

Southeast Neighborhood

- 1995 St. Louis Avenue - Custom two-story single-family dwelling (SFD).
- 2205 ½ E. 19<sup>th</sup> Street - New detached ADU (over existing garage).
- 1991 ½ Junipero Avenue - New detached ADU.

**In Plan Check Review:**

North End Neighborhood

- 3177 California Avenue, Gateway Center North - New self-storage facility.
- 801 E. 33<sup>rd</sup> Street - Tenant improvements of existing office space.
- 3269 ½ Lewis Avenue - New detached ADU (over existing garage).

#### Atlantic/Spring Neighborhood

- 2755 California Avenue - EDCO transfer station new interior storage area.

#### West Side Neighborhood

- 2320 ½ Cerritos Avenue - Detached ADU (garage conversion).
- 2581 California Avenue - Tenant improvements for a beauty salon.

#### Civic Center Neighborhood

- 2020 Walnut Avenue - 150,000 square-foot industrial park consisting of nine buildings on both sides of Walnut Avenue.

#### Hilltop Neighborhood

- 1900 Temple Avenue and 1900 ½ Temple Avenue - New SFD and detached ADU.
- 2550 Cherry Avenue - Tenant Improvements to an existing restaurant for a new Panda Express.

#### Southeast Neighborhood

- 2027 ½ Junipero Avenue - Junior ADU (conversion of existing space).

### **Projects Under Entitlement Review:**

#### Civic Center Neighborhood

- 2550 Orange Avenue - 100,866 square-foot distribution warehouse with raised dock loading doors.

#### Hilltop Neighborhood

- 2200 E. Willow Street - Costco Gas Station pump dispenser expansion.

#### Southeast Neighborhood:

- 1939 Temple Avenue - Courtyard, eight condominium units.
- 2599 E. Pacific Coast Highway - seven condominium units.

### **2021 - 2029 6<sup>th</sup> Cycle Housing Element**

Housing policy has been a long-standing priority in California. Over the past half-century, the California State Legislature has approved and passed numerous measures requiring local governments to adequately plan for housing needs within their communities. As part of the measures, municipalities are required to prepare and update local General Plans, which have mandated elements, including a Housing Element. The Housing Element is the only element within the General Plan that is required to be certified by the State. To secure State certification, the Housing Element must include a plan to accommodate each municipality mandated Regional Housing Needs Assessment (RHNA) allocation, which is divided into four income categories. The income levels of

“extremely low,” “very low,” and “low” are typically noted as affordable or workforce housing. The “moderate” and “above moderate” categories are noted as market rate housing. The State closely monitors and tracks housing production annually through the General Plan APR.

The Housing Element identifies both constraints and opportunities in creating affordable housing in the City. The Housing Element serves as a comprehensive strategy of goals, policies, and programs to preserve, upgrade, and create housing in general. HCD requires the APR include housing data provided in a prescribed format based on the number of project entitlements and permits issued, to track the actual production of housing annually. The format has expanded to incorporate new reporting requirements associated with numerous housing-related laws aimed at addressing the statewide housing supply and affordability crisis.

Signal Hill’s RHNA allocation for the 2021-2029 Housing Element cycle is 517 units total for all income levels. This RHNA number is more than three times the previous number of 169 units; it is important to note that during the previous RNHA Cycle the City facilitated construction of 100% of its affordable housing.

The table below illustrates the percent of units required in each income category.

<b>Income Level</b>	<b>6<sup>th</sup> Cycle RHNA /Units</b>	<b>Percent</b>
Very Low	161	31.1%
Low	78	15.1%
Moderate	90	17.4%
Above Moderate	188	36.4%
<b>Total</b>	<b>517</b>	<b>100%</b>

In 2022, the City finalized permits for eleven (11) units, which consisted of single-family homes and an ADU project. Additionally, five (5) building permits were issued for ADUs, and three (3) permits were in plan check review. Lastly, the City approved entitlement permits for one (1) SFD with an ADU and a three-unit multi-family project.

Since the start of the current cycle, the City has finalized building permits for a total of twenty-three (23) units and has applications in process for thirteen (13) dwelling units categorized by the following income levels:

Income Level	RHNA Allocation	% of RHNA Allocation	Units Finaled 2021	Units Finaled 2022	Units In Process 2022	Units Proposed to be Demolished	Total to Date
Very Low	161	31.1%	0	0	0	0	0
Low	78	15.1%	0	0	0	0	0
Moderate	90	17.4%	0	0	0	0	0
Above Moderate	188	36.4%	12	11	13	-1	35
Combined	517	100%	12	11	13	-1	35

### **Preparing for implementation of the 6<sup>th</sup> Cycle Housing Element: 2021 - 2029:**

As part of the certification activities for the 6<sup>th</sup> Cycle Housing Element, the City identified four housing sites to accommodate the required RHNA numbers, plus a 15% surplus capacity. The City worked with a consultant to prepare an Environmental Impact Report (EIR) and rezoned the sites for the development of two mixed-use commercial/residential projects and two affordable housing projects. The City is working to advance development of the sites.

### **State and County Housing Grants**

Historically, the City utilized redevelopment funding to increase affordable housing. The funding aided in purchasing, rezoning, and remediating sites to market them to affordable housing developers. Prior to 2012, the City successfully used redevelopment funding to develop 291 affordable units. With the dissolution of the redevelopment agency, this funding resource is no longer available. For the current 6<sup>th</sup> Cycle RHNA, the City will leverage grant funding, funds from the Housing Authority, tax credits, and other creative financing mechanisms to facilitate production of affordable housing.

To date, the City has qualified for and been awarded \$490,482 from State and County grants to offset costs; however, additional funding will be necessary to prepare sites for development and assist affordable housing developers with development costs for the projects. Staff will continue to seek out and submit applications for housing assistance grants and other funding mechanisms as they become available.

### **Circulation Element**

The Circulation Element establishes guidelines and policy direction for the development and maintenance of a comprehensive transportation system in the City. The Circulation Element works to achieve long-term development, maintenance, and enhancement of the City's circulation system by recognizing that transportation routes and utility services play an important role in shaping the physical development of the city.

Key achievements for Circulation in 2022 include:

- East Spring Street Bicycle Lane Gap Closure Project - The City obtained a competitive Active Transportation Program grant through Caltrans to implement the City's goal of improving mobility and active transportation by adding a bicycle lane along E. Spring Street. The scope of this project includes a 2.2-mile bicycle lane that will create connectivity between Long Beach, Signal Hill, and Los Alamitos. The bicycle path was one of the bikeways identified in the City's Circulation Element, in addition to the City of Long Beach's Bicycle Master Plan. The project included the installation of new asphalt pavement along E. Spring Street between Orange Avenue to Junipero Avenue to correct structural pavement issues and improved ride quality.
- Slurry Seal Projects - In 2022, the Public Works Department slurry sealed approximately 1.1 million square feet of asphalt pavement across the City. Slurry sealing is a cost-effective maintenance approach that improves the overall condition and extends the life of asphalt pavement. Within the past year, the City completed two of three slurry seal projects planned for 2022. The third project is scheduled to start during Winter 2022/2023 as the weather permits. The last project will slurry seal another 140,000 square feet of pavement.

### **Environmental Resources Element / Parks and Recreation Master Plan**

The Environmental Resources Element combines the required Open Space and Conservation categories into one element. The Environmental Resources Element guides the management of natural resources and open space within the City by directing the timing, location, amount, and uses of resources related to air, groundwater, soils, wildlife, and minerals. Amended in 1989, the Environmental Resources Element includes the Parks and Recreation Master Plan to provide a blueprint for the development of the City's parks and trails system.

Key achievements for Environmental Resources in 2022 include:

- Heritage Point Park - The City opened its newest park, Heritage Point Park, in July 2022. With grant funding from the Rivers and Mountain Conservancy and assistance from the Long Beach Conservation Corps, the City was able to develop the new park, which will serve as a link between the trail system throughout the community and future development. The park offers a spectacular view of the coastline, the Port of Long Beach, the Desmond Bridge, and Ranchos Palos Verdes. The park also features signage describing vegetation within the community, artfully adapted native California plants, and bioswales that allow rocks to create a natural water shed, capturing storm water and draining towards landscaping.
- Parks and Recreation Master Plan (PRMP) - The City Council was presented with a status update on February 9, 2021, regarding the 2021 PRMP. Upon review of the master plan, the City Council directed staff to develop a companion document, the Prioritization and Implementation Plan (PIP). Staff began preparation of the draft PIP throughout 2021. In January 2022, the PRMP and PIP were approved by City Council.
- Well 10 Construction Project - The Well 10 Construction Project, overseen by the Public Works Department, will be completed in early March 2023. In accordance with the City's Water System Master Plan, the City is continually maintaining and upgrading the water system to ensure maximum capacity and reliability. The City's Strategic Plan and recent Water Rate

Study identified the need to replace Well No. 8, which is one of the City's three water production wells and has been in operation for 40 years. Well No. 8 is being replaced by Well No. 10, which will have the capacity to pump more than half of the City's water demand, increasing the City's water self-sufficiency and decreasing the amount of potable water that must be purchased at a higher cost from other sources.

- Signal Hill Petroleum's (SHP) Drill Sites
  - Staff inspected SHP's seven oil well drill sites on December 12, 2022, as part of the City's annual Conditional Use Permit (CUP) inspections. The inspections are to confirm that the sites are in good condition in relation to their conditions of approval, in addition to municipal code requirements such as landscaping, fence screening, general maintenance, and equipment. The City found the sites to be in general compliance.
  - The City Oil Services Coordinator also inspected facilities at each of the drill sites to insure operational and code compliance.
  - SHP requested a 20-year extension to its seven Drill Sites CUP:
    - Review of the extension request includes an environmental analysis pursuant to the California Environmental Quality Act, therefore in 2022, the City issued a Request for Proposal, and executed a contract with Catalyst Environmental Solutions (Catalyst) to prepare the environmental analysis.
    - The project description and all environmental technical studies have been completed and/or peer reviewed by Catalyst. A draft Initial Study recommending an EIR was prepared and distributed for public comment.
    - The City scheduled a scoping meeting for the EIR, which was conducted on January 30, 2023.

## **Safety Element**

The Safety Element focuses on policies and programs to mitigate and minimize any unreasonable risks and limit the level of community's exposure to a range of hazards. The Safety Element includes topics such as public safety, evacuation routes, and potential hazards. Additionally, the Safety Element incorporates the Local Hazard Mitigation Plan, which outlines mitigation strategies specific to the city in order to reduce risk by protecting life and property, enhancing public awareness, preserving natural systems, encouraging partnerships, and/or strengthening emergency services.

Key achievements for Safety in 2022 include:

- Narcan - In 2022, the Signal Hill Police Department (SHPD) purchased Narcan for patrol officers. Narcan is a potentially lifesaving medication in the form of a nasal spray, designed to help reverse the effects of an opioid overdose in minutes. Officers can now administer the medication to individuals suffering from drug overdose. The use of Narcan has proven to be an invaluable resource when it comes to providing emergency medical care in a timely manner.

- COVID-19 Pandemic - SHPD provided logistical support during critical portions of the COVID-19 pandemic, by purchasing and providing Personal Protective Equipment (PPE) to all City staff. PPE included facial masks/shields, disinfectant wipes, and hand sanitizer, as well as temporary lodging for employees who were required to quarantine.
- Earthquake Drill - The Safety Committee coordinated employee participation in the statewide "Great California Shakeout" in October.
- Communications - City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including SHP, the City's largest petroleum and natural gas operator.
- Safety Element Routes - Staff continued to follow the 2016 Safety Element, which provides a map identifying designated evacuation routes within the City for transportation of hazardous and toxic materials.

### **Noise Element**

The Noise Element is intended to limit the community's exposure to excessive noise levels and ensure that local regulations are consistent with state and federal regulations. The Noise Element identifies noise sources and incorporates measures to effectively reduce excessive noise impacts to residents.

Key achievements for the Noise Element in 2022 include:

- Firework Ordinance - The Administration Department prepared a Fireworks Ordinance prohibiting the possession, sale, use or discharge of dangerous fireworks that pose a serious risk to the public's safety. The ordinance was adopted by City Council in April 2022.
- Noise Standards - SHPD enforces compliance with noise standards in the current Motor Vehicle Code. Additionally, the City's building plan check process incorporated review of noise standards covered in the 2019 California Building Code.
- Noise Impacts - Staff analyzed noise impacts during project review as part of the California Environmental Quality Act review process. Any noise impacts following construction are addressed as part of the City's code enforcement program.
- Long Beach Airport - Staff maintained communication with Long Beach Airport personnel regarding airport operations; no aircraft-related noise complaints were received in the past year.
- Council of Governments (COG) - Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.

### **Conclusion:**

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3/21/2023

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The Housing Element Annual Progress Report and summary of accomplishments for implementation of the City's General Plan for 2022 must be submitted to both OPR and to HCD by April 1, 2023.

In addition, Senate Bill 341 amended sections of the Health and Safety Code, where section 341766.1(f) outlines a series of reporting requirements that housing successor agencies must prepare regarding the Low- and Moderate-Income Housing Fund. The report is also submitted to HCD annually. All documents are ready for submittal upon authorization by the City Council.

Attachment:

A. General Plan Annual Progress Report

CITY OF  
SIGNAL HILL



2022

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by  
Community Development Department  
April 1, 2023

## **LAND USE ELEMENT**

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs.

**Significant projects and their status for 2022 are below:**

### **Projects Completed:**

#### North End Neighborhood

- 3373 ½ Orange Avenue – Detached Accessory Dwelling Unit (ADU).

#### Atlantic/Spring Neighborhood

- 979 E. Willow Street – Remodel of building for medical offices (partial final on with interior tenant improvements left for a future tenant).

#### Civic Center Neighborhood

- 1563 E. 23<sup>rd</sup> Street – New detached ADU.

#### Hilltop Neighborhood

- 2201 E. 21<sup>st</sup> Street – Landscape upgrades.

### **Pending Final Permit Inspection:**

#### North End Neighborhood

- 950 E. 33<sup>rd</sup> Street – Target Remodel and parking lot improvements.

#### Central Neighborhood

- 1660 E. Spring Street – BMW Tenant Improvements to showroom.

### **Projects Under Construction:**

#### North End Neighborhood

- 1401 ½ E. 33<sup>rd</sup> Street – Detached ADU conversion of existing cabana.

#### Atlantic/Spring

- 979 E. Spring Street – Tenant Improvements for new nail salon.

#### Central Neighborhood

- 1800 E. Spring Street –
  - Administrative Site Plan and Design Review 21-02 a request to amend the existing sign program to accommodate a Tesla Service & Sales facility at the former Nissan site; and
  - An auxiliary parking lot with site improvements (landscaping, LID, lighting).

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#### Civic Center Neighborhood

- 1600 E. Hill Street – American University of Health Sciences, School of Pharmacy, tenant improvements.
- 2110 ½ Gaviota Avenue – New detached ADU.

#### Hilltop Neighborhood

- 1870 ½ Temple Avenue – Garage conversion to detached ADU.

#### Southeast Neighborhood

- 1995 St. Louis Avenue – Custom two-story single-family dwelling (SFD).
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- 1991 ½ Junipero Avenue – New detached ADU.

#### **In Plan Check Review:**

#### North End Neighborhood

- 3177 California Avenue, Gateway Center North – New self-storage facility.
- 801 E. 33<sup>rd</sup> Street – Tenant Improvements of existing office space.
- 3269 ½ Lewis Avenue – Detached ADU (over existing garage).

#### Atlantic/Spring Neighborhood

- 2755 California Avenue – EDCO transfer station new interior storage area.

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- 2581 California Avenue – Tenant improvements for a beauty salon.

#### Civic Center Neighborhood

- 2020 Walnut Avenue – 150,000 square-foot industrial park consisting of nine buildings on both sides of Walnut Avenue.

#### Hilltop Neighborhood

- 1900 Temple Avenue and 1900 ½ Temple Avenue – New SFD and detached ADU.
- 2550 Cherry Avenue – Tenant Improvements to an existing restaurant for a new Panda Express.

#### Southeast Neighborhood

- 2027 1/2 Junipero Avenue – Conversion of existing space to Junior ADU.

#### **Projects Under Entitlement Review:**

#### Civic Center Neighborhood

- 2550 Orange Avenue – 100,866 square-foot distribution warehouse with raised dock loading doors.

### Hilltop Neighborhood

- 2200 E. Willow Street – Costco Gas Station pump dispenser expansion.

### Southeast Neighborhood:

- 1939 Temple Avenue – Courtyard, eight condominium units.
- 2599 E. Pacific Coast Highway – seven condominium units.

### **Significant achievements for the year 2022 are below:**

**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.**

**Policy 1.2:** Provide opportunities for a variety of residential densities and housing styles.

- The City continues to provide opportunities for various housing style. In 2021, the State signed Senate Bill 9 allowing for additional housing opportunities within low density residential properties, typically for single-family homes. The City of Signal Hill prepared and passed an ordinance providing guidance for “SB 9 units” or “urban lot splits” of existing parcels. The ordinance went into effect January 1, 2022.

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

- The Community Development Department has various projects under review or approved to replace existing vacant or abandoned parcels with new development, in close proximity to transportation, municipal facilities, and shopping opportunities. The project under entitlement review at 2599 E. Pacific Coast Highway is proposing to demolish an existing vacant building to develop seven condominium units on a street close to transportation and shopping opportunities.

**Policy 1.6:** Ensure an adequate supply of commercial and industrial land for potential commercial and industrial expansion and development.

- In 2021, the City Council extended the Conditional Use Permit (CUP) for all seven drill sites in Signal Hill. This extension is a two-year term lasting until July 30, 2023, to allow the continued collaborative efforts for economic development and housing, and to complete the environmental document for a long-term extension of the drill sites CUP. In 2022 the following progress was made:

#### *Long-term Extension of the 7 Drill Sites CUP:*

- Signal Hill Petroleum (SHP) requested a 20-year extension to their 7 Drill Sites CUP.
- A Request for Proposal was circulated, and a contract executed with Catalyst Environmental Solutions (Catalyst) who has been meeting regularly with City staff and representatives from SHP to prepare the environmental analysis for the extension.
- The project description and all environmental technical studies have been completed and/or peer reviewed by Catalyst. A draft Initial Study recommending an Environmental Impact Report (EIR) was prepared and distributed for public comment.
- A scoping meeting for the EIR was scheduled and conducted on January 30, 2023.

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**Policy 1.7:** Broaden the City's tax base by attracting commercial and industrial development to the City which will provide economic and employment benefits to the community while ensuring compatibility with other general plan goals and policies.

- The Finance Department carried out multiple cannabis updates, including preparing a fiscal analysis to identify the impacts of cannabis uses.
- The Finance Department passed a resolution opposing State Ballot Measure 21-0042A1 the Taxpayer Protection and Government Accountability Act, which would have adopted new and stricter rules for raising taxes, fees, assessments, and property related fees.

**Policy 1.10:** Discourage the expansion of industries, which by their nature produce noise, odors, dust, traffic, and air pollution, which pose a threat to human health or the environment.

- The City continued to implement the procedures for development over or near abandoned wells, including well discovery and surveying, leak testing and venting, well abandonment reports, methane site assessment, well abandonment, and site restoration. In total the City issued four leak testing, one well discovery, and four methane assessment permits in 2022.

**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 characteristics and natural resources.**

**Policy 2.4:** Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

- A Traffic Study Area Report was submitted for the proposed project at 2550 Orange Avenue. The report was reviewed by the City's Traffic Engineer and found to be in substantial conformance in September 2022. The study identified that there would be adequate circulation for the businesses within the vicinity area.

**Policy 2.5:** Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

- The Well 10 Construction Project is a Public Works Department project that will be completed in early March 2023. In accordance with the City's Water System Master Plan, the City is continually maintaining and upgrading the water system to ensure maximum capacity and reliability. The City's Strategic Plan and recent Water Rate Study identified the need to replace Well No. 8, which is one of the City's three water production wells and has been in operation for 40 years. Well No. 8 is being replaced by Well No. 10, which will have the capacity to pump more than half of the City's water demand, increasing the City's water self-sufficiency and decreasing the amount of potable water that must be purchased at a higher cost from other sources.

**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.

- Four sites were identified and included in the City's Housing Element for redevelopment in order to meet the required Regional Housing Needs Assessment (RHNA) numbers for the 6<sup>th</sup> Cycle. All the sites identified were previous oil operation sites that are proposed to be redeveloped into housing.
- The City continued regular maintenance and landscaping inspections at individual well sites outside the drill sites.

**Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.**

**Policy 3.1:** Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

- The City reviewed and approved a combined total of eight Site Plan and Design Review (SPDR) and Administrative SPDR applications in 2022.
- The City conducted its CUP annual review of 53 properties with CUPs and found them to be in substantial compliance with their approved conditions.

**Policy 3.2:** Enhance the interference between existing and future development and oil production activities to protect the access to the resource while mitigating adverse impacts of oil field operations within an urban area.

- See Policy 2.6.

**Policy 3.3:** Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

- The City continues to implement the SPDR process to review all design, landscaping, setbacks, and buffering methods between uses for all development projects.

**Policy 3.13:** Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

- A new contract position, Homeless Services Liaison, was created through grant funding received from Measure H. The duties include advocating for the three cities, Signal Hill, Lakewood, and Hawaiian Gardens, to ensure that service providers (LAHSA, PATH) are responsive to the needs of the city, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal in the Housing Element of the General Plan.
- The city continues to include placemaking and branding elements to Site Plan and Design Review project. New development is encouraged to provide recurring design elements to provide neighborhood compatibility and consistency.

**Policy 3.16:** Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

- The Building Department continues to address building code violations through the code enforcement program. 81 cases were successfully closed in 2022.
- On December 13, 2022, an ordinance was adopted by the City Council amending Title 15 of the Signal Hill Municipal Code to incorporate the new standards in the 2022 California Building Code. A second reading was held on January 10, 2023.

- 
- The City celebrates National Building Safety Month each year during May.

**Policy 3.19:** Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

- As part of the City's SPDR process, applicants of qualifying projects are required to prepare and submit Low Impact Development (LID) plans for City review and approval for compliance with stormwater regulations.

**Policy 3.21:** Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

- In addition to the State LID and the Municipal Separate Storm and Sewer System regulations, the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. In 2022, the City processed a total of 10 small-site LID plans.

**Goal 4: Ensure that future land use decisions are the result of sound and comprehensive planning.**

**Policy 4.1:** Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

- All projects noted in the policies above were evaluated for consistency with the City's General Plan, Zoning, and other development and design standards during public and administrative review and approval. Consistency for projects subject to public review is documented by way of adopted resolutions with findings of consistency.
- The City participates in the General Plan Annual Progress Review process, submitting comprehensive reports on implementation progress of all General Plan Elements by April 1<sup>st</sup> each year.

**Policy 4.4:** Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

- The Diversity Coalition Committee completed a Diversity Equity and Inclusion Community Survey. The survey was utilized as part of the preparation of the 6<sup>th</sup> Cycle Housing Element to inquire about housing needs, expectations, potential housing locations, and desired services.
- The Finance Department also conducted the Signal Hill General Municipal Election, which included ballot measures such as Propositions 28, 30, and 31.

**Policy 4.6:** Develop comprehensive local and regional rather than piecemeal planning solutions and promote long-range solutions to land use issues.

- Staff continued to act as chair for the Community Development Directors monthly meetings, and to meet and coordinate with the regional Gateway Cities Council of Governments (COG), Transportation Advisory Committee, and monthly City Managers meetings to develop comprehensive and long-range solutions to land use issues.

**Policy 4.7:** Strengthen the framework for effective regional and local planning efforts.

- The City participated in ongoing efforts by the Gateway Cities COG to provide accurate data and to provide feedback about various constraints to development in Signal Hill e.g.,

oil wells, earthquake faults, etc.) as related to future RHNA numbers for new housing development within the City.

- The Department of Finance developed a General Services Agreement with Los Angeles County for miscellaneous services.

Please Start Here

General Information	
Jurisdiction Name	Signal Hill
Reporting Calendar Year	2022
Contact Information	
First Name	Collen
Last Name	Doan
Title	Community Development Director
Email	cdoan@cityofsignalhill.org
Phone	5629897340
Mailing Address	
Street Address	2175 Cherry Avenue
City	Signal Hill
Zipcode	90755

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

11\_16\_22

# Table A

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Jurisdiction	Signal Hill
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2028

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	R=Renter O=Owner	Date Application Submitted* (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below																						
	7217-009-056	1900 Temple Ave	SFD	10282824	SFD	R	9/16/2022								1	1	1		No	No	No	Approved
	7217-009-056	1900.5 Temple Ave	ADU	10282824	ADU	R	9/16/2022								1	1	1		No	No	No	Approved
	7148-006-033	3269.5 Lewis Ave	ADU	10283022	ADU	R	10/5/2022								1	1			No	No	No	Pending
	7216-017-031	1991.5 Junipero Av	ADU	10282286	ADU	R	4/8/2022								1	1	1		No	No	No	Approved
	7148-018-023	1401.5 E 33rd St	ADU	10282431	ADU	R	6/17/2022								1	1	1		No	No	No	Approved
	7217-011-012	1870.5 Temple St	ADU	10282415	ADU	R	6/7/2022								1	1	1		No	No	No	Approved
	7216-015-004	1965.5 Dawson	ADU	10282388	ADU	R	5/18/2022								1	1	1		No	No	No	Approved
	7216-016-017	2205.5 E 19th St	ADU	10282307	ADU	R	4/22/2022								1	1	1		No	No	No	Approved
	7211-030-017	1563.5 E 23rd St	ADU	10282241	ADU	R	3/21/2022								1	1	1		No	No	No	Approved
	7215-011-009	2110.5 Gaviota Ave	ADU	10282227	ADU	R	3/9/2022								1	1	1		No	No	No	Approved
	7211-019-032	2320.5 Cerritos Ave	ADU	10282227	ADU	R	3/3/2022								1	1	1		No	No	No	Pending
	7216-020-012	2750 e 20th street	Multi-Unit	SPDR 19-02	2 to 4	R	9/21/2022	3							3	3	3		No	No	No	Approved
								0							0							

Table A2

<b>Jurisdiction</b>	Signal Hill	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Annual Building						
Project Identifier					Unit Types	
1					2	3
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner
Summary Row: Start Data Entry Below						
	7217-009-056	1900 Temple Ave	SFD	10282824	SFD	R
	7217-009-056	1900.5 Temple Ave	ADU	10282824	ADU	R
	7148-006-033	3269 Lewis Ave	ADU	SPDR 21-08 & 10282824	ADU	R
	7216-017-031	1991.5 Junipero Ave	ADU	10282286	ADU	R
	7148-018-023	1401.5 33rd St	ADU	10283022	ADU	R
	7217-011-012	1870.5 Temple Ave	ADU	10282286	ADU	R
	7216-015-004	1965.5 Dawson Ave	ADU	10282431	ADU	R
	7216-016-017	2205.5 E 19th St	ADU	10282415	ADU	R
	7211-030-017	1563.5 23rd St	ADU	10282388	ADU	R
	7215-011-009	2110.5 Gaviota Ave	ADU	10282307	ADU	R
	7211-019-032	2320.5 Cerritos Ave	ADU	10282227	ADU	
	7216-020-012	2750 e 20th street	Multi-Unit	SPDR 19-02	2 to 4	R

Table A2

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates

Cells in grey contain

Table A2										
Housing Activity Report Summary - New Construction, Entitled, Permits and Completed Units										
Affordability by Household Incomes - Completed Entitlement									Affordability	
4							5	6		
Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted
0	0	0	0	0	0	4		4	0	0
						1	4/19/2022	1		
								0		
								0		
								0		
								0		
								0		
								0		
								0		
								0		
								0		
								0		
						3	10/18/2022	3		
								0		

Table A2

as an optional field

in auto-calculation formulas

Ability by Household Incomes - Building Permits							Affordability by Household Incomes - Certifica					
7					8	9	10					
Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted
0	0	0	0	6		6	0	0	0	0	0	0
						0						
						0						
						0						
				1	11/14/2022	1						
				1	9/23/2022	1						
				1	7/29/2022	1						
						0						
				1	6/20/2022	1						
				1	4/8/2022	1						
				1	3/9/2022	1						
						0						
						0						
						0						

Table A2

Certificates of Occupancy				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
	11	12	13	14	15	16	17	18
Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
1		1	0	0				
		0	0	N	N			
		0	0	N	N			
		0	0	N	N			
		0	0	N	N			
		0	0	N	N			
		0	0	N	N			
		0	0	N	N			
1	8/22/2022	1	0	N	N			
		0	0	N	N			
		0	0	N	N			
		0	0	N	Y			
		0	0					

Table A2

Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
19	20			21	22	23	24	25
Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
	1		0					
	0						No	Property is a vacant parcel
	0							ADU is part of an entitlement application, but was not reviewed at public hearing.
	0							
	0							
	0							
	0							
	0							
	0							
	0							
	0							
	0							
	0							
	1	Demolished	O				No	

Table B

Jurisdiction	Signal Hill	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2										3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	161	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	161
Low	Deed Restricted	78	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	78
Moderate	Deed Restricted	90	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	90
Above Moderate		188	2	14	14	-	-	-	-	-	-	-	30
Total RHNA		517											
Total Units			2	14	14	-	-	-	-	-	-	-	30
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		81		-	-	-	-	-	-	-	-	-	-
													81

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle,

Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Table D

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction	Signal Hill	2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.1: Adequate Sites Program	Designate sites that will provide the opportunity for the development of at least 509 units (remaining RHNA once approved units are subtracted). To accommodate the RHNA of 517 housing units, the City of Signal Hill will rezone 4 sites totaling over 27 acres of non-vacant land to allow residential uses at varying densities.	Oct.15, 2022	12/2021: Conduct thorough environmental and health assessment. <i>EIR Adopted 7.12.22</i> 10/2022: Rezoning including CEQA and adoption of <i>SP7</i> with adjusted development standards for bluff sites. <i>Adopted 7.26.22</i> 4/2023: RFP to be issued. <i>Draft completed 3.1.23</i> 7/2023: Interview developers and select best qualified. <i>Pending RFP results</i> 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen. <i>Draft discussions underway</i> Submit adopted Housing Element to water and sewer within 30 days of adoption. <i>Completed. Water Policy approved 3.14.23</i> Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption. <i>Specific Plans Adopted 7.26.22</i> City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption. <i>Notified and District Policy is pending.</i>
Program 1.2: No Net Loss Program	Develop and maintain a no net loss evaluation procedure. To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites.	Within 1 year of HEU adoption/certification and Annually	Within ONE (1) YEAR of adopting the Housing Element for 2021-2029 a formal, on-going (project-by-project) evaluation procedure will be developed and implemented. <i>Draft pending</i> After adopting an evaluation procedure, the City will monitor rezones and development of residential units and update the sites inventory. Sites inventory will be posted on the CD website and updated at least once a year. <i>Pending completion of draft</i> At least annually, the City, if necessary, shall update the sites inventory in conjunction with the Housing Element Annual Reports pursuant to Government Code section 65400. <i>All zoning for the housing sites inventory was adopted 7.26.23.</i>
Program 2.1: Housing Choice Voucher (Section 8) Rental Assistance Program	Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments.	Ongoing and quarterly throughout the 2021-2029 planning period.	Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance. <i>1st Qtr. contact with County Section 8, LAHSA and PATH</i> 12/2022: Update city website with regional housing assistance programs information. <i>Completed</i> 6/2023: Send direct outreach of higher need or lower-income to rental/property managers and housing assistance service providers in higher opportunity areas. <i>Outreach will coincide with Environmental Justice Element outreach.</i>
Program 2.2: First Time Homebuyer Assistance	Provide down payment assistance to three households during the 2021-2029 planning period. The City no longer has monies in an affordable housing fund due to the forced dissolution of the Signal Hill Redevelopment Agency. There are non-City programs, however, which provide financial assistance to first time homebuyers. The City will promote through post on its City website and on social media, information on two County programs which include: <input type="checkbox"/> County Homeownership (HOP) Program; and <input type="checkbox"/> County Mortgage Credit Certificate (MCC) Program	Three times per yr. min. Twice per yr. min. Annual and ongoing.	The City will continue to participate in the Urban County Program throughout the eight-year planning period; Ongoing Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income; <i>Seminars to be held in Spring and Summer 2023</i> Quarterly contact with County Housing Departments and groups for promotion of programs and assistance; <i>1st qtr. completed</i> Annual outreach to local entities for promotion and coordination of assistance programs. <i>Pending</i>
Program 2.3: Waiver of Development Impact Fees	Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47	Current and ongoing to 2029	<i>Specific Plans for two affordable housing sites adopted and no further discretionary action needed.</i> <i>Deferred impact fees current and ongoing with two projects eligible in this planning period.</i>
Program 2.4: Special Needs Program	Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process.	Current and ongoing.	2023: April to July- Interview interested developers and select the best qualified private or non-profit developer. <i>Draft proposal completed</i> . Circulation and interview dates targeted for completion 7.23 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites. <i>Adopted 7.26.22</i> 2023: December- Adopt Objective Design Standards. <i>Adopted 1.22</i> 2023: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when a developer is chosen. <i>Pending</i> 2021-2029 ongoing: Participation in regional efforts to address homelessness. Annual participation in Point-in-Time Homeless Count Event 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City website. <i>Completed 2022</i> 2023: January- Post quarterly on the City's social media pages in English and Spanish. <i>Pending</i> 2024: Establish a centralized, one-stop housing inquiry location. <i>Pending</i>
Program 3.1: ADU Ordinance and Incentives Program	Adopt an ADU Ordinance and plan of incentives for the production of ADUs. Incentives include: Inform owners that the construction of ADUs is exempt from fees; Provide owners with example of small ADUs; and Inform owners of the Section 8 Housing Choice Voucher. In addition, the City will prepare an ADU Design and Development Manual that will be comprised of: <input type="checkbox"/> How do I get started? <input type="checkbox"/> Basic steps for building an ADU. <input type="checkbox"/> ADU development checklist. <input type="checkbox"/> Site plan examples; Floor plan examples. <input type="checkbox"/> Examples of how to promote affordability. <input type="checkbox"/> Constructing the ADU. <input type="checkbox"/> Financing the ADU. <input type="checkbox"/> Permitting the ADU. <input type="checkbox"/> Additional resources.	Current and ongoing.	2022: July- ADU Ordinance adoption by 3rd Quarter. <i>Draft pending</i> ADU manual: RFP release November 2021, consultant contract by April 2022. <i>Completed</i> ADU Manual (including incentives plan) completion by 4th Quarter 2022. <i>Not completed, but 11 ADUs in plan check and 3 approved in 2022.</i> Regional participation: currently underway and throughout the planning period.
Program 3.2: Density Bonus Ordinance	Prepare and adopt a density bonus ordinance.	Current and ongoing.	Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023. <i>Not completed due to passing of consultant but City adheres to State law and DBO is pending an update in 2024.</i>
Program 3.3: Zoning Ordinance Amendments Program	Complete zoning ordinance amendments program. The governmental constraints analysis found that the following Zoning Ordinance amendments are necessary: 1. Update Zoning Ordinance Definitions 2. Update Uses Permitted in the Residential Districts 3. Update Uses Permitted in the Commercial Zones 4. Update Development Standards	Throughout the 2021-2029 Planning Period.	2022-2023: annual assessment of housing production (starting in 2023). If production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025.
Program 3.4: SB 35 Development Streamlining Program	Create and make available an Informational packet that explains SB 35 streamlining provisions and eligibility. Signal Hill is subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability.	1st Quarter 2023	<i>City attorney's office is preparing legal summaries for multiple housing legislation.</i>
Program 3.5: Energy Conservation	Encourage energy-efficient design and energy conservation, and help residents minimize energy related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects. Continue to promote energy conservation by promoting its Residential Green Building Primer. Continue to enforce the 2019 California Green Building Standards Code. Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. Continue participation in the Gateway Cities COO Energy Working Group.	Ongoing throughout the 2021-2029 planning period.	Continue all energy and water conservation programs and promotions; Ongoing Promote and encourage weatherization and energy efficient home improvements throughout the planning period; Ongoing Expand website information on energy conservation resources; Ongoing
Program 4.1: Housing Code Enforcement	40 closed code violation cases per year is the goal.	Ongoing throughout the 2021-2029 planning period.	81 code enforcement cases were successfully closed in 2022.

# Table D

Program 4.2: Housing Rehabilitation	<p>Objective: 5 single family dwellings.</p> <ul style="list-style-type: none"> <li>- Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities.</li> <li>- Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 6th cycle Housing Element cleanup activities have been completed.</li> <li>- Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website.</li> <li>- Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations</li> </ul>	Ongoing throughout the 2021-2029 planning period.	<p>PLHA Years 1 (2019) and Year 2 (2020) have been approved but not yet received.</p> <p>LEAP grant funds were approved but have not yet been received.</p> <p>Outreach efforts are pending funding to support staff time and resources.</p>
Program 4.3: Accessibility Modifications Program	Continue to follow and inform homeowners regarding State accessibility regulations and Reasonable Accommodations Procedures.	Ongoing throughout the 2021-2029 planning period.	<p>ADA accommodations are enforced pursuant to the Bldg. Codes.</p> <p>No Reasonable Accommodation requests reported in 2022.</p>
Program 5.1: Fair Housing Information and Services Program	Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021)	Ongoing throughout the 2021-2029 planning period.	Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023. Information is posted on the City's web site and at City Hall public counters. Social media posting is scheduled for March.
Program 5.2: Affirmatively Furthering Fair Housing	Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk.	<p>Ongoing.</p> <p>Create new affordable housing that addresses a diversity of lower income housing needs.</p> <p>Prepare an Environmental Justice Element in calendar year 2023.</p> <p>Prepare an update to the Environmental Resources Element in calendar year 2023.</p> <p>Select one or more affordable housing developers by 7.23.</p> <p>1a. Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan, a plan that describes specific steps that will be taken by developers to ensure that renters and buyers who are unlikely to apply for housing without special outreach have equal access to housing opportunities available in new housing developments.</p> <p>1b. Adopt Specific Plans for the Orange Bluff and Walnut Bluff Neighborhoods that expand affordable housing opportunities.</p> <p>1c. Identify housing rehabilitation resources for Signal Hill property owners.</p>	<p>The EJ and the ER Elements preparation has commenced with public outreach ongoing in Feb. and March 2023.</p> <p>A Draft inquiry Packet for Developer candidates information has been prepared and includes a Fair Housing Marketing Plan. Packet is expected to be circulated by 4.23.</p> <p>The EJ will identify the segments of the eligible population which are least likely to seek housing without special outreach efforts. Identify indicators to be used to measure the success of the marketing program. Advise and promote City's Affirmative Fair Housing Marketing Plan through the City website, the Diversity Coalition Committee, workshops, seminars, and social media platforms. Target outreach to affordable housing residents, apartment/rental managers, housing assistance service providers, and geographic areas of higher need or lower income; update City website with Affirmative Fair Housing Marketing Plan information. Send direct outreach related to Affirmative Fair Housing Marketing Plan to affordable housing residents, apartment/rental managers, and housing assistance service providers by June 2023.</p> <p>Disseminate information at three City meetings, workshops, or seminars annually. Four outreach meetings conducted in 2.23 and 1 active workshop pending for April/Springfest.</p> <p>1a. (from Program 2.4) Establish a centralized, one-stop housing inquiry location to provide information on housing issues and resources including but not limited to all affordable housing citywide, available housing assistance programs, and fair housing/tenant protection information. Pending loss of staff person assigned.</p> <p>1b. (from Program 1.1) Adopt Special Purpose Housing Specific Plan (SP-7) with adjusted developments standards for the Walnut Bluff and Orange Bluff sites by October 2022; Adopted 7.26.22.</p> <p>Select developers for development of the two affordable RHNA sites (Walnut Bluff and Orange Bluff). Draft inquiry package has been prepared.</p> <p>1c. (from Program 4.3) Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms (1 outreach activity per year); target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations. Initiate outreach in June 2023 and annually thereafter. Pending</p> <p>Enter into development agreements to guide development of all four sites as presented in this Housing Element and include a commitment to oil production remediation in the agreements (By December 2023); Negotiations are underway</p> <p>1. Conduct a thorough environmental and health assessment for development of housing on sites identified in the Housing Element (by December 2021). Adopted 7.23.</p> <p>1. Conduct needed oil extraction remediation on properties converting from oil extraction activities to housing once developer is identified by Pending.</p> <p>1. Ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process. Completed</p> <p>1. Continue enforcing Chapter 15.24 of the Municipal Code that establishes development standards for properties containing abandoned wells. Require well discovery, leak testing, a well access exhibit, and a well abandonment report for properties with abandoned wells. Ongoing.</p>

## Table H

<b>Jurisdiction</b>	Signal Hill	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

[illegible]

## Summary

<b>Jurisdiction</b>	Signal Hill	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
Total Units		6

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	1	0	0
2 to 4	3	0	0
5+	0	0	0
ADU	0	6	1
MH	0	0	0
<b>Total</b>	<b>4</b>	<b>6</b>	<b>1</b>

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	14
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

## LEAP Reporting

Jurisdiction	Signal Hill	
Reporting Year	2022	(Jan. 1 - Dec. 31)

[illegible]

*Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)*

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
Total Units		4

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
Total Units		6

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1

## **CIRCULATION ELEMENT**

The Circulation Element was adopted in 2010. It contains eight goals and 33 implementation programs.

**Significant achievements for the year 2022 are below:**

### **Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION**

**Ensure that new development results in the preservation and enhancement of the City's circulation system.**

**Policy 1.e:** Strengthen the framework for effective regional and local circulation system planning efforts.

- The Department of Public Works has actively been completing slurry seal projects. Over the past year, the Public Works department slurry sealed approximately 1.1 million square feet of asphalt pavement across the city. Slurry sealing is a cost-effective maintenance approach that improves the overall condition and extends the life of asphalt pavement. The City has completed two out of three slurry seal projects planned for this year. The third project is slated to start in Winter 2022/2023 as soon as weather permits and will add another 140,000 square feet of slurry seal.
- The Department of Public works completed the E. Spring Street Bicycle Lane Gap Closure Project. The City obtained a competitive Active Transportation Program grant through Caltrans to implement the City's goal of improving mobility and active transportation by adding a bicycle lane to E. Spring Street. The scope of this project includes a 2.2-mile bicycle lane that will create connectivity between Long Beach, Signal Hill, and Los Alamitos. The bicycle path was identified in the City of Signal Hill's Circulation Element as well as City of Long Beach's Bicycle Master Plan. The project also included new asphalt pavement on E. Spring Street from Orange Avenue to Junipero Avenue, to correct structural pavement issues and improve ride quality.

### **Goal 2: ROADWAYS**

**Provide a safe and efficient roadway system for all users.**

**Policy 2.a:** Construct new roadways and improve existing roadways consistent with the classification system for minimum right-of-way widths described in the Official Plan Lines Map.

- See Policy 1.e. The slurry sealing of existing roadways is consistent with the Official Plan Lines Map

**Policy 2.c:** Promote proactive and systematic repair and replacement of worn roadways and infrastructure.

- See Policy 1.e.

**Policy 2.d:** Coordinate and monitor the physical condition and operation of existing transportation systems by analyzing activity areas and the various transportation links (roadway, pedestrian, bicycle, and others) that connect those activity areas.

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- See Policy 2.d.

### **Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION**

**Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.**

**Policy 3.a:** Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

- See Policy 2.d.

**Policy 3.b:** Preserve existing public access to the trails system to promote recreational walking and hiking, fitness, and alternative modes of transportation.

- The design of Heritage Point Park includes a trail that connects to the Hilltop trail system and pedestrian access to the Civic Center Neighborhood (See Environmental Resources Element Policy 1.1).

**Policy 3.d:** Coordinate with the City of Long Beach to ensure that current and future pedestrian and bicycle facilities are properly linked at city boundaries.

- See Policy 2.d.

### **Goal 6: UTILITIES**

**Provide safe, efficient, and environmentally friendly utilities systems and pipelines.**

**Policy 6.c:** Encourage the development of infrastructure that supports new power generating sources, such as solar and wind energy.

- Consistent with State-mandated regulations, the City offered expedited review of EV chargers and rooftop solar projects.

## **ENVIRONMENTAL RESOURCES ELEMENT**

The Environmental Resources Element was last updated on February 16, 1988. The Parks and Recreation Master Plan (PRMP) was previously updated in December 1989 as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, the PRMP Update was adopted by the City Council. During finalization of the PRMP, additional areas of clarification were identified, including park development impact fees.

Upon request by the City Council, the Prioritization and Implementation Plan (PIP) was developed as a companion document to the PRMP, both of which were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years in the areas of Planning, Policy, and Programs, as well as Capital Improvement Projects. The goals and objectives identified in the PRMP were reviewed for status as to completion, progress, and relevancy/applicability. As a complementary document, the PIP will serve as a work plan for the Community Services Department as funding sources become available. Both the PRMP and PIP documents are intended to be incorporated into the Environmental Resources Element Update.

The Environmental Resources Element contains seven goals and 39 implementation programs.

**Significant achievements for the year 2022 are below:**

**Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a city with striking view potential, and a City that is carefully managing its transportation from resource extraction to balance land uses.**

**Policy 1.1:** Protect views both to and from the Hill and other scenic features. This will extend to all new development and to major rebuilding and additions.

- Heritage Point Park opened in July 2022. The City received grant funding from the Rivers and Mountain Conservancy, and was able to develop the new park with assistance from the Long Beach Conservation Corps. The park will serve as a link to a future connected trail system throughout the City and will be incorporated into future developments. Most importantly, the park is located within a major stormwater drainage zone. The rock bioswales slow and filter the water into a 40-foot-deep drywell. When it rains, the rocks, gravel, and sand help to filter the water and the drywell captures and slowly absorbs it into the underground water table. This replenishment is important as groundwater is a much-needed resource during extended drought conditions. An interactive educational element is integrated in the park design that provides information on the park's environmentally conscious design and how the park will further the City's sustainability efforts. The park also offers a spectacular view of the coastline, the Port of Long Beach, the Desmond Bridge, and Rancho Palos Verdes. The park features signs that describe nature within the community, artfully adapted plants that are native to California, and bioswales, allowing for the rocks to create a natural water shed that capture storm water draining off to the landscape.
- City trees are trimmed on a set (biannual) schedule.

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**Policy 1.2:** Design a greenbelt system that includes landscaped entranceways to the City, and landscaped medians and parkways on City streets. The greenbelt system should be linked to the civic center as a community focal point, the City's park system, bicycle and pedestrian trail system, active and passive open space, with consideration given to developing guidelines to integrate the system with private open space.

- The design of Heritage Point Park described in Policy 1.1 above, includes a trail that connects to the Hilltop trail system and pedestrian access to the Civic Center Neighborhood, which will illustrate the City's historic landmarks.

**Policy 1.3:** Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

- See Policy 1.1.

**Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.**

**Policy 3.1:** Provide parkland and recreational facilities in neighborhoods of the City currently not served with such facilities.

- On February 9, 2021, the City Council was presented with a status update regarding the 2021 PRMP. Upon review, the City directed staff to develop a companion document identified as the PIP. In 2021, Staff worked on preparing a draft PIP. In January 2022, the PIP and PRMP were approved. One of the goals in the City's newly adopted PIP and PRMP includes adding additional parks to the currently underserved northwestern and southern areas of Signal Hill. Specifically, the plan suggests transforming four undeveloped lots into new parks at E. 28<sup>th</sup> Street and Gardena Avenue, at E. 27<sup>th</sup> Street and Cherry Avenue, and at Crescent Heights Street at both Walnut and Gardena Avenues.

**Policy 3.2:** Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly, and the handicapped.

- The Community Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families, converting the program to a gift card distribution program. The program has continued to provide access to food resources to community members that need some support to close food insecurity gaps.
- Community Services Department implemented a Meals on Wheels home delivery program for seniors who may have mobility challenges and are unable to leave their home to access nutritional resources.

**Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.**

**Policy 4.1:** Improve the interface between oil production activities and urban development, both for existing and new projects.

- As a part of the City's annual inspection of properties with an active CUP, staff inspected Signal Hill Petroleum's seven oil well drill sites on 12/20/2022 to confirm that the sites are

in good condition in relation to landscaping, fence screening, general maintenance, and equipment with a few minor maintenance items which have been accomplished. Sites continue to coexist with existing urban development and are taken into consideration on new projects throughout the City.

- The Oil Operators perform regular maintenance and landscape inspections at individual well sites.

**Policy 4.2:** Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

- SHP has a CUP for seven consolidated drill sites. The CUP allows oil and gas production at the seven sites, as well as storage, processing, and transport of products. No new oil wells are allowed to be established outside of the drill sites.
- All seven drill sites were inspected on 12/20/22. Landscaping, fencing, equipment, and stormwater protection measures were found to be in good condition with a few minor maintenance items which have been accomplished.
- In 2021, the City Council extended the CUP for a 2-year term until July 30, 2023, to allow the continued collaborative efforts for economic development and housing, and to complete the environmental document for a long-term extension of the drill sites CUP. Since that time, the following progress has been made:
  - SHP is requesting a 20-year extension to their 7 Drill Sites CUP.
  - A Request for Proposal was circulated, and a contract executed with Catalyst Environmental Solutions (Catalyst) who has been meeting regularly with City staff and representatives from SHP to prepare the environmental analysis.
  - A project description, and all environmental technical studies have been completed and/or peer reviewed by Catalyst, and a draft Initial Study recommending an Environmental Impact Report (EIR) is under review by City staff.
  - A Scoping meeting for the EIR is scheduled to take place on January 30, 2023.
  - An initial aggressive timeline was established to complete the environmental analysis, prepare the EIR document, and bring an amended CUP for a long-term extension to City Council for consideration by end of fiscal year 2023. Progress has been steady and is continuing.

**Policy 4.4:** Minimize and eliminate where feasible the adverse environmental impact of resource-production activities. Also provide adequate setback and open space where oil-production activities continue adjacent to urban development.

- See Policies 4.1 and 4.2.

**Goal 5: Protect water quality and conserve water supplies through reducing and eliminating contamination from industrial operations or resource development activities.**

**Policy 5.2:** Protect water quality and conserve water supplies through reducing and eliminating contamination from industrial operations or resource development activities. Cooperate and participate in regional air quality management plans, programs, and enforcement measures.

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- The Well 10 Construction Project is a Public Works Department project that will be completed in early March 2023. In accordance with the City's Water System Master Plan, the City is continually maintaining and upgrading the water system to ensure maximum capacity and reliability. The City's Strategic Plan and recent Water Rate Study identified the need to replace Well No. 8, which is one of the City's three water production wells and has been in operation for 40 years. Well No. 8 is being replaced by Well No. 10, which will have the capacity to pump more than half of the City's water demand, increasing the City's water self-sufficiency and decreasing the amount of potable water that must be purchased at a higher cost from other sources. Many businesses within the City are designated as industrial operations. Upgrading the water system periodically reduces the chances of water production well contamination from nearby industrial businesses.

**Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress, and ideas.**

**Policy 7.2:** Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

- See Policy 4.2.

**Policy 7.3:** Provide information to the public on environmental conditions and issues in Signal Hill.

- Staff provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.

## **SAFETY ELEMENT**

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs.

**Significant achievements for the year 2022 are below:**

### **Goal 1: PREVENTION**

**Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.**

**Policy 1.c:** Regulate the location, use, storage, and transportation of hazardous and toxic materials and protect the public from these hazards.

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including SHP, the City's largest petroleum and natural gas operator.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.

**Policy 1.e:** Encourage the maintenance or improvement of building's structural integrity to protect residents and preserve communities.

- The City's Water Department staff conducts inspections of existing water storage facilities on a periodic (or as needed) basis.

**Policy 1.g:** Regulate the amount and type of new development in areas susceptible to fire hazards.

- Per the California Department of Forestry and Fire Prevention, there are no properties in the City that are located within a Fire Hazard Severity zone.

**Policy 1.j:** Undertake preventive measures both for catastrophic events and for more frequent incidents such as structural fires and localized flooding.

- The City's Safety Committee met on a quarterly basis. The Safety Committee performed numerous actions such as testing panic alarms, replenishing emergency supplies, and conducting inspections for all departments to address staff's safety and to minimize liability exposure.
- The Safety Committee coordinated employee participation in the statewide "Great California Shakeout" in October.
- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.
- SHPD provided logistical support during critical portions of the Covid-19 pandemic, by purchasing the providing Personal Protective Equipment (PPE) to all city staff. PPE included facial masks/shields, disinfectant wipes, and hand sanitizer. as well as temporary lodging.

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**Policy 1.k:** Regulate development in Alquist-Priolo Earthquake Fault Zones consistent with levels of acceptable risk. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

- The Building and Safety Division requires geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City. No such projects were submitted in 2022.
- Geologic investigations for all four housing sites for the 6<sup>th</sup> Cycle HEU were undertaken as part of the technical analysis for the environmental impact report prepared for the zoning amendments for the sites.

**Policy 1.m:** Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.

- Emergency Operations Center (EOC) staff and emergency response personnel continued to follow the Hazard Mitigation Plan, which was last updated in October 2017.
- An update to the Safety Element is anticipated to commence in the 23/24 fiscal year which will include an update to the 2017 Hazard Mitigation Plan.

## **Goal 2: PREPARATION**

**Take necessary steps to allow for effective responses to disasters.**

**Policy 2.a:** Maintain an effective Emergency Operations Plan (EOP) and other emergency preparedness plans and programs, as necessary.

- SHPD utilized social media (e.g., Facebook) to educate the public by providing tips for keeping their personal property safe, deterring crime, and reporting crime to SHPD's dispatch line.
- Narcan is a potentially lifesaving medication designed to help reverse the effects of an opioid overdose in minutes. In 2022, the Signal Hill Police Department purchased Narcan for all the patrol officers. Officers now can administer the nasal spray to individuals suffering from drug overdoses. This has proven to be an invaluable resource when it comes to providing emergency medical care in a timely fashion.

**Policy 2.b:** Ensure operational readiness of the City's EOC.

- See Policy 1.j.

## **NOISE ELEMENT**

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs.

**Significant achievements for the year 2022 are below:**

**Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.**

**Policy 1.a:** The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.
- SHPD enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City's building plan check process incorporated noise standards covered in the 2019 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act review process. Following construction, noise impacts are addressed as part of the City's code enforcement program.

**Policy 1.d:** The City will inform those living and working within the City of the effects of noise pollution and will cooperate with all levels of government to reduce or minimize impacts.

- Staff communicated (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise. This was communicated to a warehouse property off Burnett Street that has been involved in loud and unreasonable disturbances. Staff received a code violation complaint from neighboring residents regarding this subject property and the code enforcement officer sent a letter to the property owner, discussed the matter with the owner, and then met on-site with the owner for inspection of the premises.

**Policy 1.e:** Require noise mitigation to ensure that noise-sensitive land uses are not exposed to noise levels greater than 45 dB in habitable rooms and 65 dB in outdoor living areas.

- City staff-maintained communication with Long Beach Airport personnel regarding airport operations. In 2022, no aircraft-related noise complaints were received
- The Department of Administration completed a Fireworks Ordinance, which was adopted by the City Council in 2022. Adopting the fireworks ordinance ensures that noise levels do not exceed the maximum allowed decibels.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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3/21/2023

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**PREVIOUS MINUTES**

Summary:

Regular meeting of February 21, 2023.

Recommendation:

Approve.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION February 21, 2023

#### DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person and via video/teleconference on February 21, 2023, pursuant to the provisions of Government Code Section 54953 (as amended by AB 361).

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR VICTOR PARKER  
VICE CHAIR SONIA SAVOULIAN  
COMMISSIONER PERICA BELL  
COMMISSIONER ROSE RICHÁRD  
COMMISSIONER CHRIS WILSON

ABSENT: NONE

(3) **PLEDGE OF ALLEGIANCE**

(4) **PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**

There was no public business from the floor.

(5) **DIRECTOR'S REPORTS**

a. ENVIRONMENTAL RESOURCES AND ENVIRONMENTAL JUSTICE  
GENERAL PLAN ELEMENTS

Planning Manager Luis gave the staff report and introduced the presenter, Jose Rodriguez from MIG. Mr. Rodriguez gave a presentation on the update to the Environmental Resources and the development of the Environmental Justice

elements of the City's General Plan.

Commissioners asked clarifying questions.

Chair Parker called for a voice vote to receive and file the report.

It was moved to Receive and File the report.

b. **2023 PLANNING COMMISSIONERS ACADEMY**

Associate Planner Susana Martinez gave the staff report.

The Commission selected Chair Parker and Commissioner Savoulain to attend the conference.

Chair Parker called for a voice vote to receive and file the report.

It was moved to Receive and File the report.

c. **HYBRID MEETING PROCEDURES RELATED TO AB361**

Director Doan gave the staff report.

The Commission prefers to maintain a hybrid meeting model for the public to attend virtually at any time, with limited opportunities for Commissioners to attend virtually if necessary.

Chair Parker called for a voice vote to receive and file the report.

It was moved to Receive and File the report.

**(6) CONSENT CALENDAR**

- a. PREVIOUS MINUTES
- b. CITY COUNCIL FOLLOW UP
- c. DEVELOPMENT STATUS REPORT
- d. IN THE NEWS

It was moved by VICE CHAIR SAVOULIAN and seconded by COMMISSIONER BELL, to approve the Consent Calendar.

**(7) COMMISSION NEW BUSINESS**

**(8) ADJOURNMENT**

It was moved by COMMISSIONER RICHÁRD and seconded by COMMISSIONER WILSON, to Adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, March 21, 2023, at 7:00 p.m., (hybrid meeting format, including

in-person, and video and teleconference participation options). Instructions to participate in the meeting will be provided on the meeting agenda.

CHAIR PARKER adjourned the meeting at 8:29 p.m.

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VICTOR PARKER  
CHAIR

Attest:

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COLLEEN T. DOAN  
COMMISSION SECRETARY



STAFF REPORT

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3/21/2023

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**CITY COUNCIL FOLLOW UP**

Summary:

A brief summary of the City Council's actions from the last City Council meeting(s).

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the February 28, 2023, City Council meeting:
  - Chris Garner, General Manager of the Long Beach Utilities Department provided a presentation on the status of natural gas commodity prices statewide, impacts to customers' gas bills, and bill assistance and payment plan options made available to customers.
  - Mayor Hansen presented a proclamation to outgoing City Clerk, Carmen Brooks.
  - The City Council adopted the 2023 Street Tree Master Plan and introduced an ordinance amending Section 12.05.040 of Chapter 12.05 of the Signal Hill Municipal Code relating to new street tree planting.
  - The City Council approved the proposed recruitment schedule and selected April 25, 2023, to conduct commissioner candidate interviews and appointments. If the number of commission applicants is greater than ten (10), City Council may wish to call a special meeting for Thursday, April 27, Monday, May 1, or Monday, May 8, 2023; or propose an alternative date to conduct interviews and appointments.
  - The City Council authorized the appointment of Jonathan Arnold to a limited-term appointment as Interim Chief of Police.
  - The City Council conducted a mid-year budget review and adopted a resolution authorizing mid-year budget appropriations and amending the Fiscal Year 2022-23 Annual Operating and

Capital Budget.

- The City Council directed the City's Commissions to continue providing for virtual attendance of the public and presenters, but to resume in-person attendance for Commissioners.

2) At the March 14, 2023, City Council meeting:

- Civic Home Inc. provided a presentation about the newly forming Gateway Cities Regional Affordable Housing Trust.
- The City Council authorized staff to submit the Signal Hill General Plan Annual Progress Report for the 2022 calendar year to the Governor's Office of Planning and Research, and to the State Department of Housing and Community Development.
- The City Council authorized the City Manager to enter into a Public Works Contract with TJ Janca for construction of the Discovery Well Park Play Area Resurfacing Project. The scope of work includes installation of a rubberized poured-in-place playground surface compliant with Americans with Disabilities Act (ADA), Consumer Product Safety Commission (CPSC) guidelines, and American Society for Testing and Materials (ASTM) standards for playgrounds. The City Council approved a separate contract with Playcore Wisconsin, Inc. DBA GameTime on October 25th, 2022, to perform other portions of Project No. 80.23006 and Project No. 80.23005 which include installation of new playground equipment at Discovery Well Park, resurfacing of the adjacent basketball court, and conversion of the existing handball court into a pickleball court.
- The City Council adopted a resolution terminating the local emergency declared by the City as a result of the COVID-19 pandemic.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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3/21/2023

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**DEVELOPMENT STATUS REPORT**

**Summary:**

Attached for your review is the monthly Development Status Report which highlights current projects.

**Recommendation:**

Receive and file.

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Industrial  
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Reg.	Director Approval	Review		SPDR / CUP			CTL			Notes	Status
								PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Preliminary Environmental Assessments	1901 Freeman Avenue	New 7,290 SF Industrial Building	CL	Greg Gills	Admin SPDR											Phase II workplan approved. Phase II needed to be completed. Phase II and HHRA completed. Preliminary Comments provided to applicant on 5/5/22.  On 11/07/22, we met with Gil to discuss concerns with the proposed design of the project, including requesting to allow off-street parking within an enclosed building. Gil and his design team will revise plans to address concerns and will submit revised plans for review.  On 12/14/22, applicant resubmitted revised plans for review. New design eliminates indoor parking of vehicles. Plans are currently under review.  On 01/23/23, comments were sent to the applicant requiring revisions to plans in order to comply with code requirements. Awaiting resubmittal.	Methane assessment completed a year ago. Never completed project submittal.
Preliminary Review	1701 Creston Avenue	New 11,024 SF industrial building on subdivide one parcel into two	CL/CTD	Tim Collins	Preliminary Review											Applicant trenching for geologic investigations. Applicant installed stormwater BMPs. Applicant intends to discover wells the week of 4/25/2022. Plans should be revised to place Loading in back. Applicant completed geotechnical investigations and proceeded with well discovery on 5/9/22. Met with property owner, City's Environmental Consultants, and owner's Environmental Consultants to discuss questions on comments provided to them regarding their workplans and assessment reports. Revised workplans and assessments pending resubmittal.  On 01/23/23, applicant submitted revised workplans, data assessment, and	Code enforcement contacted owner to refresh and update BMPs on the property.  Revised work plan for Phase II work is pending.
Under Review	2020 Walnut Avenue (Signal Hill Business Park)	Construction of a 151,075 SF industrial park.	CTD	Signal Hill XC LLC (Agent: Stephen Christie, Xebec Realty)	GPA, ZOA Parcel Map, St Vacation and SPDR	Yes	NA	10/19/2021	11/9/2021	11/9/2022	5/9/2023					PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021. CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021. Street vacation PH has been postponed to an uncertain date. Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items. Applicant has indicated they wish to sell the property.	In plan check.
Under Review	2550 Orange Avenue	Construct new industrial building (100,886 SF), with 17 loading docks, 147 surface parking stalls, 73 surface trailer stalls, and other related improvements.	CTD	Property Owner: 2550 ORANGE AVENUE DEVELOPMENT LLC  Applicant: CenterPoint Properties Inc.	SPDR 21-05  Parcel Map  ZOA for New Specific Plan	Yes	NA	Required	Required							Well Discovery was initiated on site (9/19): Applicant submitted a new industrial conceptual plan on 9/14/20. On 12/17/20, the new applicant (CenterPoint) held a Neighborhood Meeting for nearby residents and interested parties. On 4/26/21, the applicant submitted application package. On 5/20/21, staff sent a Determination of Incomplete Submittal email to the applicant. On 6/28/21, the rough grading permit was issued. On 8/23/21, the applicant submitted a revised conceptual plan of a re-oriented building with new access routes. On 10/12/21, staff emailed the Site Work Status Letter to the property owner. On 12/20/21, the applicant resubmitted a new application package containing the Traffic Study Area (TSA) report. On 1/19/22, a Notice of Incomplete Submittal letter was mailed to the applicant. TSA deemed inadequate. On 3/23/22, the demo permit for the wooden poles, netting, and four light poles was issued. Work completed on 4/7/22. On 4/4/22, the applicant provided the signed Reimbursement Agreement. On 4/7/22, the applicant submitted Developer Deposit payment. On 6/9/22, City staff participated in a joint meeting with the applicant, their legal team, and DTSC to discuss the CLRRR review process. Staff received bids to bring on a consultant to peer review the Earthwork Report prepared by Mearns Consulting, LLC and assist City staff in navigating the DTSC/CLRRR review process. On 7/7/22, City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report. On 7/28/22, City selected Orion Environmental, Inc. as the City's consultant, and on 8/1/22, Orion returned the signed letter agreement. On 8/10/22, meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion Environmental (City's consultant).	Complete submittal letter from City is being prepared.

Under Construction	950 E. 33rd Street ( SP-12, GATEWAY CENTER N/ TARGET REMODEL)	TI of TARGET; construct new building pads for new retail	CTD/EK/CL	Helen Pope et al, Lucky Stores Inc.  Signal Hill Petroleum	ZOA 21-01  SPDR 21-03 SPDR 21-04  CUP CUP  Lot Line Adjustment	Yes	NA	4/20/2021	5/11/2021					720 days from 12/23/21			Contractor has completed tenant improvements. Building has finalized. Pending planning approval. Planning final was obtained.	
UNDER CONSTRUCTION	950 E. 33rd Street (TARGET P. LOT)	New pick-up parking lot stall canopies	CL	Kimley-Horn Architects	Buildng Permit	No	N/A	N/A	N/A								Application was submitted for the construction of canopies over the pick-up order parking stalls. Planning corrections have been issued and are awaiting resubmittal. Canopies include new signage which will require a new SPDR application to amend the SP-12 comprehensive sign program to allow for the additional signage. Applicant has informed staff canopie project will not be moving forward. Tree replacement for trees accidentally removed from parkig lot is pendig and required prior to final. 3/23	Contractor has completed tenant improvments but mature trees were accidentally removed by property owners landscape contractor.
Under Review	3177 California Avenue (( SP-12, GATEWAY CENTER N/Self-Storage Facility)	Construction of a new 177,345 sf self-storage facility, a refurbished freeway sign and site improvements	CTD/CL/EK	Nick Zent-Contractor	SPDR 21-04/CUP 21-02	YES	N/A	04/20/2021 (subject to MND and ZOA approval by CC)	Introduced 05/11/2021 Adopted 5/25/2021	6/25/2022	Expires 11/25/2022	Expires 05/25/2023	TBD				Freeway oriented sign approved under SPDR by PC 11/22. Vent boxes installed per plans. Abandoned wells were re-leak tested on the self-storage site 12/22. Self-storage plans are in 2nd. Round of plan check review 2/23. Plan check comments from all Depts. were provided to applicant 3/23.	Oil facilities protection barriers installed. Compliance with BMPs. Plan check comments from all Depts. were provided to applicant 3/23.
Under Review	2598 Cherry Avenue	Reconfiguration of the drive aisles near the Wells Fargo Freestanding ATM and the Costco gas station queuing line	CTD	SHOPCORE RETAIL TOWNE OWNER LLC	Admin SPDR	No	Required	NA	NA								Meeting held at City Hall On 2/20/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project. Subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project. On 1/21/21, property owner provided an alternate plan to remove 36 parking spaces in the parking lot to create designated drive aisles to funnel cars into the queueing lines On 3/26/21, the property owner paid Developer Deposit. On 5/6/21, a joint virtual meeting was held between City staff, property owner, and applicant to discuss the scope of work for the on-site parking and circulation analysis. On 9/13/21, the applicant submitted a traffic and parking analysis report for City review. On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because its is lacking data on traffic circulation from the driveways to the gas station. On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report. On 1/15/22, the applicant resubmitted a revised report. On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant. On 2/22/22, a joint virtual meeting was held between City staff, property owner, and their consultants to discuss correction items. Recent high gas prices have increased traffic congestion. Staff has developed a plan for temporary relief and will work with property owners and businesses to implement traffic calming measures.	Eng. firm (Kittelson) is preparing the parking and circulation analysis and will propose an alternate queuing design.

Under Review	1450 E. 27th Street and 2655 Walnut Avenue	New Industrial Development	CL	Oil Well Services	SPDR 20-02 Lot Merger											Public Workshop held on 11/17/20. Phase II ESA and Methane Assessment received (1/21). Received comments from City's Environmental Consultant on 1/18/21. Phase II ESA updated and completed on 4/14/21. HHRA (9/21). HHRA response (10/21) Applicant response to OEHHA (11/21) Applicant has requested review of an alternate site plan/project. Property sold in January 2022 to Oil Well Services, Tim Foss. 5/9/22 - No new submittal. Resubmittal on 08/23/22 and currently under review.	Compliance with Vacant lot weed removal and BMPs.
Under Construction	1600-1680 E. Hill Street	Interior demolition and remodel of Bldg. 3 for pharmacy school in accordance w/ the Master Plan for additional remodels	CTD/EK	American University of Health Sciences (AUHS) Agent: Morgan Pickard	Bldg. Permit, Demolition and Waste Management plans.		Bldg. and PW approvals required	PC Public Workshop - 6/21/22 PC Public Hearing - 8/16/22	CC Public Hearing - 9/13/22					8/30/2022	12/8/2022	Applicant wants to process a ZOA for AUHS Specific Plan by Sept. 2022. Staff prepared a timeline and hired MIG contract Planner to assist. Staff presented AUHS concept to PC 4/19/22 and discovered student enrollment and staff numbers for high school only included one year of school. Summary of corrected nos. provided on 5/5/22. Proceeding to re-scheduled Neighborhood mtg. on 5/19/22, with corrected numbers BUT corrected parking and traffic analysis reports are still pending on 5/12/22. Neighborhood Meeting held on 5/19/22. PC Public Workshop held on 6/21/22. As-built plan submitted for review. 8/9/22. As-built plans approved 9.8.22. PC approved ZOA on 8/16/22. CC approved ZOA on 9/13/22. AUHS is restriping and new info. on parking layout has come to light, so staff is verifying progress. A Year 1 Parking and Operations Management Plan is pending and 2nd Reading to adopt will proceed once received. City Council 2nd reading and adoption on 11/8/2022.	Follow-up inspection with contractor. Some items corrected.

Under Construction	1180 E. 23 <sup>rd</sup> Street	Building interior and exterior remodel, parking lot repair, install fencing w/screen for vacant parcel, lot merger.	CTD/EK	WT Durant INC. (Agent: Bruce Ruggles)	Admin SPDR 18-03		11/15/2018	NA	NA				5/24/2020	8/12/2020	Temporarily rescinded per COVID19		Contractor in discussions with public works about street improvement plans.
Under Construction	2951 Cherry Avenue	Remodel for Jimmy E's Bar + Grill w/ outdoor seating area.	CTD/EK	Jimmy Eleopoulos	Admin SPDR		2/7/2019	NA	NA				10/30/2020	1/18/2021	Temporarily rescinded per COVID19	<p>TI permit issued (5/19).  Interior TIs and water service installation (9/19).  Construction completed for restaurant and Conditional CoFO issued Jan. 2020 with Street improvements on Cherry Ave. to be completed by March 30, 2020.  CoFO was extended per COVID19 impacts for 90 days to June 30, 2020. Traffic control plan was approved and planning for street improvements to begin is pending (9/20).  Based on COVID19 impacts and no reported nuisances the requirement for a 2nd extension is temporarily rescinded.  Street improvements are complete and bond release is pending (1/21).  On 8/5/21, the Building Inspector conducted an inspection of the constructed "cigar lounge" in the landscaping area of the parking lot (8/21).</p>	Property owner is required to provide revised plans to include outdoor lounge area and obtain an "After the Fact permit."

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Auto Center  
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval		CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Approved	1250 E. 28th Street (Auto Storage Lot)	Auto Center Vehicle Storage Yard	CTD	Signal Hill Petroleum for Sonic Automotive	Term = one 3 yr. occupancy w/ temp. improvements	Stormwater BMPs	Under review	NA	NA	Term 1 expires 1/13/2023						Draft compliance plan submitted. Deposit submitted (10/19). Compliance plan approved on 1/13/20. Within one year of initiation of the vehicle storage use, the property owner or applicant shall prepare and submit a term II permanent improvements plan pursuant to Section 20.24.050 unless a statement of intent to terminate the use and vacate the property at the end of term I is submitted. The property currently has no vehicles stored on it (1/22).	Term expired and use is discontinued.
Under Construction	1800 E. Spring Street	Parking Lot improvement	CL/EK	Rafael Gabai (Hooman's Contractor) Diana Tran (TESLA)	Admin SPDR	Stormwater BMPs	9/8/2022		NA							Parking lot improvements consisting of grading, landscape planters, pavement, parking stall striping, stormwater measures, and methane vents. PO has informally requested a progress payment 10/22. Parking lot is approximately 50% complete. Construction continues to move along and insepctions will continue. Retention basin completed. Soils analysis provided.2/23. CM, Bldg. Planning, and PW staff met w. PO to discuss City direction and next step .2/23. Right-of-way improvements are pending. PO to provide written confirmation that grading is per approved plans on topo survey document. in order to proceeed with base pour 3/23.	Completion of rough grade. Retention basin is being built. Soils analysis of excavated soil completed. Contractor reports base installation is pending.3/23

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-WCF  
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Reg.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	2411 Skyline Drive	Install (1) antenna (AF-24HD); install (5) MW dishes (RD-5G30); install (5) ODUS (RBD23UGS-5HPACD2HNDNM); install (6) CAT5E cables (1/4"); antennas shall be painted to match existing; no ground work	CL/CTD	Alyce Read on behalf of California Internet LP	Admin SPDR CUP 99-05	No	Required	NA	NA							Applicant-agent submitted plans on 6/18/21. On 8/2/21, staff had a virtual meeting with the applicant's consultant to discuss the requirement to submit a EME RF Emissions report. On 8/25/21, the applicant submitted the EME RF Emissions report. On 8/26/21, Planning cleared the project to proceed to building plan check review. On 8/27/21, Payment info sent to agent for payment and processing.	Planning approval has expired. Project will be removed from the DSR April 2023.
Under Review	1850 Redondo Avenue	Remove (5) antennas and replace with (6) new antennas and associated equipment, including (6) RRU's and (2) cabinets.	CL	Barbara Saito of Smartlink on behalf of T-Mobile	Admin SPDR CUP 07-02	No	Required	NA	NA							package, which was incomplete because it did not include the RF Emissions EME Compliance Report. On 1/14/22, the applicant submitted the revised documents with the RF Emissions Report. On 1/27/22, corrections were emailed to the applicant.  09/02/23 New application was submitted by Smartlink on behalf of T-Mobile.	Carlos emailed them on September 16, 2022.  Applicant resubmitted revised plans and narrative identifying compliance with "Spectrum Act." Application is eligible for administrative review. Planning
Under Review	2411 Skyline Drive	Install (6) antennas, (2) junction boxes, (1) fiber, (1) power cable, and a 3'x3' lease area	CL	Jordan Eddy (with Crown Castle)	Admin SPDR CUP 99-05	No	Required	NA	NA							On 1/21/22, staff provided a submittal checklist. On 2/22/22, the applicant submitted the outstanding documents. On 3/8/22, staff provided corrections to applicant. On 3/11/22, applicant submitted revised plans. On 3/16/22, Planning cleared the project to proceed to building plan check. 6/6/22, contractor pulled permit. 6/7/22, applicant sent corrected plans.	Building finaled 7/6/22. Will be removed from the DSR April 2023.
Under Review	2201 Orange Ave. and 2230 Lemon Avenue	Remove (6) antennas and install (3) new panel antennas and (3) new air antennas; relocate (2) existing antennas; install (1) new rectifier	CTD	Deanna Lynn (with Coastal Business Group Inc.)	Admin SPDR CUP 12-02	No	Required	NA	NA							On 5/5/22, application package submitted. On 5/18/22, corrections emailed to applicant agent. All addresses must be consistent with CUP 12-02. On 6/8/22, applicant resubmitted revised plans and supplemental documents. On 7/6/22, applicant submitted photo sims. On 8/24/22, permit issued. 1/12/23 Permit finaled	Permit finaled. Project will be removed from DSR April 2023.
Approved	2550 Orange Avenue	Install (3) new antennas, (3) new T-arm mounts, (6) new RRU's, new concrete equipment pad, (1) new cabinet, and other ground equipment within lease area	CL	Carrier: Dish Wireless  Agent: Andrea Liu (with SBA Communications Corporation)	Admin SPDR CUP 04-02	No	Required	NA	NA								Pending permit issuance.

Approved	1855 Coronado Avenue	Install new 2' FRP box extensions at Alpha and Beta, remove and replace (9) existing antennas with (9) new antennas, relocate (3) existing antennas, remove (3) existing RRU's, install (6) new RRU's, install (6) new raycap boxes (3 at antenna level, 3 in equipment area), install (3) new hybrid cables, and remove and replace (1) existing equipment cabinet with (1) new equipment cabinet. No additional changes are proposed for the modification.	CL	Eduardo Galdamez with Core Development Services (on behalf of Verizon)	Admin SPDR CUP 08-03	No	Required	NA	NA							Applicant-agent submitted application package on 3/29/21. On 3/31/21, Staff emailed correction list to agent. On 4/20/21, The applicant resubmitted the revised plans. On 6/28/21, Planning staff stamped the plans and cleared the project to go to building plan check. On 7/9/21, Building approved the plans. On 8/3/21, The applicant stated that the contractor will pull the permit at a later time. 6/7/22, applicant emailed to extend plan approval. Approval granted based on 2019 Building Codes still in effect. Applicant submitted revised plans. Revisions approved by 4Leaf. Permit link sent to applicant.	Permit is open.
Under Construction	2411 Skyline Drive	Install (1) platform mount at a centerline height of 89'; Install (4) panel antennas, (2) microwave antennas, (6) dish antennas, and (4) remote radio units onto the platform mount; Install (4) coax cable runs; Install (1) equipment cabinet inside the existing shelter	CL/EK	Alexander Lew (Core Development Services) on behalf of One Ring Networks)	Admin SPDR CUP 99-05	No	Required	NA	NA							On 1/11/21, correction list was emailed to agent. 1/14/21, the applicant resubmitted revised plans with the outstanding documents. On 1/25/21, Planning approved the project and cleared to go to Building plan check. Plans approved; applicant notified. Permit issued to contractor on 4/23/21. Contractor needs to provide anchoring details for cabinet to pass inspection (4/21). Left voicemail on 8/11/2021-JIM BLDG On 4/14/22 (over a year), staff emailed the agent asking for a status update. If no update is provided or no activity is observed, permit may be expired in 4/23.	No update.

City of Signal Hill  
Community Development Department  
Development Status Report: Residential  
March 21, 2023

							Review			SPDR / CUP			CTL				
Project Category	Address	Project Description	Staff	Applicant	Application	WELQ Req.	Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext	Notes	Status
Under Review	1900 Temple Avenue	New custom one-story SFD (2,343 SF) with attached 2-car garage (628 SF) and detached 2-car garage (725 SF) with second-story ADU above (1,052 SF)	CTD	Property Owner: Roger Vititow Trust  Agent: Bozena Jaworski (RPP Architects)	SPDR 21-08	Req.	NA	Public Workshop - 11/16/21  Public Hearing - 4/19/22	NA							On 3/20/20, applicant submitted conceptual plan. Staff provided initial comments. On 8/10/20, applicant submitted Developer Deposit and Well Abandonment Report (WAR) to verify that the abandond well on the property could be built over. On 1/8/21, incomplete submittal determination letter sent to applicant. OEHHA recommended more soils testing (6/21). Additional tests completed and memo received from OEHHA confirmed residential occupancy (8/21). New revised documents submitted (9/21). PC Public Workshop held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. From 12/16/21 to 12/17/21, the well was re-leak tested for methane. On 12/20/21, the methane gas leak test report was submitted. Tribal consultation meeting held on 2/3/22. Initial Study and MND were prepared by the City's On-Call CEQA Consultant. PC Public Hearing held on 4/19/22, and the Commission approved the project by a 4/0 (one abstain).	Planning approved. PW plan check comments pending.3/23
Under Review	2750 E. 20 <sup>th</sup> Street  SH Smart Homes	Demolition of an existing single-family dwelling with detached garage; condominium subdivision for construction of three new detached dwellings with two-car garages per unit, three surface parking spaces (one per unit), and other associated site improvements	CL	Property Owner: Narsimha and Usha Reddy  Agent: Bozena Jaworski (RPP Architects)	SPDR 19-02  TPM 082172 (Condominium Subdivision)	Yes	NA	Neighbor Meeting #1 - 10/30/18  Neighbor Meeting #2 - 10/10/19  Public Workshop - 3/17/20  Public Hearing - 9/20/22 (Continued)  Public Hearing - 10/18/22	NA							On 5/9/18, application was submitted.On 10/30/18, first neighborhood meeting was held.On 7/31/19, applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.On 10/10/19, a second neighborhood meeting was held to review the modified plans.The limited Environmental Phase II soil sampling was completed on 2/26/20.Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing.HHRA was submitted to OEHHA on 4/8/20.OEHHA memo received on 5/28/20.Tribal consultation conducted on 8/20/20.EDCO approved trash pick-up operations on 9/1/20.On 11/19/20, staff facilitated a joint meeting between the project applicant and the project applicants to the immediate south (Courtyard) to discuss possible options to coordinate sewer and drainage systems between the two sites. On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property. Applicant re-leak tested the two wells on 11/16/21. On 9/20/22, the public hearing was continued to a future date uncertain. On 10/18/22, the Planning Commission approved the proposed	SPDR approved in October. Construction plans are being prepared by the applicant and will be submitted when completed.
Under Review	2250 Ohio Avenue	Construct new two-story duplex (3,678 SF total) and site improvements.	CTD	Applicant: Salvador Cerda and Khanh Nguyen  Agent: Leoh Sandoval (Leoh S. Designs)	SPDR 19-03	Yes	NA	Neighbor Meeting #1 - 12/5/19  Public Workshop #1 - 4/21/20  Public Workshop #2 - 1/19/21  Public Hearing - TBD	NA							Story pole plan approved and notices for story poles mailed 5/16/19. Applicant conducted initial view photos (6/19). Applicant revised the plans by lowering the building pad (8/19). Applicant conducted second round of view photos with the revised story poles (9/19). Neighborhood Meeting held on 12/5/19. Final View Analysis Report was approved on 1/15/20. Public Workshop #1 held on 4/21/20. The Commission voted unanimously to come back for a second public workshop, and specifically directed the applicant to revise the plans to address view concerns and displacement of street parking. Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD). On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant. On 8/11/21, the applicant resubmitted the grading and LID plan for City review. On 9/10/21, the methane site assessment permit was issued.	Methane permit no follow-up pending expiration from Building Department. Notices were sent to applicants for a reply.

Under Review	2056 Dawson Avenue	Demolish existing detached garage; construct new first-floor addition (967 SF) and second-story addition (1,367 SF) to existing one-story SFD	CL	Applicant: Chad and Kuong Yan  Agent: Bill Chiriboga with Only Think Green - Sustainable Designs	SPDR 21-02	Yes	NA	Public Hearing - 6/15/21	NA							On 4/24/20, the applicant submitted conceptual plans to the City. On 1/6/21, the applicant paid the developer deposit and submitted their summary of developer outreach efforts. On 1/11/21, the applicant submitted revised plans. On 2/8/21, the applicant resubmitted the revised LID plan. On 3/11/21, a virtual Neighborhood Meeting was held to get comments and feedback from the public. The project was cleared to bypass a Public Workshop and proceed directly to a Public Hearing. Public Hearing held on 6/15/21. The project was cleared to move forward. On 9/21/21, the applicant submitted the plans for plan check and provided the signed Conditions of Approval. On 9/28/21, Planning cleared the plans to proceed to building plan check review. On 12/11/21, the agent resubmitted revised arch plans. On 1/7/22, the agent submitted the methane mitigation plan.	Submitted application. Review pending.
Under Construction	2060 Raymond Avenue	A 274 SF 2 <sup>nd</sup> story addition of an existing sub-standard SFD in conjunction with a remodel.	CTD	Tae Chun for Lord Construction	SPDR 19-04	NA	NA	5/21/2019	NA					10/12/2020		SPDR submittal, datum line exhibits approved (10/16). Story pole letters sent 10/25/18, comment date 11/19/18. Comment period extended due to story poles not being installed properly. Certification of re-install submitted (3/19). No view requests received. PC Workshop 4/16. PC approved 5/21/19. Sm Site LID required for ADU (4%) (6/19). A Waste Management Plan is required. (6/19). Plan check approved (9/19). Permit issued (10/17/19). Inspection for rough framing and lathe completed 7/17/20 Construction completed 10/20. Recordation of ADU Sm Site LID documents and final inspections pending. Permit finals require release of substandard lien. Release documents for substandard bldg. pending. C of O pending PW and Planning inspections (10/20). Property was sold and is occupied. Staff contacted new property owner and applicant to notify them that their permits will be expired if they do not complete final items (sub-standard lien) 6/21. A courtesy letter of permit expiration was sent 1/22. Final Bldg inspection completed. Posted a notice to call for final inspection 2/8/22. Minor final corrections provided 3/7/2022.	LID for ADU was approved 1/23 and installation is pending.

Under Construction	1995 St. Louis Avenue	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage	CL/EK	Property Owner: Kimberly Ly	SPDR 15-04	Yes	NA	8/1/2015	NA	Demo permit issued 4/1/16  Grading permit issued 4/27/17  Building permit issued 9/25/17			9/28/16 (Demo finalized) CTL 10/19/18	1/18/2019	2/11/2020 Temporarily rescinded per COVID19	Building permit issued on 9/25/17. First CTL extension was granted in October 2018 for a period of 80 days. Construction not completed during extension period. Public hearing for second and final CTL extension was held at 1/15/19 PC meeting and Commission approved extension period of 365 days (deadline: 2/11/20). CTL warning letter emailed to applicant on 12/18/19. CTL expired on 2/11/20 and formal expiration letter sent on 2/12/20. Final roof inspection performed (1/21). Progress inspection on 4/18/21; progress on exterior (4/21). Electrical inspection failed; reinspection scheduled (6/21). Shower pan hot mop inspection passed (7/21). Final Inspection for gutters 8/21. Inspection for gutter landscape drain 9/21. Follow-up inspection and posting of dwelling. Owner finally seen on site for inspection. Multiple violations in notice on 3/4/2022. Owner and contractor arranged meeting to resolve issues on 3/7/2022. Owner has proceed with unpermitted construction and a stop work order was issued. Director has contacted owner on how to proceed. 4/13/2022. On 5/5/22, Building Inspector met with property owner and electrician. Electrician contacted the Building Inspector to inform him owner would not let him do the work unassisted by owner. Contractors liability would not allow this. Owner has been advised to allow licensed contractors to do the work as per the Municipal Code. Owner is not cooperating and doing the work themselves. Electrical meter removed. On 7/28/22, Building Inspector conducted site inspection; corrections issued. On 8/2/22, applicant resubmitted revised floor plans and elevations.	Owner has obtained licensed electrician and electrical meter was released to Edison. Pending final connection by Edison to energize the building.
Under Construction	1908 Junipero Avenue	New single-story addition (172.66 SF) at front of property for living room expansion; adding new loft (208 SF) - not to be used as a bedroom	CL/BLDG.	Property Owner: Jaret Padilla	Admin SPDR 19-04	NA	10/16/19 3/12/20 (REV 1)	NA	NA							Building permit issued on 10/16/19. Property owner informed staff on 2/27/20 that he is making modifications to the approved plans. Staff approved revised plans on 3/12/20. New permit for the revisions issued on 8/19/20. An informal drive-by inspection was conducted on 1/5/21 to confirm that construction is still in process. A new separate fence permit is required for the new fence in the front yard (no permit issued yet). On 2/4/21, Public Works staff shared a right-of-way agreement that can be used for this owner's improvements in the right-of-way. 8/30/21 front house inspection completed. Waiting on Public Works items to be completed for CofO. New addition has been approved for final (waiting for PW issues to be resolved before we sign off on it) 11/9/21 -BLDG. On 12/8/21, staff emailed the applicant to request a status update on the right-of-way improvements. On 5/10/22 and 5/16/22, applicant submitted photos of the second-story loft and closet to confirm that the closet is not a bathroom. On 6/3/22, staff emailed applicant to clean up his property. Staff is also reviewing plans for new fencing along the front	Code enforcement case is closed. Waiting for building permit for front yard.
Preliminary Review	2100 Ohio Avenue	Demo of damaged SFD, construction of new SFD w/attached ADU	CTD	Lavkumar Barot (Barot Trust)	SPDR 22-01	Yes		TBD								Applicant submitted demo plans for the existing damaged SFD and an incomplete SPDR package for a new SFD and attached ADU. Demo plans do not include demo of foundation. (1/22) Owner notified staff he had released all contracted professional and ay sell the proerty and damaged home. No demolitiom progress has been made 5/12/22. On 6/15/22, Sr. Building Inspector observed and documented that the house has been broken into. Property owner must secure the site and clean up the property. Site has been fenced and secured. Demo permit application has been received. Need asbestos/lead documentation, etc. (7/22) Agent has terminated the project and deposit has been reimbursed (8/22)	Staff is preparing for required demolition discussion.

Preliminary Review	2095 Freeman Avenue	New Single-Family dwelling and ADU	CL	Julie Mai	TBD	Yes	NA	Yes	NA								Applicant submitted preliminary application for the construction of a new SFD on an existing vacant lot. Applicant has been provided comments and has been informed of development requirements including abandoning wells (WAR), fault zone study, view analysis, etc.  Planning has been in communication with owner's designer and consultants regarding requirements. Applicants have been informed of submittal requirements and Developer's Deposit payment. Deposit is required in order to review additional submittal information. Awaiting submittal and payment.	Pending formal submittal
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Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review Director Approval	PC Approval	CC Approval	SPDR / CUP			CTL			Notes	Status
Under Review	The Courtyard 1933-39 Temple Avenue	Residential development 9 condominium units (5 buildings with 2 attached units) two stories and three stories in height.  Initial request was for 10 residential condo units.  Revised request is 8 condominium units (5 buildings, two stories in height.  New request is for 8 detached two-story SFDs with 5 additional off-street parking spaces	CTD	High Rhodes Property Group	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	NA	NA	5/17/2016	Required							City Council denied project without prejudice 1/10/17. . Applicant has a potential buyer to proceed with the project (6/18). Story pole plan submitted for review. A request to postpone Phase II work plan and well testing until after story poles are installed, neighborhood mtg. is conducted with a positive outcome (10/18). Story poles installed and 3 View Analysis Reports pending (4/19). Revised 8 unit plans submitted. Story poles installed (7/2020). View Analysis Reports completed. Residents/owners noted bldgs. were 1 foot taller and applicant is revising poles and reports. Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20). Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20). On 11/19/20, staff facilitated a joint meeting between the applicant and another applicant with a project to the north (SH Smart Homes) to discuss options to coordinate sewer and drainage systems between the two sites. New owner's agent has resubmitted a development application (11/22) and a determination of completeness is pending (12/22). Project application has been re-submitted but applicant has indicated a re-design based on preliminary parking comments.	Applicant is revising design based on insufficient parking.
																Continued: Project representative notified staff that property is in escrow to be sold to new owner with plans to re-start progress are underway 6/21. On 5/4/22, the new agent submitted revised plans for 8 detached units with 5 additional off-street parking spaces.	
Under Review	2599 E. Pacific Coast Highway	Residential SP-10 on a .4-acre lot  1st concept plan had 14 attached units  2nd concept plan had 12 attached units  3rd concept plan had 10 detached units  4th concept plan has 9 detached units  5th concept plan has 7 units; 3 detached and 4 attached on the 1st floor	CTD	Property Owner: Mike Afiuny	SPDR 19-05, ZOA 19-02, TTM #XXXXX		NA	Required	Required							Owner reported an unsuccessful lot consolidation outreach effort (9/12). Submitted revised plan w/10 units vs 14 units. Access & guest parking revised (6/14). PC requested additional design changes. Plan revised to 9 units. Some buildings still exceed height limit. Condo map and story pole plan submitted. View Policy letter sent 4/1/16. Viewing period extended 4/14/16. Story poles installed and view analysis reports reviewed with residents. Due to view impacts, applicant reduced bldg. heights. Most still exceed the 30' height limit. City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line. Review of revised view report completed, story pole cert submitted. Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence. Site clean-up items required. Final inspections (3/17). Neighborhood mtg. held 2/23/17. It was noted 6 of the 9 buildings are over the height limit and blocking views. Concerns were voiced about traffic, the density of the project, and parking impacts in an impacted neighborhood and alley. PC instructed applicant to meet with the neighbors and revise the project.	Owner is complying with notices regarding graffiti, trash, and boarding up of the building. Owner has indicated they intend to demo existing vacant bldgs.

																Continued:  A traffic study completed and PC workshop held 1/15/19. PC requested additional parking and a subsequent workshop (2/19). Architect submitted bldg. design details and revised site plan to add guest parking. Applicant has completed the Phase I, II and HHRA 12/21. Staff provided design comments and applicant is adding design items. Once design is revised a PC workshop will be scheduled (8/19). PC workshop held 10/15/19. PC requested that project proceed to a Public Hearing and CEQA site work is underway (6/20). The Phase I Report is complete (7/20). Phase II report is complete (12/20), and a HHRA was prepared and submitted to the State OEHHHA. OEHHHA response memo received (4/26/21). Applicant is preparing a new submittal package (12/21). Site visit for code enforcement. contacted owner 4/13/2022. Owner has indicated they wish to demo existing bldgs. (11/23).	
Accessory Dwelling Unit (ADU) Projects																	
Project Category	Address	Project Description	Staff	Applicant	Application	WELO Reg.	Review Director Approval	PC Approval	CC Approval	SPDR / CUP Expires	1st Ext	2nd Ext	CTL Expires	1st Ext	2nd Ext	Notes	Status
Conceptual Review	1900 ½ Temple Ave.	A new second-story ADU above a detached 2-car garage.	CTD/BLDG.	Property Owner: Roger Vititow Trust  Agent: Bozena Jaworski (RPP Architects)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	Applicant's agent submitted conceptual plans for initial comments on 3/20. Applicant proposes to build SFD over the abandoned oil well and a VWAR was submitted and review is complete (9/20). Phase I, II and HHRA were submitted to OEHHHA for the site and a recommendation to conduct additional sampling was provided. Additional soils sampling is complete and OEHHHA memo received 8/21. PC Public Workshop (for the SFD only) was held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. ADU is not subject to Commission review. PC Public Hearing (for the SFD only) was held on 4/19/22. The Commission approved the project by a 4/0 vote (one abstain).	Plan check underway 1/23.
Conceptual Review	2100 ½ Ohio Avenue	ADU attached to new construction SFD	CTD	Authorized agent: Victor Mendoza for Lavkumar Barot (Barot Trust)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	Applicant submitted demo plans for the existing damaged SFD and an incomplete SPDR package for a new SFD and attached ADU. In 2022, Agent terminated SPDR and ADU projects.	Staff looking into providing required demo of bldg.
Under Review	1989 ½ Dawson Avenue	New Detached 1,015 SF single-story ADU	CL/BLDG.	Property Owner: Richard Srey  Agent: Monica Yu (C&M Associates)	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/28/20. Plans were forwarded on 11/3/20 to the City's Stormwater Consultant for small site LID review. On 1/4/21, PT received plancheck app and payment; plans routed to Interwest. On 1/18/21, corrections were sent from Interwest. On 1/19/21, PT forwarded corrections to applicant. Resubmittal is pending.	Never pursued.
Under Review	2132 ½ Ohio Avenue	Convert storage room to ADU (336 SF)	ER	Property Owner: Nooshin Mohajer  Agent: Antonio Navarro	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/16/20 and providing to Building for review and comment. Reviewing parking for dwelling units (1/21). Proposing raising garage height.	July 18, 2022 pre-construction inspection conducted. Waiting for contractor information, plans approved but never pulled permit.
Under Review	1110 ½ E. Burnett St.	Conversion of existing garage with unpermitted studio conversion to ADU	CD/BLDG			No	NA	NA	NA				NA	NA	NA	Plans submitted for Bldg. plancheck (10/13/20). Plancheck comments were provided on 12/3/2021.	Went into plan check and never resubmitted corrections.

Under Review	1965 ½ Dawson Avenue	Construct new detached two-bedroom ADU (1,045 SF) in rear adjacent to alley.	CL/BLDG.	Property Owner: Jonathan Carlos Agent: Arutyun Nazaryan	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Agent submitted conceptual plans on 1/12/21, which were routed to Public Works for comments. Public Works' comments were provided to agent on 1/19/21. Agent resubmitted revised plans on 1/27/21. 7/7/21 - Construction Plans approved. Agent resubmitted revised LID plans on 9/15/21. On 11/3/21, PW provided LID corrections to applicant. On 11/19/21, the applicant resubmitted revised LID plans. On 12/8/21, PW provided LID corrections to applicant. February 2022 - LID plan approved. May 2022 - applicant received information regarding methane mitigation.	Pending methane site assessment mitigation.
Under Review	1991 ½ Junipero Avenue	New detached ADU	BLDG.	Property Owner: Scot Chamberlain	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	On 6/27/22, applicant submitted methane Site Assessment workplan. On 7/11/22, corrections were emailed to applicant. Applicant had requested clarification and alteration of one plancheck comment. EK clarified. Applicant should be resubmitting plans (8/22). Construction plans approved. August 22, 2022 methane assessment report submitted. Susan Mearns approved methane assessment report. Applicant must submit methane mitigation installation plans.	Pending approval of sewer installation plans.
Permit Expired	1870 ½ Temple Avenue	Convert five existing one-car garages into a new two-bedroom ADU	CL/BLDG.	Property Owner: Randy Hughes Trust Agent: Akram M. Tawfic	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Applicant-agent submitted for building plan check on 3/2/20. First plan check completed on 4/1/20. Corrections were routed to the applicant. On 1/26/21, the agent resubmitted revised plans. On 6/29/21, permit was issued. Follow up on expired permits and spoke to owner. Demolition was conducted but plans must be revised to continue. Owner has not responded. Permit expired 4/13/2022	Original permit was expired and a new permit was obtained. Foundation work approved.
Under Construction	3373 ½ Orange Avenue	Addition (574 SF) to existing rumpus room (174 SF) to create a new two-bedroom one-bathroom ADU (total 748 SF) at rear of property	BLDG.	Property Owner: Austin Nicassio Agent: Lauren Winegar	Ministerial review under State ADU regulations.	No	NA	NA	NA								On 3/18/21, applicant submitted plans and calcs. On 6/8/21, staff received revised plans and routed to TRB for re-check. Corrections from TRB received on 6/16/21, and staff forwarded to applicant on 6/18/21. 7/12 - applicant emailed corrected plans to PT; PT forwarded to TRB 7/21 - corrections from TRB 7/22 - PT forwarded to applicant 9/8 - applicant sent corrected plans; PT forwarded to TRB On 10/12/21, Building Inspector met with owner on-site for pre construction meeting. Sm. site LID approved 2/2022 and permit issuance is pending. Construction has begun.	Final inspection approved. Project will be removed from DSR April 2023.
Completed	2060 ½ Raymond Avenue	Detached 1,198 SF ADU in conjunction with a 2 <sup>nd</sup> story addition of an existing SFD with 2-car garage and third driveway parking space.	CTD BLDG.	Property Owner: Tae Chun for Lord Construction Corporation	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Application submitted 6/27/18. Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18). Permit issued (12-18). Utilities and foundation started (1-19). 1st floor framing approved (2/19). 2nd floor framing approved (3/19). Windows in and stucco started (4/19). Sm. Site LID plans required prior to final (9/19). Inspected electrical & Sent clearance to Edison(2/20). Construction has stalled. Staff is contacting the applicant for status of continuation of construction. Final Bldg inspection completed; CoO pending PW and Planning inspections and release of recorded substandard status by owner (10/20). Posted notice to call for final 2/8/22 Minor building corrections 3/7/2022 Waiting on owner to call for final 4/13/2022 Sm Site LID report is pending 9/22 LID plan approved and installation pending 1/23	LID plan is approved. Rain barrel and gutter installation is pending.

Under Review	909 E. 25th Street	Detached ADU on lot developed with an existing single-family dwelling.	CL	Godfrey Nzeogu	Ministerial review under State ADU regulations.	No	NA	NA	NA							<p>Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review.</p> <p>Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.</p> <p>On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.</p> <p>On 03/02/23, Mearns Consulting providing corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.</p>	Pending submittal
Under Review	921 E. 25th Street	Detached ADU on lot developed with an existing single-family dwelling.	CL	Efren Corona	Ministerial review under State ADU regulations.	No	NA	NA	NA							<p>Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assesment requirements. Awaiting additoinal infromation from applicant.</p> <p>Applicant submitted a desktop study to determine if the the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations.</p> <p>Oil Consultant completed review and has recommendations for next steps. Staff reviewed recommendations and also require a methane assesment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan.</p>	Pending submittal
Under Review	1867 Hill Street	Conversion of existing storage room into an ADU - Multi-Family Building			Ministerial review under State ADU regulations.	No	NA	NA	NA							Applicant submitted plans for review. Currently under review	Under Review

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**March 21, 2023**

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 14 business licenses.
- Building Department staff issued 15 permits. There were 2 solar permits issued. The valuation of the projects is approximately \$144,000 with permit revenues at \$7,500.

**Training/Tours/Events/Miscellaneous**

- Senior Building Inspector Kranda attended the EduCode conference virtually February 27 through March 3, 2023.
- Director Doan continued working with the City's CEQA consultant and Signal Hill Petroleum on the environmental analysis for the long-term extension of the Drill Sites CUP.

**Potential Development Projects**

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.
- Illustrative plans for Orange Bluff at E. Willow St. and Orange Ave. and Walnut Bluff at E. Willow St. and Walnut Ave. are proposed as 2 of 4 affordable housing sites for the 6<sup>th</sup> Cycle Housing Element.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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3/21/2023

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**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.

Recommendation:

Receive and file.

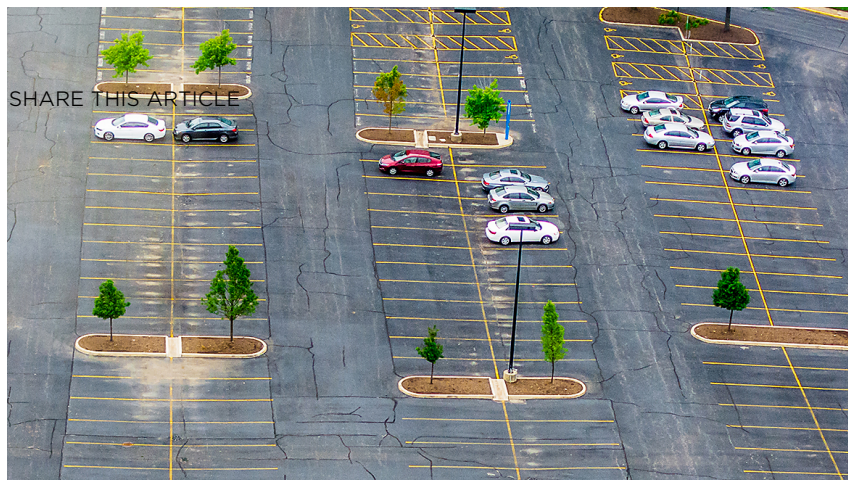
Background and Analysis:

Articles include:

- A Business Case for Dropping Parking Minimums - Planning Magazine
- House of the Month - Architectural Record
- Landscape - Architectural Record
- Past in Place - Architectural Record
- US DOT Awards \$185M to Projects to Re-Link Divided Neighborhoods - Engineering News-Record

# A Business Case for Dropping Parking Minimums

*In the smallest of towns and the biggest of cities, these new zoning reform policies help boost small businesses, promote housing development, and put people over parking.*



Changing parking minimums can support economic development and sustainability. Photo by eyfoto/iStock/Getty Images Plus.

**June 1, 2022**

By JEFF SPIVAK

Auburn, Maine, is a quaint, picturesque river town dating back to the 18th century, with a Main Street historic district of Victorian-era homes. There's also a riverwalk, a hockey arena, and even a mall. But like lots of smaller towns all over America, COVID ravaged some of its businesses. A Ruby Tuesday restaurant closed. So did a locally owned brunch place. And a Chinese buffet. And a French café. And others.

Something had to be done to replace the restaurants and encourage new businesses.

So in June 2021, this city of 24,000 people eliminated all minimum parking requirements for commercial developments, thus reducing upfront costs for new businesses and expansions. It had an immediate impact. Later that autumn, the Olive Garden restaurant chain looked to open in Auburn and eyed the Ruby Tuesday's site, but the company wanted to build more square footage. Under the old parking regulations, Olive Garden would have had to supply more parking spaces. But now it didn't. The deal was done and approved.

"With COVID, we were searching [for] any way that could help businesses," says Eric Cousens, Auburn's longtime planning director. "This worked for us, and it's setting us apart from other communities."

Indeed, municipal parking reforms to reduce or eliminate parking minimums are such a major movement now across the U.S. that they're even spreading and taking off in small town America.

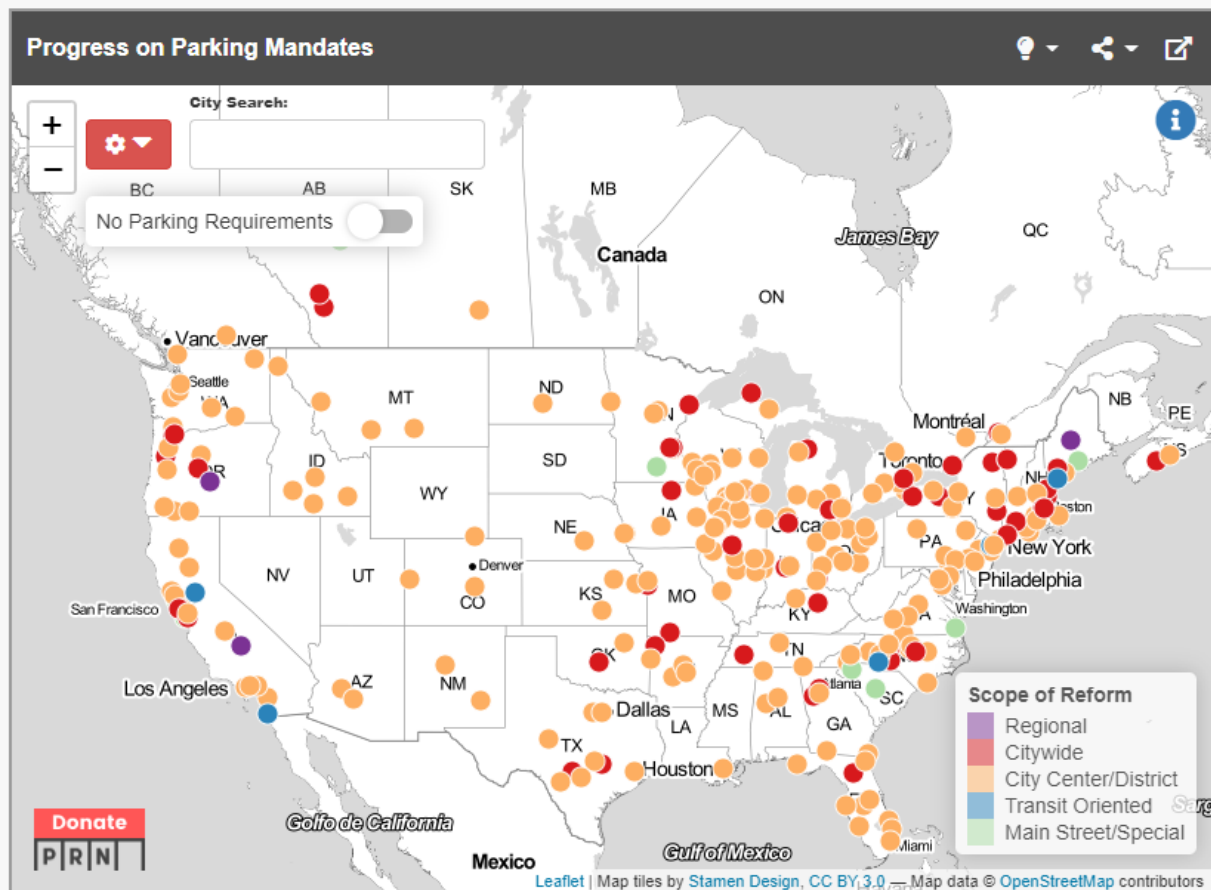
"It's such a small but significant step that any city can take to reduce development costs and encourage more commercial and residential growth," says Rachel Quednau, program director at a Minnesota-based nonprofit called Strong Towns that focuses on sustainable community initiatives such as parking reform. "I don't think there's any small town in America that doesn't want more businesses."

## 'A tidal wave'

To quantify the nationwide movement to reduce or eliminate parking minimums, a couple of advocacy groups — [Strong Towns](https://www.strongtowns.org/) (<https://www.strongtowns.org/>) and the Portland, Oregon-based [Parking Reform Network](https://parkingreform.org/) (<https://parkingreform.org/>), made up of planning professionals — collaborated to [compile a list](https://parkingreform.org/resources/mandates-map/) (<https://parkingreform.org/resources/mandates-map/>) of all the North American cities that have implemented or proposed parking minimum reforms in certain districts (like a downtown) or citywide.

The early-adopter big cities that were at the forefront of the parking minimums movement are all there: Buffalo, New York; Minneapolis; Portland; San Francisco; Seattle. So are the most recent big cities to join the movement: Boston; Raleigh, North Carolina; San Diego. Overall, a recent version of the Strong Towns–Parking Reform Network list contained 73 cities with populations of at least 200,000 people.

### Parking Reforms in Big and Small Towns



Places of all sizes are eliminating parking minimums, whether it's just downtown or throughout the whole city. An [interactive map](https://parkingreform.org/resources/mandates-map/) (<https://parkingreform.org/resources/mandates-map/>) from the Parking Reform Network allows users to not just see where reforms are happening, but also click through to read the details about local parking regulations (users can submit data, too). Of the 200 or so communities on the map, more than half have populations of under 100,000.

The compilation of parking minimum reforms contained even more locales — more than 130 — with populations under 100,000. There are college towns, industrial cities, metropolitan suburbs, rural hamlets, retiree hubs, and resort communities. Some 40 states are represented, and Florida, Idaho, Minnesota, North Carolina, Ohio, and Washington have five or more communities on the list. It's a geographic cross-section of rural and suburban America.

"I've been surprised at how many there have been," says Tony Jordan, president and cofounder of the Parking Reform Network. "It's been a tidal wave."

Smaller cities may not have the same congestion issues or transit alternatives as big cities, but they're pursuing parking minimum reforms for some of the same reasons — to promote downtown and commercial development, reduce barriers to small business growth, and encourage more housing.

That potential is certainly what's led Cutler Bay, Florida, down the path of parking minimum reforms. A town of 45,000 people and eight senior living facilities, the [AARP "age-friendly" community](https://www.planning/2020/dec/age-friendly-rural-planning/) south of Miami has had a waiting list for senior units for years.

Town officials talked to developers about what was holding them back. One common refrain: parking costs. So, in 2019, the town reduced parking minimums for senior housing, cutting the requirements in half from two spaces per unit to one. This move immediately led to a 99-unit senior project proposal.

Now Cutler Bay is doubling down on parking reform. A new metro bus rapid transit line is being built on the edge of town, and in April 2022, the town council passed new reductions in parking minimums for mixed-use and multifamily developments in a special transit zone.

"This is the town's way of incentivizing development," says Town Manager Rafael Casals.

## Benefits of reforms

So what's so wrong with parking minimums, anyway?

Parking minimums tend to be controversial because they can be inconsistent and unpredictable. The requirements in one city aren't necessarily the same in another city. And some standards aren't always efficient, such as locales dictating two spaces per chair at a barber shop when a barber's chair can only hold one person at a time.

In today's age of environmental sustainability concerns, there's also more awareness about the spatial costs of parking — the fact that suburban parking lots can be larger than the square footage of the buildings they serve, and a string of downtown parking lots can look like a mouthful of missing teeth on the face of a walkable public realm. There can also be water quality costs, as rainfall lands on all that asphalt and then runs off into nearby waterways or storm sewers, taking oil and other surface contaminants with it.

Then there are the direct costs of building parking — estimated by industry analysts at roughly \$5,000 per surface space and up to \$50,000 per space in multilevel garages. This of course escalates the costs of real estate developments, sometimes to a point of making a project financially unfeasible.

"Parking requirements do so much harm," says Donald Shoup, FAICP, a distinguished urban planning professor at the University of California, Los Angeles, and a longtime evangelist for parking reforms, as the [author of several books on the issue](https://www.routledge.com/search?author=Donald%20Shoup) (<https://www.routledge.com/search?author=Donald%20Shoup>).

"They add costs to the building of housing, and they increase the usage of cars and greenhouse gas emissions. They seem to work against almost everything that planners want."



**With Minimums: Higher Costs.** Requirements can add roughly \$5,000 per surface space, according to the National Parking Association. Photo by ideabug/ iStock/Getty Images Plus.

Even the National Parking Association (<https://weareparking.org>), the industry's trade group of parking operators, now supports reducing or eliminating parking minimums (<https://weareparking.org/page/land-use-zoning>) and instead favors allowing communities and developers to make market-based decisions on parking supply and demand.

But do parking minimum reforms actually produce their expected benefits? So far, there hasn't been much research on this topic, but some new studies have begun to be published that appear to answer that question with an emphatic "yes."

In Seattle and Buffalo, separate groups of academic researchers in 2020 and 2021, respectively, found that after policy changes concerning parking minimums, a large portion of developers did build less parking than previously required, and they particularly took advantage of the cost savings to build mixed-use projects. And in San Diego, another group of academic researchers in 2021 found that in the first year after parking reforms, [proposals for affordable housing units](https://cal.streetsblog.org/2021/05/19/parking-requirements-are-not-a-useful-bargaining-chip-for-increasing-affordable-housing/) (<https://cal.streetsblog.org/2021/05/19/parking-requirements-are-not-a-useful-bargaining-chip-for-increasing-affordable-housing/>) jumped fivefold.

Bottom line, these studies indicate that more commercial and residential development occurred after parking reforms than would have happened without the reforms.

As the Buffalo researchers — planning professors from the University at Buffalo — wrote in the *Journal of the American Planning Association* article "[Minus Minimums](https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1864225)" ([/blog/9228532/driving-change-through-parking/](https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1864225)) last year, "Cities of all types stand to benefit (<https://www.tandfonline.com/doi/full/10.1080/01944363.2020.1864225>) from undoing constraining parking policies of the past and allowing developers to transform parking lots into 'higher uses.'"

## Smaller-city experiences

But all that parking research so far is from bigger cities. Can the same impacts occur in smaller towns? A couple of experiences in different parts of the country are already showing it can.

The college town of Fayetteville, Arkansas, is believed to be one of the first cities in the U.S. to have eliminated parking minimums citywide, which it did in 2015 for commercial properties. In the seven years since, Fayetteville officials don't claim that it spurred a frenzy of new development or redevelopment. But they do maintain it led to some projects that likely wouldn't have happened otherwise.

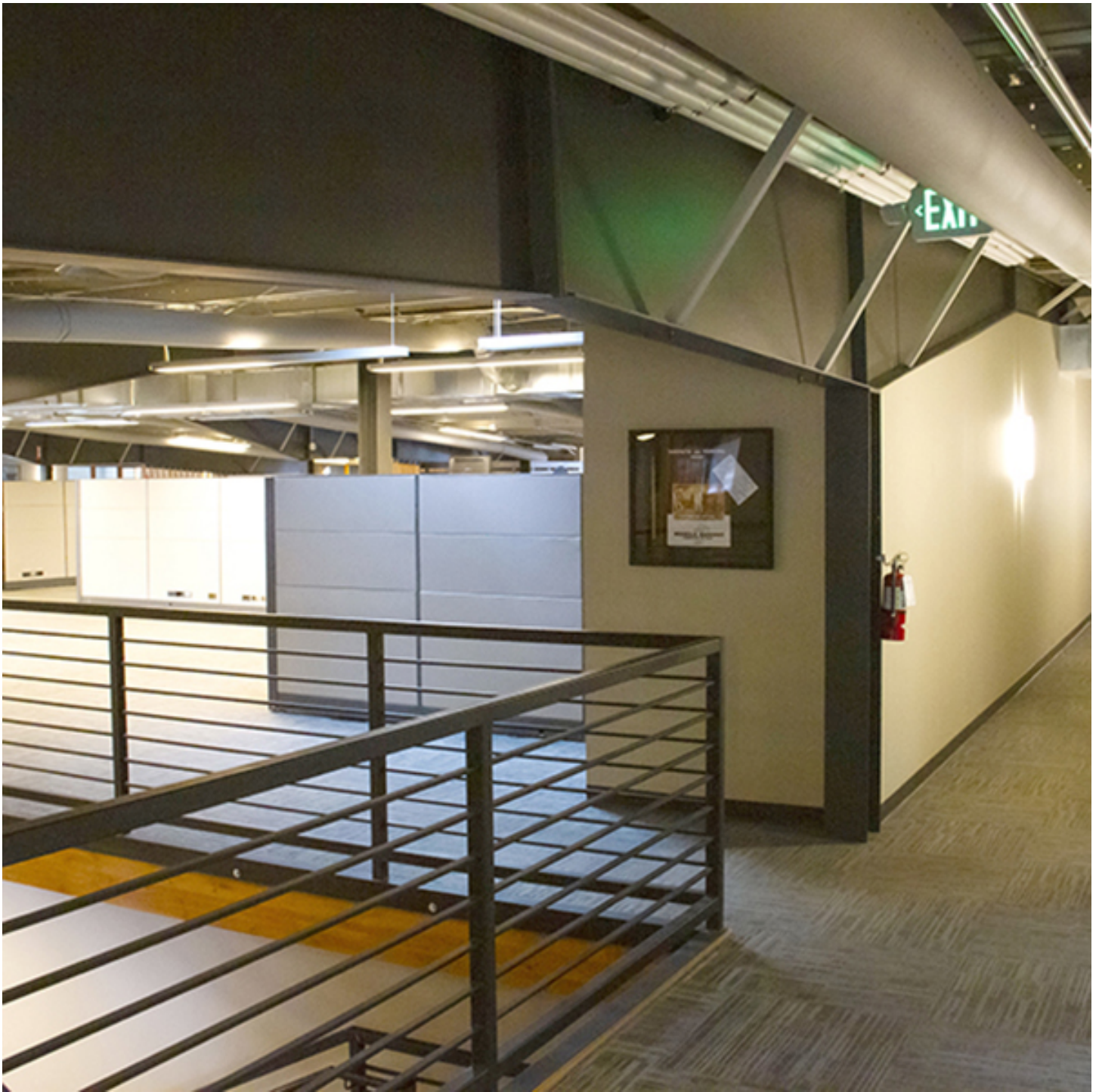
Take the Feed & Folly restaurant just off the downtown square. Its owners took over a building that had been vacant for decades, but the parking lot only had room for a half-dozen cars — some 30 less than the city's old parking regulations would have required. But under the new rules, it was able to open in 2020 while adding just a handful of parking spaces, and it instantly became a buzzworthy hotspot with its rooftop bar.

Similarly, Matthew Petty was on the Fayetteville City Council when the parking minimums reform was passed, and as a planning consultant and developer, he eventually wanted to take advantage of the rule change. He and his partners developed what's called 495 Prairie, a three-story project with nine apartments on upper floors, plus offices, a craft beer bar, and a smoothie shop at the street level. The project built just nine parking spaces — less than half of what would have been required before 2015.

"We wouldn't have been able to do mixed-use without the new parking policy," Petty says.



**Without Minimums: Vacant Buildings Occupied.** In Fayetteville, Arkansas, reducing the required spots from more than 30 to eight allowed one small business to turn a vacant building into a buzzy downtown hot spot. Photo courtesy of [Feed and Folly](https://feedandfolly.com/) (<https://feedandfolly.com/>).



**Without Minimums: Tax Revenue Increases.** In Sandpoint, Idaho, dropping the minimums encouraged tech company Kochava (<https://www.kochava.com/>) to renovate an old lumber storage facility, resulting in a tax value assessment increase of more than \$2 million. Photo courtesy of Riley Emmer/Kochava.

A thousand miles from Fayetteville, a town in Idaho called Sandpoint experienced some of the same benefits from parking minimums reform.

Sandpoint is a resort town with less than 10,000 residents that swells with visitors who come for its lake, beach, and nearby skiing in pine forests. The town first did away with parking minimums for its downtown in 2009. Nine years later, it reduced the minimums citywide. Why? To make building renovations and redevelopments more affordable for small business startups.

Aaron Qualls, AICP, saw it all. From 2010 to 2021, he served as a planning commissioner, city planning director, and a city councilmember in Sandpoint, and he documented what he called "success stories made possible by parking reform." There was MickDuff's Brewery that remodeled an old library and Pend d'Oreille Winery that took over a vacant old furniture store. A tech startup renovated a dilapidated lumber supply building. And on and on — and Qualls says they wouldn't have happened under the old parking requirements, because local business startups often don't have extra capital to devote to parking.

"We've always assumed that more parking is better," says Qualls, now a project manager and planner for SCJ Alliance, an engineering and planning firm, "and what we found in Sandpoint is that's not always the case."

## The lesson: A flexible policy

The countrywide parking reform movement is, of course, not a single-issue crusade. Boston and San Diego have also established parking maximums, or limits on how many spaces a new development can provide in transit-accessible neighborhoods. Los Angeles and Washington, D.C., have technology-driven programs that [adjust parking rates based on demand](#) ([/planning/2021/summer/8-ways-to-launch-your-parking-strategy/](#)), like higher rates during the morning commute. And Chicago; Kansas City, Missouri; Philadelphia; and several other cities have allowed businesses and neighborhoods to repurpose on-street parking spaces into restaurant seating, [parklets](#) ([/planning/2017/jul/parklets/](#)), and other public gatherings during the pandemic. In many cases, those temporary changes are [becoming permanent](#) ([/planning/2021/spring/our-post-pandemic-future-could-be-a-lot-less-car-centric/](#)).

But parking minimums are by far the most popular form of parking reform — they're even spreading to state legislative efforts in California, Connecticut, and Oregon — and they're usually the focus of smaller-town policies.

In Jackson, Tennessee, an industrial hub of 68,000 people, leaders are trying to encourage more infill development. Eliminating parking minimums for commercial projects last October was "an easy decision," Mayor Scott Conger says, because it didn't require any government funding or subsidies.

Nevertheless, it's not always an easy plunge for smaller cities to take.

Proposals to reduce or eliminate parking minimums are sometimes met with skepticism and apprehension in smaller towns. There, people are used to parking right by a store's front door. "There still is trepidation in these communities," says Carl Schneeman, managing principal of Walker Consultants, a Minneapolis-based parking design and planning firm that works with cities of all sizes. "A lot of them simply fear a change."

And it usually turns out that such fears are overblown and don't come to pass. "Every time these reforms are put in, people go to meetings and say, 'This is going to be terrible.' And it never is," says Parking Reform Network's Jordan. "The sky doesn't fall."

If there's a lesson for how smaller communities can avoid or lessen such fears of parking minimums reform, it's by providing flexibility in the new policy. That is, don't necessarily apply the reduced parking standards to all types of properties or all parts of town. Be targeted in the approach.

That's what Auburn and Fayetteville did, applying reduced parking standards for commercial projects. Same with Cutler Bay, which lowered parking minimums first for senior housing only, then for mixed-use and multifamily developments in a transit zone. And the city of Alameda, California, was one of the latest communities to officially join the movement, [passing an ordinance](#) (<https://alameda.legistar.com/LegislationDetail.aspx?ID=5206101&GUID=429C9828-DBAE-483F-8696-D0D9B13E21A2>) that eliminated parking minimums citywide in November 2021.

In Alameda, the Planning Board for years had been passing parking variances to reduce parking spaces for new projects. So the decision to eliminate minimum standards simply reflected the community's evolving attitude toward parking, plus the realization that this city — an island without room to sprawl — needed more room to devote to new housing growth.

"We have space for people and more buildings," says Andrew Thomas, AICP, director of the city's Planning, Building, and Transportation department. "We don't have space for more automobiles that need to be stored."

"We've come a long way."

Jeffrey Spivak, a market research director in suburban Kansas City, Missouri, is an award-winning writer specializing in real estate planning, development, and demographic trends.

# HOUSE of the Month

ESTUDIO\_ENTRESITIO NAVIGATES A WOODED LAKESIDE SLOPE FOR A FAMILY'S SECOND HOME, NEAR MADRID. **BY ANDREW AYERS**



Entered from the top (opposite, bottom), the house steps down the hill (this image and opposite, top), with the primary suite above a terrace at the lowest level.



**NESTLED IN** pine groves 45 miles east of central Madrid, the nine-mile-long San Juan reservoir is the only lake in the region where swimming and water sports are permitted. As a result, a bucolic 1960s subdivision on the shores of its eastern extremity has become a sought-after location for upmarket weekend houses. In 2017, after acquiring one of the few remaining virgin plots, a Madrid-based client, who is a keen jet skier, commissioned four local architecture firms to draft plans for a family vacation home. “They were all very different,” he says of this mini-competition, “and my wife and I liked more than one. But after 10 minutes’ discussion, I knew we’d work with estudio\_entresitio—they were so open, attentive, and patient.” The feeling, it turned out, was mutual. “This kind of architecture is impossible with someone who doesn’t care,” says María Hurtado de Mendoza Wahrolén, cofounder alongside César Jiménez de Tejada Benavides of the 2007 Design Vanguard firm. “But our client is even more intense than we are!”

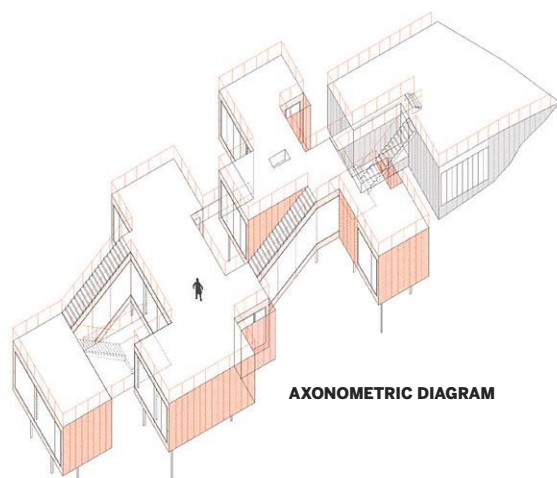
Though ideally located on the waterfront, the site was challenging: rocky, steep (a 45-degree incline), and bound by restrictive regulations that were subject to unpredictable interpretation by the mayor. Moreover, neighboring houses often flooded when the rare rains came. “To avoid administrative headaches,” the client explains, “we made several decisions: minimal leveling; no concrete, except where unavoidable; just one story, to be sure we complied with the prohibition on rising more than 23 feet above grade; and timber construction, to minimize building time and water consumption.” In addition, he specified accommodation comprising four bedrooms (primary, guest, two for children), a generous living/dining/kitchen area, parking (prohibited on the street), staff quarters, and, of course, ample outdoor space.



PHOTOGRAPHY © ROLAND HALBE (ALL)

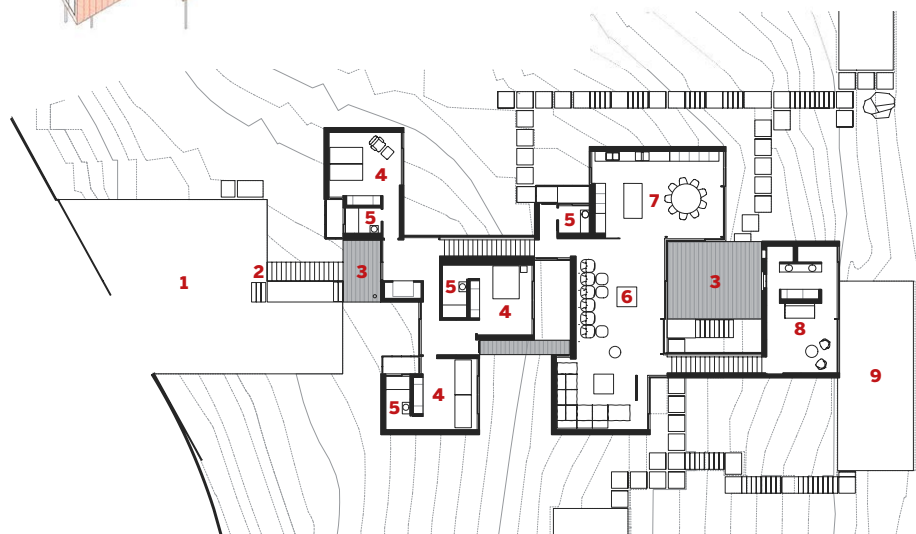


Sliding glass doors in the kitchen and living room (opposite, top and bottom) open to the deck (opposite) above the primary suite (left).

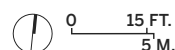


AXONOMETRIC DIAGRAM

- 1 PARKING PAD
- 2 ENTRANCE
- 3 DECK
- 4 BEDROOM
- 5 BATHROOM
- 6 LIVING
- 7 KITCHEN/DINING
- 8 PRIMARY SUITE
- 9 PATIO



COMPOSITE FLOOR PLAN



Given the program's size (3,700 square feet), a single-level home would have been impossible within the constraints of the site. Instead, the house espouses the topography, cascading down the slope in a series of cross-laminated-timber (CLT) boxes linked by stairs. So steep is the terrain, the garden is purely ornamental, usable outdoor space being provided by spacious decks on the roof of each box. Steel micropiles driven into the bedrock avoid the need for leveling and, above grade, become slender pilotis that lift the CLT boxes into the air, allowing rainwater to flow beneath. Protected from the elements thanks to a sandwich of insulation, waterproofing, and chevron-mounted pine-plank cladding, the house is painted in Falu red, a souvenir of Hurtado de Mendoza's childhood trips to her mother's native Sweden (where this copper-mining byproduct is traditionally used on timber facades).

The one exception to the light touch on the terrain is the service-quarters/HVAC-machinery block, realized in solid raw concrete (board-marked in chevrons) so that its roof, which communicates directly with the street, is strong enough for parking. As a result, the house appears extremely discreet when first encountered, slowly revealing itself in time and space. An outdoor stair leads from the concrete platform to the first level of accommodation, containing the guest and children's bedrooms. From the entrance, a glazed internal stair descends to the L-shaped living area, while a similar stair accesses the lowest level, where the primary suite is isolated from the rest of the house. All the main spaces command splendid views, the primary bedroom enjoying a particularly immersive connection with the landscape. Mirroring the internal layout, the generous roof terraces are linked by external stairs that offer an alternative route around the residence.

At once simple and complex, the house appears beguilingly Escheresque when viewed from the upper decks. Inside, however, the spatial sequence is all fluidity and logic. "We worked very hard to decompose the space from within, so you no longer read the boxes," says Hurtado de Mendoza. The changes in level and the generous glazing afford multiple diagonal views that make the house appear far larger than it really is, while enormous sliding glass doors dissolve the living room into the deck above the main bedroom. Copious under-



floor heating and cooling, and ceiling-mounted ventilation and heat-recovery systems are entirely dissimulated in a total-design interior where every square inch has been custom made and detailed, from doors, railings, and lighting to the vast quantity of invisible closets. “This is the kind of project that allows us to do a lot of research and try things out,” says Hurtado de Mendoza. “We designed or sourced everything except movable furniture. We wish we could have chosen that too!”

In this home, control is both an architect/client obsession and an abstract divinity. “The house is designed on a grid that you never see, but which everything relates to in one way or another,” explains Hurtado de Mendoza. “We never know beforehand how a project will turn out, because we play by the rules of the grid, of geometry, and every result is a good one.” Among the architects’ favorite books, she laughingly admits, is Óscar Tusquets Blanca’s *God Will See It*. ■

#### Credits

**ARCHITECT:** estudio\_entresitio — Maria Hurtado de Mendoza, Cesar Jimenez de Tejada, Alvar Ruiz, principals

**CONSULTANTS:** Ignacio Aspe (structure); AlterMATERIA (CLT); Manuel Rodriguez (energy efficiency); Arkilum (lighting design); Planta Paisajistas (landscape)

**SIZE:** 3,700 square feet

**COST:** \$1.5 million

**COMPLETION DATE:** March 2022

#### Sources

**STRUCTURE:** Piveteau Bois (CLT)

**CLADDING:** Lunawood; Rockwool; HECO-Schrauben Iberica

**PAINT:** Falu Rödfärg

**HANDRAILS:** Arc316 Mesh and Cables

**INTERIORS:** Knauf (ceilings and partitions); DuPont (Corian); Leicht (cabinets); Pavi-Navas (terrazzo)



# LANDSCAPE

IN SHANGHAI, AN EVOLVING RIVERSIDE PARK GAINS AN OVERWATER PLAZA BY HÖWELER+YOON. **BY MATT HICKMAN**



**THE MOON GATE**, an ancient Chinese architectural element that's essentially a nearly circular arched portal through a garden wall, has potent spiritual pull: originating at the homes of wealthy landowners, these circular stone or brick openings fuse together the celestial with the earthly and represent prosperity, good fortune, renewal—a threshold as a blessing, if you could afford it.

In 2022, a different sort of pedestrian passageway, a bridge, was completed along the east bank of the Huangpu River in Shanghai's Pudong district. While the bridge—more precisely, a 56,000-square-foot plaza with two irregularly shaped spans extending over a manmade waterway—evokes the moon gate in both name and form, its concerns are more egalitarian in nature. Designed by Boston-

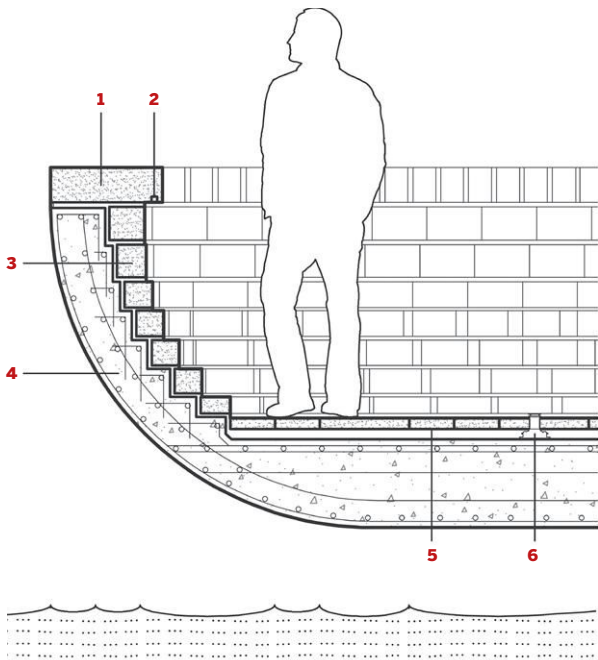
based architecture practice Höweler+Yoon (HYA), Moongate Bridge is a public gathering space and gateway to Shanghai Expo Park, coupling historical reference with contemporary reflection. Situated on the far northern edge of the park, at a narrow, bar-shaped artificial lake that itself is positioned over a subterranean parking garage, Moongate Bridge is directly opposite an elevated expressway that becomes the Lupu Bridge, a lengthy steel-arch landmark carrying six lanes of traffic over the Huangpu. More vitally, the sophisticated new bridge-plaza is adjacent to Shanghai Metro entrances, allowing for foot traffic to more slowly trickle in and out of the sprawling riverfront park.

While Moongate Bridge is chiefly a structure of conveyance, it's also a space for linger-

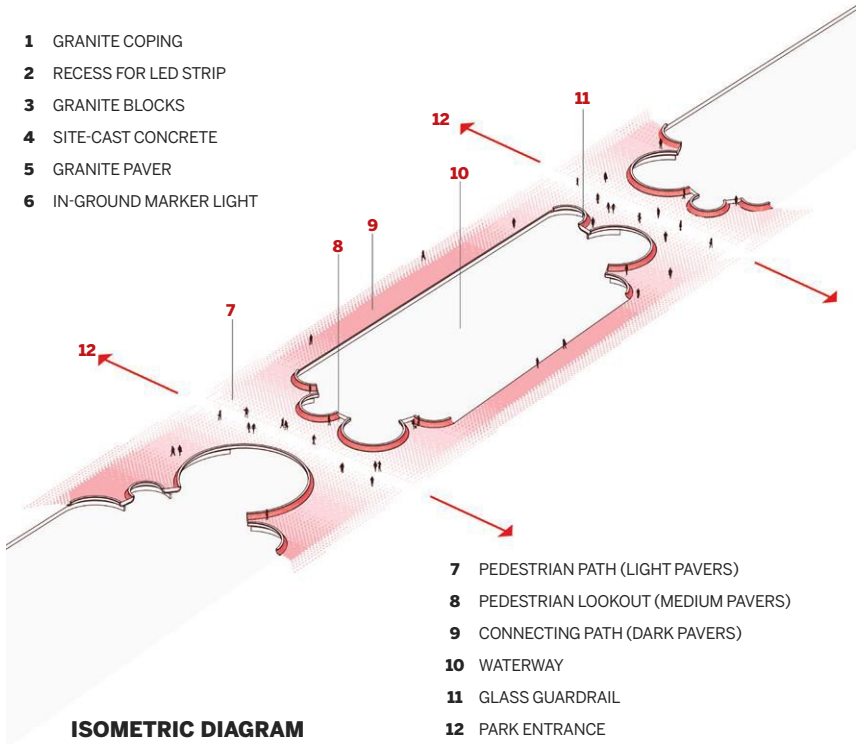
ing. Lookout points—or “cavities” as HYA cofounding principal Eric Höweler describes them—formed by flat openings in the opaque semicircular guardrail that are fronted by glass give small groups and solo visitors a reason to pause.

“The little overlooks are designed for contemplation, says Höweler. “Like the traditional Chinese garden, there's a pavilion with a scholar who sits and looks at that landscape and is inspired to write poetry. We had a sentimental kind of imagery in mind.”

Stepping out of these cozy lookout nooks jutting over the lake, pedestrians find the spans that invoke moon gates are themselves spacious enough to accommodate considerable foot traffic. As Höweler notes, Moongate Bridge is “sized for the masses.”



SECTION DETAIL



ISOMETRIC DIAGRAM

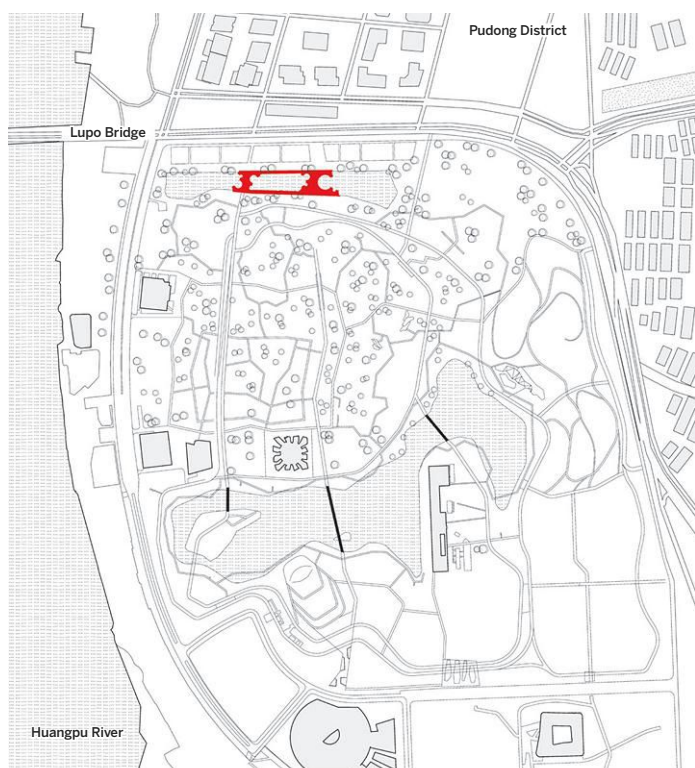


**Moongate Bridge spans a narrow artificial lake at the northern entrance of Shanghai Expo Park in the city's Pudong district.**

The Shanghai Land Company—commissioned project is HYA's second in China, following Sky Courts, an exhibition hall completed in the Sichuan capital of Chengdu in 2011. The firm, cofounded by Meejin Yoon, was selected for the pedestrian bridge at Shanghai Expo Park via an invited competition that found three contenders—HYA, Johnston Marklee, and local studio Archi-Union—working on bridge schemes for six different sites within the park.

Clad in multihued gray granite pavers, the floor surface of the site-cast concrete bridge has a pixelated effect, with different shades of gray suggesting areas where users should hang back and congregate on the water's edge (dark





**SITE PLAN**

Shanghai Expo Park is located on the former grounds of the city's Expo 2010, along the Huangpu River,

gray) and areas where they are encouraged to keep moving (light gray). "There's a kind of speed that's mapped into the paving pattern to designate zones for movement and then zones for eddies and slowness," says Höweler.

Ultimately, Moongate Bridge seems optimized for something most closely akin to ambling. "It's not made to speed you up or convey you quickly and efficiently," adds Höweler. "There's a kind of willful inefficiency to help slow you down."

Much like the moon gates of traditional Chinese garden design, Shanghai Expo Park itself is symbolic of new beginnings. Existing as natural wetlands before being scarred by decades of industry, the swath of riverfront now in the shadow of the Lupu Bridge was transformed into the grounds of Shanghai Expo 2010. The five-month-long world's fair drew more than 73 million visitors to the former brownfield site. Following the conclusion of Expo 2010, much of the area was set aside as urban parkland, with public gardens and a handful of recreational and cultural diversions. (Expo leftovers, including the Mercedes-Benz Arena and a small smattering of pavilions, remain in the park or its vicinity.)

Still, the transformed site is "mostly landscape," Höweler says, adding that Moongate Bridge's embrace of traditional Chinese landscape design through its emphasis on relationships, not objects, is "trying to stitch or connect back to a history that was lost during the Cultural Revolution."

Drawing parallels with HYA's earlier, Chinese courtyard typology—reimagining Sky Courts' commission in Chengdu, he adds that both projects aim to establish "some sort of linkage" to the past. "And that's been very hard to achieve in a way that feels authentic." At Shanghai Expo Park, the firm has reached for the moon—and seized it. ■

IMAGE: COURTESY HÖWELER + YOON (BOTTOM)

MEMORIALE DELLA SHOAH | MILAN | MORPURGO DE CURTIS

# Past in Place

A memorial in Milan's central station retraces the journey many took to Nazi extermination camps.

BY NICHOLAS ADAMS

**THE MEMORIALE DELLA SHOAH**, a new Holocaust memorial, opened this summer under the Stazione Centrale (Central Train Station) in Milan. It requires our attention: not just inherently, because the subject is so important, but architecturally, because of the skill of the architects in finding compelling ways to bring this terrible period alive. The design is by Morpurgo de Curtis, a partnership founded in 2006 in Milan with a varied portfolio of housing, exhibition, and interior design. Guido Morpurgo previously worked for Vittorio Gregotti, Annalisa de Curtis for Umberto Riva.

Few passing through the Stazione Centrale (1912–31) know that underneath is an additional set of tracks used by the Italian postal service, but long abandoned. There, 80 years ago, Jews, Romani people, and enemies of the Nazi occupiers were sent north in boxcars to extermination and internment camps. Forced in through the postal entrance, they climbed into bare, unheated cars that were then shunted onto a hydraulic elevator and brought up to the main level, alongside trains bound for the rest of Italy. In all, approximately 1,200 Jews were sent

from this spot north in 15 convoys between 1943 and 1945. Today this is the site of the Memoriale della Shoah.

Following the same route as the deportees, one enters under a Doric portico, arriving in a hall dominated by the word “*indifferenza*” cut into a monumental freestanding angled concrete slab. Adjacent to that entry hall is a brightly lit two-story modernist library and archive of Jewish history, its books and desks visible behind steel and glass. This is a singular moment, with lessons both moral and historical. We are truly in the antechamber to hell, the place where Dante, in *The Divine Comedy*, confined those who in their lives had practiced *indifferenza*, doing neither good nor evil. We are left to reflect on the anxiety of the deportees, the horror of their ride to nothingness, and our own indifference.

The architects have made two major decisions for this underground space. First, they have stripped everything down to bare gray concrete. What remains is the texture of the formwork; damage, rough joints, and partially protruding rebars have been retained. We are in a darkened, partially ruined Brutalist hypostyle hall of piers and beams. Then, rather

than giving us a direct path to the train tracks and its huge rail elevator, the architects have unsettled the route into the Memoriale with switchback steel ramps hidden behind the wall of *indifferenza*. At the top of the ramps, one might imagine a sculpture but, instead, there is a large cone and a pair of telescopic lenses looking toward the tracks, from which we can view film footage showing the opening of the station in 1931, bringing the past into focus. From there, a long hall stretches out between concrete piers and raised, pod-like steel rooms accessed by steel ramps. There, groups can sit on bare benches and watch film clips; of note is the testimony of Liliana Segre, now 93 years old and an Italian senator but, once, a 13-year-old deportee who left from this site with her father for Auschwitz. He did not return. Deeper into the Memoriale, and parallel to the hall, are the train tracks, with boxcars like those used for the deportees. At a lower level still is a lecture hall, classrooms, and offices—new spaces that recall the great Milanese Modernist design tradition.

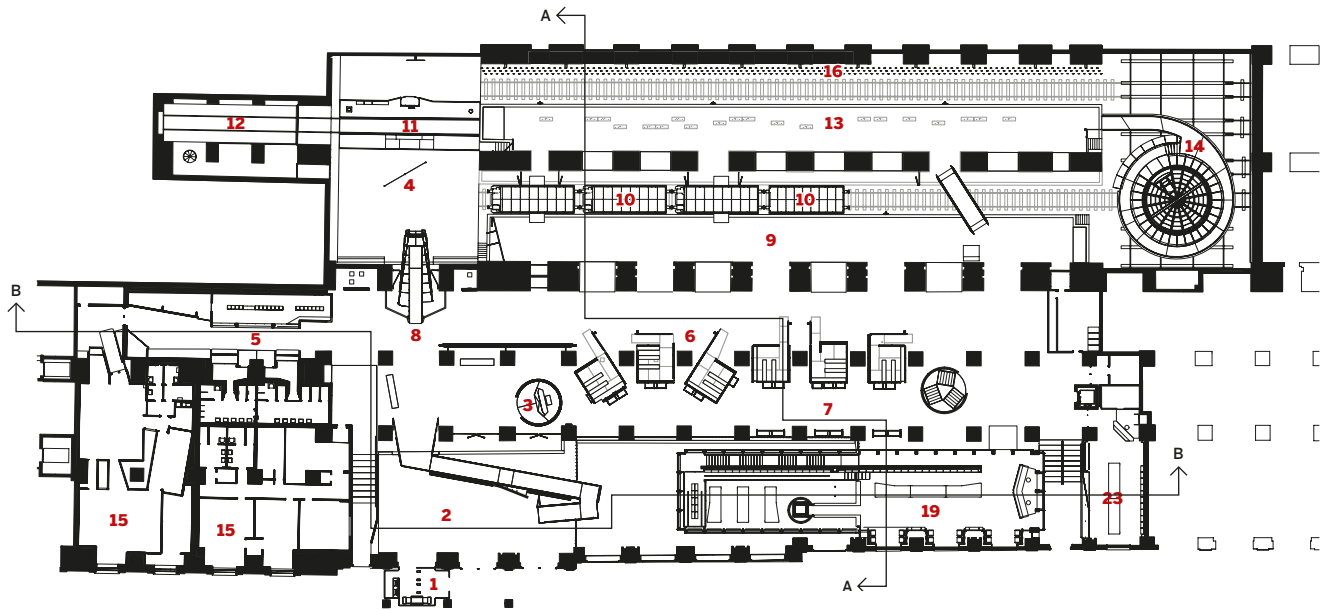
And so we walk through the dry urban wound where, now as then, the sound of the trains from the station overhead fills the space. (Trains, after all, are symbols of deportation; boxcars from all over Europe brought human cargo to the gas chambers, themselves strategi-



PHOTOGRAPHY © ANDREA MARTIRADONNA, MATTEO PIAZZA (OPPOSITE)

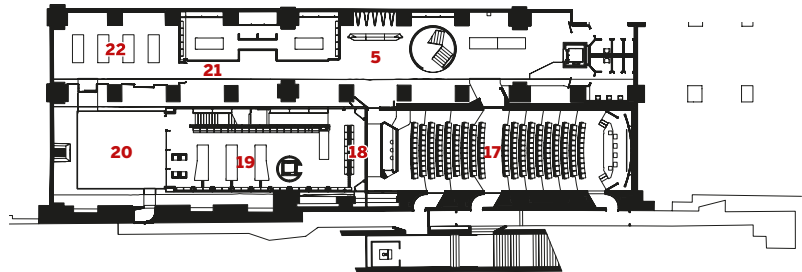


**A DORIC PORTICO** from 1931 leads to the Shoah memorial inside the area once used by the Italian postal service (opposite). A library has been inserted on multiple levels, with an open "agora" at the bottom (this image).



GROUND-FLOOR PLAN

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 SECURITY CHECKPOINT       | 13 TIMELINE OF DEPORTATIONS |
| 2 ENTRANCE HALL             | 14 PLACE OF REFLECTION      |
| 3 WELCOME DESK              | 15 OFFICES                  |
| 4 PROJECTION SCREEN         | 16 WALL OF NAMES            |
| 5 COAT CHECK                | 17 AUDITORIUM               |
| 6 TESTIMONY ROOMS           | 18 ARCHIVE                  |
| 7 TEMPORARY EXHIBITS        | 19 LIBRARY                  |
| 8 OBSERVATORY               | 20 AGORA                    |
| 9 TRAIN PLATFORM            | 21 CATALOGUING OFFICE       |
| 10 BOXCARS                  | 22 TEACHING                 |
| 11 BRIDGE CRANE FOR BOXCARS | 23 BOOKSHOP                 |
| 12 LIFT FOR BOXCARS         |                             |



BASEMENT-FLOOR PLAN

0 30 FT.  
10 M.



SECTION A - A



SECTION B - B

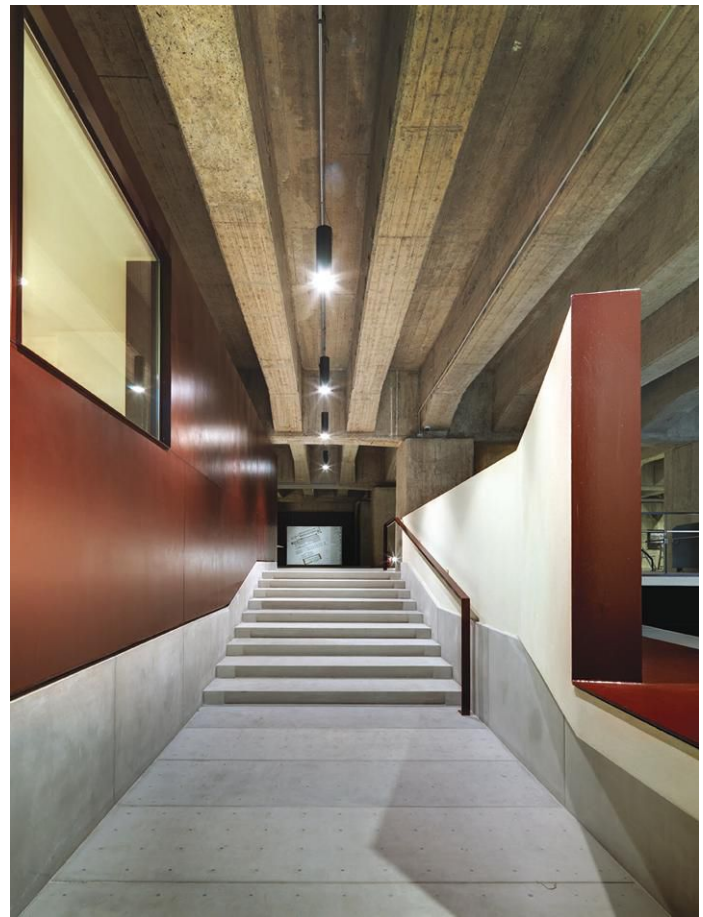
0 30 FT.  
10 M.



**BOX CARS** like those used to transport people to extermination camps populate the memorial. A wall with the names of victims can be seen in the background (above). Stairs off the entry hall lead to offices (right).

cally placed to facilitate the Final Solution.) Step inside a boxcar yourself? They are waiting on the platform. Imagine them with 60 to 80 people inside on a five- or six-day journey. All this is emotionally powerful, of course—how could it be otherwise? A sign along the back wall of the elevator states that it should not be used for human passengers. Along the far wall beyond the cars and along a wall overlooking the tracks are projected 774 names of the deportees from two of the convoys, in red for those few who survived, in white, those who did not, whole families seemingly wiped out.

The Memoriale is not a place that summarizes an institutionalized collective memory. The critical achievement of the architects is to bring visitors to contemplate their own indifference. Morpurgo de Curtis proposes to translate Bertolt Brecht’s “alienation effect,” the *“verfremdungseffekt,”* into architecture. Through jolting reminders of the artificiality of the space, visitors are not allowed to submerge themselves in a narrative. (The Memoriale is not, the architects insist, a museum; the explanatory historical panels currently along the walls, important as their story is, are undersized and look trivial. One day, perhaps, they can be placed downstairs in an exhibition area.) The “distancing” is also literal: the new two-story library echoes Skidmore, Owings & Merrill’s Beinecke Library at Yale in New Haven as if to say, “Here stands the past, a delicate Modernist box, in a dystopian







**THE ENTRY HALL** introduces the memorial's message about the indifference that allows evil to happen.



concrete underground.” Was Modernist order-making also part of the problem (as highlighted in works such as the 1989 *Modernity and the Holocaust* by Polish sociologist Zygmunt Bauman)? Machine efficiency diffused responsibility and made complicity painless: it is only infrastructure. Everyone, German occupiers and Italian enablers, followed the rules. The very banality of this evil space recalls the subtitle of Hannah Arendt’s famous report on the Adolf Eichmann trial (1963). There is no comforting spiritual presence here, no relief mission of grace reaches us.

At one point, the architects offer a place for reflection. At the northern end of the Memoriale, beyond the platforms and the wall of names, is a meditation space inside a weathering steel cone. Entry is along a narrow winding path, the effect like snaking between the walls of a sculpture by Richard Serra. Inside, a low bench rings the interior; an oculus casts a low light. We sit, but all we see are our neighbors, our family, our schoolmates. What would we have done?

During the German occupation of northern Italy from 1943 to 1945, many Italians helped put Nazi plans into effect or profited from Italian internment camps, a bitter truth. Monuments to partisans and to fallen soldiers are found in towns and cemeteries across the peninsula, but remembering the Jews takes a special effort. The use of the Hebrew term Shoah in the memorial’s name reminds us that the Memoriale is, first, a place to recall the Jewish Holocaust. In time, the Memory Wall, which now lists only the names of the Jewish



**A CONICAL** form contains a space for reflection (top), while a tubular “observatory” (above) offers views of a screen with projected images. A stair (left) leads to an auditorium. Cars could be lifted from tracks (opposite) to the main station.

PHOTOGRAPHY: © ANDREA MARTIRADONNA (TOP, BOTTOM LEFT, AND OPPOSITE); ENRICO MIGLIETTA (BOTTOM, RIGHT)

deportees, will include all the other victims as well. Architects will remember the name of Gian Luigi Banfi (1910–45), of the firm BBPR, who died at Mauthausen-Gusen, deported from Milan for antifascist activity.

Italy's best-known concentration camp survivor was Primo Levi, author of *If This Is a Man* (1947), a work of deep moral skepticism. The Milan Memoriale shares with Levi's work a hard message: we cannot avoid the past and its implications for the present. The architects are to be complimented for communicating this message with grace and restraint; they have turned the site over to us as individuals. Are such spaces still needed? When I was there, a guide explained to a group of schoolchildren Mussolini's promulgation of the racial laws of 1938. (Jews were fired from their jobs, forbidden to own property, and barred from schools.) Suddenly, the students' teacher stepped forward and asked to say a word. "Remember," she told the group—perhaps mindful of the recent Italian election of a right-wing government with roots in Italy's fascist past—"many people consider Mussolini a great statesman." Indifference is all around us. ■

*Nicholas Adams is professor emeritus of architectural history at Vassar College.*

#### Credits

**ARCHITECT:** Morpurgo de Curtis Architetti Associati — Annalisa de Curtis, Guido Morpurgo, partners in charge; Olga Chiaramonte, Matteo Isacco, Enrico Miglietta, Matteo Quaglia, Valeria Radice, design team

**ENGINEERS:** Lussignoli Associati (structural, first stage); Studio Genovesi (structural, completion); Giovanni Ziletti (mechanical/electrical, first stage); Carlo Gatti (mechanical, completion); Corrado Forner (electrical, completion)

**GENERAL CONTRACTOR:** SACAIM (first stage); Percassi (second stage); Ide Marco S.r.l. - financed by the Italian Ministry of Culture and Regione Lombardia (Local Government of Lombardia Region); Segretariato Regionale della Lombardia of Italian Ministry of Culture (contracting institution)

**CONSULTANTS:** Paolo Gasparoli and Maria Cannatelli (conservation); Gian Paolo Treccani (scientific advice on restoration); Ferrara Palladino e Associati (lighting); Cesare Trebeschi (acoustics); Kooa (multimedia)

**CLIENT:** Fondazione Memoriale della Shoah di Milano ONLUS

**SIZE:** 79,000 square feet

**COST:** \$13.2 million

**COMPLETION DATE:** May 2022

#### Sources

**GLASS:** Saint Gobain

**CHAIRS:** Livoni

**DOWNLIGHTS:** Philips





One of the major grant recipients is a project to build a highway cap and tunnel for the Kensington Expressway in Buffalo, N.Y. The new grants are the first installment of a \$1-billion, five-year program created by the IIJA.

*Photo Courtesy of NYS DOT*

## US DOT Awards \$185M to Projects to Re-Link Divided Neighborhoods

[Tom Ichniowski](#)

February 28, 2023

The U.S. Dept. of Transportation has awarded \$185 million in grants to 45 projects that aim to undo the harm done to neighborhoods years ago by highways and other types of infrastructure that cut residents off from jobs, schools, food stores and health care facilities. The DOT awards, formally announced on Feb. 28, represent the first installment of the \$1-billion Reconnecting Communities program launched in the 2021 Infrastructure Investment and Jobs Act.

“Transportation should connect, not divide, people and communities,” Transportation Secretary Pete Buttigieg said in a statement.

Of the 45 grants, six, totaling \$138.2 million, are for capital construction; the rest are for planning projects.

As with other DOT discretionary grant competitions, including those that predate the IIJA, demand for the Reconnecting Communities money far out-ran the \$185 million available. In all there were 369 unsuccessful applicants, which together sought about \$1.7 billion from DOT.

The six new capital construction grants include: \$55.6 million to the New York State DOT, to help construct a new highway cap and tunnel for Buffalo’s Kensington Expressway; and the City of Long Beach, Calif., which was awarded \$30 million to redesign West Shoreline Drive, converting a freeway into a lower-speed roadway.

Among the other construction grants are: \$21.7 million to the Michigan DOT to remove and replace a deck over Interstate-696 in the Oak Park suburb of Detroit; and \$13.2 million to the New Jersey Transit Corp. for a pedestrian tunnel for the Long Branch commuter rail station on the north Jersey Shore.

A \$12.3-million construction grant went to Kalamazoo, Mich., for a pilot project to upgrade Kalamazoo and Michigan Avenues with traffic-calming features; and Tampa, Fla., received \$5.4 million for a project to lower an interchange ramp to street level, thus restoring a connection harmed by I-275.

The project receiving the largest grant, the Kensington Expressway in Buffalo, involves capping about 4,100 ft of the highway and restoring features of the earlier Humboldt Parkway, which was designed by noted landscape architect Frederick Law Olmsted.

Senate Majority Leader Chuck Schumer (D-N.Y.) said the project would help to correct a "50-year-wrong" and would "help reunite Buffalo's East Side and adjacent neighborhoods that were wrongly divided by the Kensington Expressway."

The federal grants only finance a portion of the selected projects' total costs. States, cities and other grant recipients can use other types of federal highway funds, including money from other IIJA programs. The recipients also can contribute their own funds toward the projects.

For example, the new federal Kensington Expressway grant only accounts for about 5% of the project's estimated \$1.05 billion total cost.

Tom Ichniowski has been writing about the federal government as ENR's Washington Bureau Chief since the George H.W. Bush administration, and he has covered at least five major highway bills. A recognized expert on government policy on infrastructure and regulation, Tom is also a Baltimore native and Orioles fan who grew up rooting for Brooks and Frank Robinson. He is a graduate of Columbia College and Columbia's graduate school of journalism, where he once used "unrelentless" in a headline.