



## **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  
January 18, 2022

**\* \* \* THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES. \* \* \***

**Consistent with Government Code Section 54953, this Planning Commission Meeting will be held via video/teleconference only and will not be physically open to the public. Commissioners and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom.**

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).

In order to minimize the spread of the COVID-19 virus, this will be a virtual meeting.

**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.:**

- 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, January 18, 2022, and your comment will be read into the record.
- The City is not responsible for meeting disruptions or technical difficulties; however, if you are disconnected, please repeat the steps above.

The City of Signal Hill thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

COMMISSIONER RICHÁRD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

(3) **PLEDGE OF ALLEGIANCE**

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

(5) **DIRECTOR'S REPORT**

- a. 2021 ANNUAL REVIEW OF PROPERTIES WITH A CONDITIONAL USE PERMIT

Summary:

Staff will present the findings of the 2021 Conditional Use Permit (CUP) Annual Review Report. A field inspection of each CUP site is conducted on an annual basis, or as needed. The CUP Annual Review Report is a tool to confirm compliance with CUP conditions of approval, and to note any reportable observations regarding general site maintenance. Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any CUP for noncompliance with the conditions set forth in the approved permit. Staff

inspected the sites for all the 54 active CUPs and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

Recommendation:

Receive and file.

**(6) 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 December 21, 2021.

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.

**(7) COMMISSION NEW BUSINESS**

COMMISSIONER RICHARD  
COMMISSIONER SAVOULIAN  
COMMISSIONER WILSON  
VICE CHAIR PARKER  
CHAIR BELL

**(8) ADJOURNMENT**

Adjourn tonight's meeting to the next regular meeting to be held Tuesday, February 15, 2022, at 7:00 p.m. via video- and teleconference. 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

1/18/2022

### **AGENDA ITEM**

**TO:**

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

**FROM:**

**RYAN AGBAYANI  
ASSOCIATE PLANNER**

**SUBJECT:**

**2021 ANNUAL REVIEW OF PROPERTIES WITH A CONDITIONAL USE PERMIT**

#### **Summary:**

Staff will present the findings of the 2021 Conditional Use Permit (CUP) Annual Review Report. A field inspection of each CUP site is conducted on an annual basis, or as needed. The CUP Annual Review Report is a tool to confirm compliance with CUP conditions of approval, and to note any reportable observations regarding general site maintenance. Per Signal Hill Municipal Code Section 20.64.120, the City Council has the authority to revoke any CUP for noncompliance with the conditions set forth in the approved permit. Staff inspected the sites for all the 54 active CUPs and found all of them to be in substantial compliance with their approved conditions. No revocations are recommended.

#### **Recommendation:**

Receive and file.

#### **Background:**

In 2021, two new CUPs were approved by the City Council:

- CUP 21-01 for retail sales of alcohol for off-site consumption at the Target store located at 950 E. 33<sup>rd</sup> Street; and
- CUP 21-02 for a new self-storage facility located at 3177 California Avenue.

In 2021, one CUP was removed from the inventory due to termination of the use:

- CUP 97-02 for a lighted golf driving range facility at 2550 Orange Avenue.

Analysis:

The report includes a total of 54 active CUPs as summarized below:

- 1 CUP for the Tesoro Logistics Operations LLC oil field tank farm;
- 6 restaurants with drive-thru service;
- 12 businesses that sell alcohol;
- 1 CUP for the seven Signal Hill Petroleum (SHP) drill sites;
- 7 auto body repair and paint shops associated with the Auto Center Dealerships;
- 12 wireless communication facilities; and
- 15 other CUPs, such as trash collection facilities, self-storage, laundromat, etc.

Staff inspections were conducted in accordance with two categories of compliance criteria:

- Conditions of approval; and
- Property maintenance requirements (including but not limited to landscaping, exterior paint, trash, etc).

No significant violations of the conditions of approval or property maintenance requirements were observed as noted in the inspection report matrix (Attachment A).

The following updates are pertaining to CUPs that may be of interest to the Commission.

Conceptual Industrial Project at the Former Majestic Golf Land Site - 2550 Orange Avenue (CUP 97-02)

- In 2021, SHP sold the property to CenterPoint Properties.
- Throughout the year, demolition, well discovery, and rough grading activities occurred to prepare the site for future development.
- CenterPoint submitted conceptual plans for a large industrial building with associated on-site parking and storage.
- The golf driving range CUP (CUP 97-02) was removed from the inventory effective 12/31/21.

Town Center West Food 4 Less - 1600 E. Willow Street (CUP 99-02)

- Staff continued to field multiple nuisance reports regarding:
  - Stray carts;
  - Observable trash in the parking lot and exterior landscaping areas; and
  - An empty tree well in the parking lot.
- Staff has worked closely with both Food 4 Less management and the property management company (SilverStone PM) to increase the maintenance efforts of the property. Both parties have been responsive, and some improvements have been documented; however, continuous and regular oversight is still required.

SHP Drill Sites (CUP 97-03)

- All seven drill sites were inspected on 12/21/21. Landscaping, fencing, equipment, and stormwater protection measures were found to be in generally 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 CUP.
- Progress in economic development and housing during 2021 includes:
  - Approval of all entitlements for the Target remodel, new self-storage facility and new retail pads at Gateway Center North (GCN);
  - Plan check for the Target remodel was completed and permits for construction were issued;
  - Plan check for the new self-storage facility at GCN was also initiated;
  - An application and Traffic Study Area Report were submitted for future development of a distribution center warehouse on the former Majestic Driving Range site;
  - A draft of the 6<sup>th</sup> Cycle Housing Element Update (HEU), which included the four selected housing sites to meet the 517-unit Regional Housing Needs Assessment allocation was submitted to the State and comments on the draft document have been received;
  - Responses to the State comments on the 6<sup>th</sup> Cycle HEU are currently being prepared; and
  - The Draft Environmental Impact Report (EIR) for the 6<sup>th</sup> Cycle HEU was prepared and circulated and no comments were received; however, some edits to the project descriptions and aesthetics section of the Draft EIR are necessary, mostly due to new information about the possible future widening of Orange Avenue. The widening would reduce the total area of the Orange Bluff site; therefore, it was considered prudent to increase the maximum allowed building heights for the site. The Draft EIR will be recirculated for 45 days once the edits are completed.
- In 2022, the following additional progress for economic development and housing is anticipated:
  - The zoning amendments for the housing sites specific plans, two of which include mixed-use commercial and residential projects, and the 6<sup>th</sup> Cycle Draft EIR will be reviewed by Planning Commission and City Council;
  - State grant funds will continue to be utilized to analyze and determine necessary remediation on the four housing sites; and
  - Additional progress will be made on negotiations to establish public benefit fees

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1/18/2022

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associated with the warehouse facility proposed on the former Majestic golf range site.

- Also in 2022, in preparation for an upcoming long-term extension of the drill sites CUP, the City will select an environmental consultant to prepare the initial study and draft environmental document, and a project description and scope of work will be prepared as the first steps toward development of the document.

Approved:

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Colleen T. Doan

Attachment

# CONDITIONAL USE PERMIT INSPECTIONS

2021

STATUS CATEGORY		MEANING
ADDRESSED		Action was taken.
PENDING		Property owner/business operator is on notice. Action is pending.
OUTSTANDING		Action has not been taken; property owner/business has not contacted the City.

ADDRESS	BUSINESS/APPLICANT	CUP No(s)	CC APPROVAL	INSPECTION NOTES
<b>Tesoro Oil Field Tank Farm (1)</b>				
1. 2350 Obispo Ave.	Tesoro Logistics Operations LLC – Oil Field Tank Farm	79-01	05/22/79	The Facilities Manager provided the most current maintenance schedule for the tanks. No other reportable observation.
<b>Restaurants with Drive-Thru Service (6)</b>				
1. 1801 E. Willow St.	Del Taco Drive-Thru	98-01	02/03/98	Equipment in the landscaping area near the drive-thru entrance is not upright and appears to be damaged (ADDRESSED). The footing of the bollard near the SCE transformer is exposed and must be re-installed correctly (ADDRESSED).
2. 2599 Cherry Ave.	McDonald's Drive-Thru	99-01	03/18/99	Overhead trellis at the drive-thru entrance is leaning (ADDRESSED). Graffiti observed on the inner yellow bollard at drive-thru exit (ADDRESSED).
3. 1788 E. Willow St.	Starbucks Drive-Thru (Town Center West)	00-02	02/15/00	Sticker observed on monument sign at drive-thru entrance (PENDING). No maximum height clearance sign was observed at the drive-thru entrance (PENDING). Blue paint for ADA accessibility walkway is faded (PENDING). Faded green paint for directional sign at drive-thru entrance (PENDING).
4. 801 E. Spring St.	Jack-in-the-Box Drive-Thru	08-01	06/10/08	Excessive trash (e.g., aluminum cans, food wrappers, etc.) observed in the landscaping area adjacent to the drive-thru lane (ADDRESSED). Overgrown tree branches in the northern landscaping area obstructing head clearance for pedestrian path of travel (ADDRESSED).
5. 799 E. Spring St.	In-N-Out Drive-Thru (Gateway Center)	10-05	01/04/11	No reportable observation.

# CONDITIONAL USE PERMIT INSPECTIONS

2021

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ADDRESS	BUSINESS/APPLICANT	CUP No(s).	CC APPROVAL	INSPECTION NOTES
6. 999 E. Spring St.	Starbucks Drive-Thru (Gateway Center)	13-04	01/07/14	Paint for the "STOP" directional sign at the drive-thru exit is faded (ADDRESSED). Iron barrier fence for outdoor patio at drive-thru exit is damaged (PENDING).
<b>Businesses that Sell Alcohol (12)</b>				
1. 2594 Cherry Ave.	Fish-O-Licious Alcohol Sales for Consumption	95-03	09/05/95	Fish-O-Licious ceased operations at this location. Tenant space is currently vacant. No other reportable observation.
2. 2301 Redondo Ave.	Wine Country – Alcohol Sales for Off-Site Consumption.	96-01	09/03/96	Paint on building identification sign is peeling (PENDING).
3. 2790 Cherry Ave.	Food Mart (76 Gas Station) – Alcohol Sales for off-site consumption	96-05	10/10/96	Graffiti on tank located at the rear of the property (ADDRESSED). Inoperable air/water machine is still on site and must be removed (PENDING).
4. 2599 Cherry Ave.	Chevron – Alcohol Sales for Off-Site Consumption	99-01	03/18/99	No reportable observation.
5. 1600 E. Willow St.	Food 4 Less – Alcohol Sales for Off-Site Consumption	99-02	03/18/99	Stray shopping carts displaced throughout the entire parking lot (ADDRESSED). EDCO dumpsters are not placed behind screen wall in the delivery bay (ADDRESSED). Gravel eroding into the fire lane (ADDRESSED). Worn paint on yellow fire lane bollards (PENDING).
6. 1898 E. Willow St.	Black Bear Diner – Alcohol Sales for On-Site Consumption	00-06	08/15/00	No reportable observation.
7. 2201 E. Willow St. STE #G	Kashiwa Restaurant – Alcohol Sales for On-Site Consumption	03-03	07/22/03	No reportable observation.

# **CONDITIONAL USE PERMIT INSPECTIONS**

**2021**

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ADDRESS	BUSINESS/APPLICANT	CUP No(s).	CC APPROVAL	INSPECTION NOTES
8. 2475 Cherry Ave.	Mother's Market A. Alcohol Sales for Off-Site B. Alcohol Sales for On-Site	08-02 17-01	09/08/08 09/12/17	No reportable observation.
9. 899 E. Spring St.	Applebee's Restaurant – Alcohol Sales for On-Site Consumption	12-03	12/18/12	Outdoor tent, K-rails, tables, and chairs have been removed and the parking lot has been restored to its original condition. No other reportable observation.
10. 959 E. Spring St.	Chipotle – Alcohol Sales for On-Site Consumption	13-05	01/07/14	Outdoor patio is open. No other reportable observation
11. 1136 E. Willow St.	Ten Mile Brewing – Alcohol Sales for On-Site Consumption	16-02	07/26/16	Temporary tents for outdoor seating in the parking lot are still in place. No other reportable observation.
12. 950 E. 33 <sup>rd</sup> St.	Target – Alcohol Sales for Off-Site Consumption	21-01	5/11/21	Building permit for tenant improvements has been issued. Staging area for construction equipment and materials has been set up in the south-east parking lot.
<b>Signal Hill Petroleum Drill Sites (1)</b>				
1. 7 sites	Signal Hill Petroleum – Drill Sites (Oilfield Facilities)	97-03	06/16/98	Staff inspected all seven drill sites along with a representative from Signal Hill Petroleum on December 21, 2021. All sites were found to be in substantial compliance with CUP conditions, including site maintenance and stormwater compliance. A few minor maintenance improvements were identified (ADDRESSED). It should be noted that no new wells have been added at any of the drill sites. No other reportable observations.

## CONDITIONAL USE PERMIT INSPECTIONS

**2021**

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### **Auto Body Repair and Paint Shops (7)**

1.	2998 Cherry Ave.	All Pro (Auto Body Repair & Paint Shop)	89-05	08/22/89	All-Pro auto body and repair business remains on site. No other reportable observation.
2.	2100 E. Spring St.	Glenn E. Thomas Dodge (Auto Body Repair & Paint Shop)	90-03	06/12/90 PC	Auto body repair shop no longer operates at this site. Paint on the entry arch is fading (PENDING).
3.	1800 E. Spring St.	Nissan of Long Beach (Auto Body Repair & Paint Shop)	90-04	12/04/90	The site is currently vacant with no tenant. Overgrown weeds are observed in the landscaping areas (PENDING). Staff is currently reviewing tenant improvement plans for a new operator.
4.	1500 E. Spring St.	Long Beach Honda (Auto Body Repair & Paint Shop)	93-06	11/02/93	Auto body repair shop no longer operates at this site. No other reportable observation.
5.	2141 E. 28 <sup>th</sup> St.	Boulevard Collision Center (Auto Body Repair & Paint Shop)	10-03	04/20/10	No reportable observation.
6.	2750 Rose Ave.	Class Auto - Auto Center Accessory (Auto Body Repair & Paint Shop)	16-03	12/13/16	Vehicles are parked illegally in the northern driveway (ADDRESSED).
7.	2370 Walnut Ave.	Caliber Collision (Auto Body Repair & Paint Shop)	18-02	10/09/18	City of Long Beach rolling trash bin observed at the street corner (ADDRESSED).

### **Wireless Communications Facilities (WCF) (12)**

1.	3200 E. Willow St.	Verizon Wireless Monopole WCF (at rear of parking lot)	95-02	11/07/95	Trash and debris (sectional couch, wooden pallets, plastic trash bins, etc.) observed near lease area for monopole (ADDRESSED).
2.	2550 Orange Ave.	Verizon Wireless Monopole WCF	99-03	06/15/99	No reportable observation.

# **CONDITIONAL USE PERMIT INSPECTIONS**

**2021**

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3. 2411 Skyline Dr.	Crown Castle WCF	99-05	11/16/99	Landscaping in the parkway areas is overgrown and needs maintenance (PENDING). Dead hedge observed within the gated lease area (PENDING). Broken sprinkler head in the landscaping area adjacent to Skyline Dr. (PENDING).
4. 2766 St. Louis Ave.	AT&T WCF (pole antennas at corners of building)	00-03	07/18/00	No reportable observation.
5. 2525 Cherry Ave.	Sprint PCS WCF (panel antennas on corners of building)	02-01	03/05/02	Solar carports are under construction. No other reportable observation.
6. 2550 Orange Ave.	Sprint Monopalm WCF (at Majestic Golf Land)	04-02	11/09/04	No reportable observation.
7. 1850 Redondo Ave.	A. AT&T WCF Equipment B. Metro PCS Building Panels	05-01 (AT&T) 07-02 (Metro PCS)	01/25/05 03/20/07	Black paint on the building address identification sign is faded (PENDING).
8. 3275 E. Grant St.	A. T-Mobile WCF (rooftop equipment screened by foam building extension) B. Sprint WCF (rooftop equipment screened by foam building extension)	06-01 (T-Mobile) 10-04 (Sprint)	02/14/06 07/06/10	No reportable observation.
9. 2201 Orange Ave.	T-Mobile (north monopalm WCF)	07-04	10/23/07	Excessive weeds, trash, and debris in the landscaping area adjacent to Orange Ave (ADDRESSED).

# CONDITIONAL USE PERMIT INSPECTIONS

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ADDRESS	BUSINESS/APPLICANT	CUP No(s).	CC APPROVAL	INSPECTION NOTES
10. 1855 Coronado Ave.	Verizon Wireless WCF (equipment on top of Kluger Architects Building)	08-03	10/14/08	No reportable observation.
11. 2652 Gundry Ave.	T-Mobile WCF (monopalm at rear of property)	10-01	01/19/10	No reportable observation.
12. 2230 Lemon Ave.	AT&T WCF (south Monopalm – main building is in City of Long Beach)	12-02	12/18/12	No reportable observation.
Other (15)				
1. 2201 E. Willow St. STE #M	Turner's Outdoorsman	91-01	06/18/91	No reportable observation.
2. 3148 Orange Ave.	Freeway Billboard Sign	94-03	06/07/94	No reportable observation.
3. 835 E. 33 <sup>rd</sup> St.	Memorial West Alumni Club	98-03	01/20/98	Visible graffiti on the block wall facing Myrtle Avenue (ADDRESSED).
4. 2901 E. Pacific Coast Hwy.	Signal Hill Self-Storage	00-05	06/06/00	Received complaints regarding homeless encampments in the rear areas where the U-Haul rental trucks are located (ADDRESSED).
5. 2152 E. Willow St.	Wells Fargo Freestanding ATM (Town Center East)	01-01	08/07/01	Large quantities of vehicles are stacking in the Costco Gas Station queuing lines, which is obstructing parking for the Wells Fargo freestanding ATM (PENDING).
6. 2499 E. Pacific Coast Hwy.	Laundry Guys Laundromat	03-05	11/12/03	No reportable observation.

# CONDITIONAL USE PERMIT INSPECTIONS

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7. 2755 California Ave.	EDCO – Recycling and Solid Waste Transfer Station	09-01	02/17/09	No reportable observation.
8. 950 E. 27 <sup>th</sup> St.	EDCO – Truck Terminal & Admin Office	10-02	09/07/10	No reportable observation.
9. 2655 St. Louis Ave.	Bark! Bark!	12-01	02/07/12	EDCO recycling bin displaced in the middle of the rear paved area (ADDRESSED).
10. 2200 E. Willow St.	Costco Gas Station	13-01	09/03/13	Large quantities of vehicles are stacking in the Costco Gas Station queuing lines, which is obstructing parking for the Wells Fargo freestanding ATM (PENDING).
11. 995 E. 27 <sup>th</sup> St.	Long Beach Islamic Center	13-02	10/15/13	Blue tarp was observed in parking lot (ADDRESSED).
12. 981 E. Spring St.	Bank of America Freestanding ATM (Gateway Center)	13-03	01/07/14	No reportable observation.
13. 3100 California Ave.	Auto Center Electronic Freeway Sign	16-01	05/10/16	Visible bird droppings on the north side of the toward (PENDING).
14. 695 E. 27 <sup>th</sup> St.	Dungarvin California, LLC – Adult Day Care Facility	19-01	8/13/19	Facility is currently open for business. No other reportable observation.
15. 3177 California Ave.	Self-Storage Facility at Gateway Center North	21-02	5/11/21	Project received entitlements in 2021. Plans are currently in plan check. No building permits have been issued.
X 2550 Orange Ave.	Majestic Golf Land	97-02	07/01/97	Signal Hill Petroleum recently sold the property to CenterPoint Properties who has submitted plans to construct a stand-alone industrial warehouse building with surface parking and outdoor storage area. The plans and required Traffic Study Area report are currently under review. Because the driving range use has terminated, the CUP was removed from the inventory on 12/31/21.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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1/18/2022

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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 December 21, 2021.

Recommendation:

Approve.

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL  
PLANNING COMMISSION  
December 21, 2021  
7:00 P.M.**

**CALL TO ORDER**

Chair Bell called the meeting to order at 7:00 p.m.

**ROLL CALL**

The Commission Secretary conducted roll call.

Present:       Commissioner Rose Richárd  
                  Commissioner Sonia Savouljian  
                  Commissioner Chris Wilson  
                  Vice Chair Victor Parker  
                  Chair Perica Bell

Staff present:

- 1)     Community Development Director Colleen T. Doan
- 2)     Planning Manager Erika Ramirez
- 3)     Associate Planner Ryan Agbayani
- 4)     Associate Engineer Jesus Saldaña
- 5)     Assistant City Attorney HongDao Nguyen

In addition, there were two people in attendance.

**PLEDGE OF ALLEGIANCE**

Chair Bell led the audience in reciting the Pledge of Allegiance.

**PUBLIC BUSINESS FROM THE FLOOR**

There was no public business from the floor.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS**

- a.     CONFORMITY REPORT FOR MINOR MODIFICATIONS TO GARAGE DOOR  
STYLES FOR THE PHASE II HOMES OF THE SUMMERLAND RESIDENTIAL  
PROJECT UNDER SITE PLAN AND DESIGN REVIEW 19-01

Associate Planner Agbayani gave the staff report.

Commissioner Richárd commented that she preferred the new alternate garage door styles over the previously approved ones.

There were no comments from the public.

Chair Bell called for a roll call vote to receive and file the report.

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

b. SENATE BILL 9 OVERVIEW: URBAN LOT SPLITS AND TWO-UNIT PROJECTS

Director Doan and Planning Manager Ramirez gave the staff report.

The Commission asked various questions regarding implementation, monitoring, and enforcement procedures.

Staff confirmed that the City is currently working with the City Attorney's office to explore options and procedures to address these items and concerns.

Chair bell called for a roll vote to receive and file the report.

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD, SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

c. 2022 UPCOMING PROJECTS SPOTLIGHT

Associate Planner Agbayani gave the staff report.

There were no comments or questions from the Commission or the public.  
Chair bell called for a roll vote to receive and file the report.

The following vote resulted:

AYES: CHAIR BELL; VICE CHAIR PARKER; COMMISSIONERS RICHÁRD,  
SAVOULIAN, AND WILSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

**CONSENT CALENDAR**

It was moved by Vice Chair Parker and seconded by Commissioner Richárd to receive and file Consent Calendar.

The motion carried 5/0.

**COMMISSION NEW BUSINESS**

Commissioner Richárd inquired about the status of the Tesla Tenant Improvement (TI) project at 1800 E. Spring Street and expressed her concern regarding the stacking of vehicles for the Costco Gas Station at Town Center East.

Staff provided an update on the Tesla TI and confirmed that permits are pending issuance.

Staff also confirmed that the property owner and their engineering consultants will be submitting plans in January 2022 to address the large quantity of stacking vehicles.

The Commission collectively thanked staff for their efforts during the past year and wished the public happy holidays.

Associate Engineer Saldaña provided a brief status report on the upcoming traffic calming measures to mitigate crashes at the Temple Avenue/Obispo Avenue curve adjacent to Hathaway Ridge.

## **ADJOURNMENT**

It was moved by Vice Chair Parker and seconded by Commissioner Wilson to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, January 18, 2022, at 7:00 p.m., via video- and teleconference.

The motion carried 5/0.

Chair Bell adjourned the meeting at 8:19 p.m.

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Chair Perica Bell

Attest:

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Colleen T. Doan  
Commission Secretary



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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1/18/2022

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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 January 11, 2022, City Council meeting:
  - Mayor Jones introduced Jesus Saldaña, the City's 2021 Employee of the Year.
  - The City Council adopted the resolution approving the Annual Institutional Permits.
  - The City Council selected the date of Thursday, May 26, 2022, for the annual Budget Workshop.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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1/18/2022

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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  
January 18, 2022

January 19, 2022																	
Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	2020 Walnut Avenue (Signal Hill Business Park)	Construction of a 151,075 SF industrial park.	ER/CD	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							Revised CEQA document is complete and re-circuation dates are June 28-July 28, 2021. 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	2nd reading was done @ CC 12/14/21. Street vacation PH is tentatively scheduled for CC 2/22/22
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.	RA/CD	Property Owner: Signal Hill Petroleum  Applicant: CenterPoint Inc.	SPDR 21-05  Lot Merger  ZOA for New Specific Plan	Yes	NA	Required	Required							Well Discovery was initiated on site (9/19). Virtual meeting held on 5/11/21 with property owner, traffic consultant, City's Traffic Engineer, and City staff. Aplicant submitted a new industrial conceptual plan on 9/14/20. Applicant is conducted methane leak testing for oil wells at the site (10/20). 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 the 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 7/29/21, City staff conducted a summit meeting with the applicant to discuss concerns related to views, circulation, access, pedestrian trail connection, etc. 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.	Applicant must submit a Reimbursement Agreement and a Street Improvement Plan.

Under Review	950 E. 33rd Street (TARGET)	TI of TARGET; construct new building pads for new retail	EM/CD	Helen Pope et al, Lucky Stores Inc. Signal Hill Petroleum	ZOA 21-01 SPDR 21-03 SPDR 21-04 Lot Line Adjustment	Yes	NA	4/20/2021	Required							Applicant mailed outreach letters to property owners within a 300' radius of the site on 11/12/19. Public outreach meeting held at the Salvation Army Conference Room at 3000 Long Beach Blvd on 11/25/19. Vapor probes for soil samples testing were installed on 2/18/20 and 2/19/20. Samples collected on 2/26/20. Applicant provided the conceptual plans and color/materials board on 3/9/20. Virtual meeting with property owners, traffic consultant, City's Traffic Engineer, and City staff on 5/11/20. Applicant's shared parking and circulation study was reviewed by the City's traffic consultant and corrections are required 11/20. A second neighborhood meeting was held 11/18/2020. A workshop was held on 3/16/21. The Commission voted unanimously to proceed to a public hearing. Planning Commission public hearing held 4/20/21. Two SPDRs approved and recommendations of approval t City Council 5/21. City Council approved CUPs @ public hearing on 5/11/21 and introduced ZOA and Ord. for SP-12 and Development Agreement. Contractor erected tent without permit; first footing inspection failed; Approved upon reinspection (6/21). Mailing of CTL letters is complete and comments were recieved regarding proposed nighttime construction. Target has reported they will postpone construction until	Target has reported they will postpone construction until January 2022. Permit for remodel and encroachment was issued Dec. 23, 2021.
Under Review	3177 California Avenue (Self-Storage Facility)	Construction of a new 177,345 sf self-storage facility, a refurbished freeway sign and site improvements	ER/CD	Nick Zent- Contractor	SPDR 21-04/CUP 21-02	YES	N/A	4/20/2021	5/11/2021							A self-storage facility was approved on May 11, 2021, as part of the Gateway Center North Specific Plan, a phased commercial center and self-storage facility. In plan check as of 8/10/21	Plan Check submitted and paid for 8/10/21. Comments returned to applicant 9/30/21. Resubmittal received 11/18/21. Review still on hold as plans not revised.
Under Review	2598 Cherry Avenue	Reconfiguration of traffic near the Wells Fargo Freestanding ATM and the Costco gas station queuing line	RA	BCORE RETAIL TOWNE OWNER LLC	Admin SPDR	No	Required	NA	NA							Meeting held at City Hall on 2/26/20 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 6/24/20, Wells Fargo submitted revised plans. On 6/29/20, the City approved the conceptual plans. On 1/4/21, staff reached out to the property owner/property manager for a status update. On 1/21/21, the property manager provided an alternate plan to remove 36 parking spaces in that parking lot to create designated drive aisles to funnel cars into the queueing lines. The plans were shared with the City Admin office and City Engineer. On 3/26/21, the property owner provided the required Developer Deposit payment. On 5/6/21, a joint virtual meeting was held between City staff, the 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.	Applicant must resubmit a revised report which analyzes circulation from the driveways to the gas station.

Under Review	2623-2627 Gardena Avenue	Paving of an existing Trucking Yard	JS/BLDG. ER/PLNG.	Property Owner: 2H PROPERTY 4101 LLC	Public works review and Oil Services Coordinator for methane assessment		NA	NA	NA							<p>Prelim. grading plan submitted (1/19). Review comments provided for LID and grading on 1/03/19 and 1/14/19. Two active oil wells on site. Site Methane Assessment required (2/19). Applicant has indicated they will be paving only a portion of the yard and installing gravel to comply with stormwater regs. Permits issued (10/19). On 7/22/20, staff participated in a virtual meeting with the property owner and their consultants regarding site improvements. Methane testing in progress (10/20). Complete 1/21) Phase II ESA submitted and comments provided (1/11/21).Additional work required on Phase II. A L.I.D. plan has been approved (10/20). Phase II ESA completed (4/9/21). HHRA was reviewed by on OEHHA on 8/30/21. On 10/8/21, the grading permit was issued. A soils management plan was approved and the Master Covenant Agreement for the LID plan was recorded (12/21). Permit was issued and work is commencing.</p>	Master Covenant Agreement for the LID device was recorded and the soils management plan was approved and permitted work is commencing.
Under Review	1450 E. 27th Street and 2655 Walnut Avenue	New Industrial Development	ER/EM	2H Property 3060, LLC	SPDR 20-02 Lot Merger											<p>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)</p>	A meeting was held with the applicant to discuss an alternative project. The applicant has not made a decision on which project they prefer to proceed.
Under Construction	1600-1680 E. Hill Street	Demolition and remodel of Bldg. 3 for pharmacy school in accordance w/Master Plan for additional remodels	CD/BLDG./GK	AUHS	Bldg. Permit, Demolition and Waste Management plans.		Bldg. and PW approvals required	NA	NA				8/30/2022			<p>Approved waste plan 8/24/2018. Permit issued for Bldg. 3 TIs (11/18). Master Plan facility tour (3/19). Bldg. 1 demo has started (7/19). Fire sprinkler supply plan approved (10/19) All rough inspection complete except mechanical (2/20). Traffic and parking analysis report is being prepared and will be included in the Master Plan. Fire line with Water Dept. has completed work. Applicant has changed contractors and permit has been re-issued for new contractor to continue remodel of Bldg. 3 on 9/9/20. CTL extended 720 days. Applicant indicated there will be revised plans submitted for changes to ceiling (4/21). Smoke damper progress inspected (6/21). Revised plan submittal (7/15/21). Interior TI continuing. The City's contract traffic engineer has provided comments on the parking and traffic study. Revised traffic and parking report was re-submitted (8/21). Additional comments were provided and a final report is pending (9/21). Revised mechanical plans approved 11/21. Final mechanical inspection conducted 11/21</p>	Revised traffic and parking reports were submitted (8/21). Additional comments were provided. A revised parking study was approved on 10/17/21 and a revised traffic study is under review.

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.	CD/BLDG.	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	<p>Plan check submittal, &amp; demo (11/18).  Permit issued (12/18)  Exterior TIs nearly complete (7/19).  Lot Merger documents pending submittal (7/19).  P. lot plan and retaining wall revisions submitted (10/19).  Rebar footings completed on right side of fence (2/20).  All initial remodel items are nearly complete to final the bldg. permit.  Revised plans submitted 11/20.  Final inspections are underway for 1st permit and revised plans are under review for exterior improvements (12/20).  Comments for Phase II plans completed.  Applicant has proposed additional items which will be completed under a new permit.  Based on COVID19 impacts and no reported nuisances the requirement for a 2nd extension is temporarily rescinded.  No progress has been made on the project and it appears the unimproved dirt lot is being driven accross and accessed from e.23rd St.  The applicant was given a 1st notice of a pending expiration of permit (9/21).  Planning, Bldg. and Public Works staff met on site with applicant to review perit items needed for completion and to inspect additional improvements completed outside of the permit. Staff is preparing a summary letter of the visit and next steps (10/21).</p>	Final bldg and planning inspections approved, but required street improvements are still pending. A site visit was conducted on 10/21 to get the project back on track and a summary letter of next steps was provided to the applicant on 11/17 .
Under Construction	2951 Cherry Avenue	Remodel for Jimmy's Grill w/outside seating area.	CD/BLDG.	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 improvments 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 pennding (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>	Applicant must submit plans for the constructed "cigar lounge" in the landscaping area of the parking lot.

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Auto Center  
January 18, 2022

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	2875 Junipero Avenue (Mercedes-Benz Sprinter)	TI for Mercedes Benz Sprinter Building; install 2" (max) overlay in asphalt areas to repair "alligator cracks"; rehab curbs, broken gutters; construct new sprinkler lateral and sewer lateral	RA/ BLDG.	Property Owner: Signal Hill Properties LLC  Tenant: Mercedes-Benz Sprinter Vans	Admin SPDR	No	Required	NA	NA							On 5/7/20, the applicant emailed civil drainage and LID plans to the City. On 5/12/20, the applicant emailed TI plans to the City. On 6/10/20, the applicant confirmed that they intend to proceed with the project, including the proposed catch basins. Planning corrections emailed to architect-agent on 8/11/20. Plans approved (1/21). On 10/12/21, the applicant informed staff that they would like to pursue the project, which was on hold due to COVID.	Pending permit issuance.
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.	Compliance Plan approved on 1/13/20, following approval of percolation test report. Year 2 of 3 of Term 1 has expired and property owner has indicated they will not be seeking a long-term storage option.
Completed	2998 Cherry Avenue (EchoPark Automotive)	EchoPark Auto Dealership  Amendment to existing sign program; TI for buildings A and B; demolition of building G	RA/ BLDG.	EchoPark Automotive (tenant)  Velma M Robinett Trust (property owner)	SPDR 19-01	No	NA	8/20/2019	NA	8/21/2020			3/12/2021 Temporarily rescinded per COVID19			On 8/20/19, the Planning Commission unanimously approved SPDR 19-01 for the sign program and tenant improvements. Permit for TI issued on 9/10/19. Temp CofO was issued on 12/20/19. Permit for screening fence along Cherry Avenue issued on 1/16/20. Permit for new parking lot lighting issued on 1/21/20. Decorative screening fence was finalized (2/20). Conformity Report for changes to exterior paint presented to the Planning Commission on 4/21/20. On 3/1/21, the replenishment payment for the Developer Deposit was received. Final building inspection performed; permits finalized (4/21). On 12/14/21, the recorded document was provided to the City and approved by Public Works. On 12/20/21, final CofO was issued.	Project complete.



City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-WCF  
January 18, 2022

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	2525 Cherry Avenue	radios, (2) cabinets, (1) rack, and all unused cabinets; install (6) antennas, (6) radios, (9) 6x24 HCS cables, (1) equipment rack, (1) new power 6230 with battery pack, (3) BB6648 baseband units, (1) RBS 6601 with DUG20, (1) PSU 4813 voltage booster, and	RA	Clay Gallagher with MD7 (on behalf of Sprint/T-Mobile)	Admin SPDR	No	Required	NA								On 8/12/21, the applicant-agent submitted application package. Staff provided immediate corrections. On 8/16/21, the applicant resubmitted revised plans and documents. On 8/18/21, the applicant submitted an EME RF Emissions report. On 10/29/21, the applicant submitted the plan check application with complete submittal package. On 11/4/21, plans were routed to the Permit Tech to coordinate building plan check review.	Applicant must pay for plan check fees to initiate building plan check.
Under Review	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,	RA	Eduardo Galdamez with Core Development Services (on behalf of Verizon)	Admin SPDR	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.	Pending permit issuance.
Under Reiew	3275 E. Grant Street	Demo permit to decommission and remove existing rooftop wireless equipment for Sprint including panel antennas, microwave antennas, mounts, framing, cables,	RA	Isaiah Ireys (Telcom Engineering Group) on behalf of Sprint.	Admin SPDR	No	Required	NA	NA							On 7/29/21, the applicant inquired about City procedures for decommissioning an existing WCF site. On 8/31/21, staff informed the applicant that a demo permit is required. On 9/10/21, staff emailed the plan check application to the applicant to complete and return to the City.	Applicant must submit completed plan check application and C&D documentation.
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	RA	Alyce Read on behalf of California Internet LP	Admin SPDR	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, Permit Tech sent payment info to Finance for payment and processing.	Applicant must pay for plan check fees to initiate building plan check.
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	RA/BLDG.	Alexander Lew (Core Development Services) on behalf of One Ring Networks)	Admin SPDR CUP 99-05	No	Required	NA	NA							Applicant submitted application package on 12/15/20. 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	Waiting on Anchoring details in order to be finalized.
Under Construction	3275 E. Grant Street	T-Mobile is swapping out 3 antennas, replacing 6 and removing 3 RRUs, adding 2 and removing 1 equipment cabinet within	EM/CTD	Molly Kales, Spectrum	Admin SPRDR	No	Required	NA	NA							Application package submitted on 8/24/20 and supplemental items sent on 9/4/20. Permit issued on 10/1/20.	Inspection pending.

City of Signal Hill  
Community Development Department  
Development Status Report: Residential  
January 18, 2022

							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	A new one-story 2,365 sf SFD with attached 2-car garage and detached 2-car garage with ADU above	RA/ BLDG.	Property Owner: Roger Vititow Trust  Agent: Bozena Jaworski (RPP Architects)	SPDR 21-08	Req.	NA	Public Workshop - 11/16/21	NA							Applicant submitted a conceptual plan (3/20/20). Staff provided initial comments. The applicant has submitted a Developer Deposit and Well Abandonment Report (WAR) to determine whether the abandond well on the property can be built over 8/10/20. Incomplete Submittal determination sent 1/8/21. OEHHA recommended more soils testing 6/21. Additional tests completed and memo received from OEHHA confirming residential occupancy (8/21). New items submitted and detrmination of Complete Submittal pending (9/21). View Analysis was completed. At the request of OEHHA a site plan was submitted. Applicant was notified of determination of complete submittal. Plans were circulated and reviewed by the various City Departments. 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.	Staff must complete the CEQA Initial Study.
Under Review	2750 E. 20 <sup>th</sup> Street  SH Smart Homes	Demolition of one single-family dwelling with detached garage; construction of three new detached SFD(s) with two-car garages per unit, three surface parking spaces (one per unit), and associated site improvements	RA	Property Owner: Narsimha and Usha Reddy  Agent: Bozena Jaworski (RPP Architects)	SPDR 19-02  Subdivision	Yes	NA	Neighbor Meeting #1 - 10/30/18  Neighbor Meeting #2 - 10/10/19  Public Workshop - 3/17/20  Public Hearing - TBD	NA							On 5/9/18, application was submitted.On 10/30/18, the 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 was 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 11/15/21.	Sewer and drainage plans are under review. Staff must complete the CEQA Initial Study.

Under Review	2250 Ohio Avenue	Construct new two-story duplex (3,678 SF total) and site improvements.	RA	<p>Applicant: Salvador Cerda and Khanh Nguyen</p> <p>Agent: Leoh Sandoval (Leoh S. Designs)</p>	SPDR 19-03	Yes	NA	<p>Neighbor Meeting #1 - 12/5/19</p> <p>Public Workshop #1 - 4/21/20</p> <p>Public Workshop #2 - 1/19/21</p> <p>Public Hearing - TBD</p>	NA							<p>Story pole plan approved and notices for story poles mailed 5/16/19.</p> <p>Applicant conducted initial view photos (6/19).</p> <p>Applicant revised the plans by lowering the building pad (8/19).</p> <p>Applicant conducted second round of view photos with the revised story poles (9/19).</p> <p>Neighborhood Meeting held on 12/5/19.</p> <p>Final View Analysis Report was approved on 1/15/20.</p> <p>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.</p> <p>Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD).</p> <p>On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant.</p> <p>On 8/11/21, the applicant resubmitted the grading and LID plan for City review.</p> <p>On 9/10/21, the methane site assessment permit was issued.</p>	Phase II testing and methane site assessment are pending.
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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	RA	Applicant: Chad and Kuong Yan  Agent: Bill Chiriboga with Only Think Green - Sustainable Designs	SPDR 21-02	Yes	NA	Public Workshop - 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.	Project is under review.
Under Construction	3309 Lemon Avenue	Remodel of existing two-story SFD	CTD	Applicant: Nicklaus Cowan	Admin SPDR	No	Required	NA	NA							Plans submitted to planchecker 2/10/21 (3/21). Plans approved 3/30/21. Permit issued 3/30/21. Small Site LID documents submitted 6/2/21 for ADU (6/21). Tankless water heater inspection passed (7/21). LID and sidewalk must be installed/re-installed prior to finaling permit (1/22).	Building inspections ongoing.
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 (10/18). 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 Final Bldg inspection completed. C of O pending PW and Planning inspections (10/20). Staff will be contacting 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.	Construction completed 10/20. Recordation of ADU Sm Site LID documents and final inspections pending. Release documents for substandard bldg. pending. Property was sold and is occupied. A courtesy letter of per,mit expiration was sent 12/21.

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	RA/BLDG.	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 was not completed in this 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. On 5/26/20, property owner informed staff that her previous Final roof inspection performed (1/21). Progress inspection on 4/18; progress on exterior (4/21). Electrical inspection failed; reinspection scheduled (6/21). Shower pan hot mop inspection passed (7/21). Final Inspection for gutter landscape drain 9/21	Project is under construction and progressing slowly.
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	RA/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. Applicant stated that he would resubmit revised plans in January 2022.	Applicant must revise wall/fence plans and submit to the City for review.
Preliminary Review	2100 Ohio Ave.	Demo of damagd SFD, construction of new SFD w/attached ADU	CTD	Authorized agent: Victor Mendoza for the Barots	SPDR 22-01	Yes		TBD									

Large Subdivisions (5 or more lots) and Multi-family Developments																	
Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	The Courtyard 1939 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.	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, new project can be submitted without a 1 year waiting period. Applicant has a potential buyer who states they will adjust plans and proceed with the project (6/18). A story pole plan has been 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). Residentsowners noted bldg. heights were taller than previous project and developer has agreed to lower heights, revise story poles and View Reports (11/20). On 11/19/20, staff facilitated a joint meeting between the	New owner has completed Phase I &II analyses.
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.	Applicant is preparing a new submittal package.

	1375 E. 23 <sup>rd</sup> Street	Small lot subdivision of 16 detached SFD(s): 3 bedroom, 2 ½ bathrooms (1,650 square feet each); with ten surface parking spaces and associated site improvements	RA	John Fitzpatrick with RC Homes, Inc.	ZOA 19-01 TTM 82304 SPDR 19-01		NA	4/16/2019	6/11/2019	4/16/2020			Phase 1 12/2/2022 Phase 2 5/22/2023			On 4/16/19, Planning Commission public hearing held and Commission recommended City Council approval. On 5/21/19, a City Council public hearing was held and the Council approved the ZOA by a 5-0 vote. On 6/11/19, second reading for the ZOA approved at City Council meeting. Demo permits for the two existing homes issued on 12/3/19. On 12/18/19, grading and retaining wall permits issued. On 3/17/21, conformity report for exterior changes presented to Planning Commission. Building permits for Phase 1 (front 8 units) was issued on 7/10/20. Building permits for Phase 2 (rear 8 units) was issued on 1/6/21. On 9/9/21, CofO was issued for Lots 2, 3, 4, 13, 14, 15, and 16. On 9/22/21, CofO was issued for Lot 1. On 10/12/21, Planning approved the plans for the proposed concrete step pad and utility platform to access the electrical meters for Lots 8 and 9. On 11/16/21, Director of Community Development approved alternate garage door types for the Phase II homes. On 12/21/21, a conformity report will be presented to the Commission. On 12/13/21, the applicant submitted payment of the Phase II impact fees.	Phase II is under construction.
Accessory Dwelling Unit (ADU) Projects																	
Project Category	Address	Project Description	Staff	Applicant	Application	WELQ Req.	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 Vitlow 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 WAR was submitted and review is complete (9/20). Phase I, II and HHRA were submitted to OEHA for the site and a recommendation to conduct additional sampling was provided. Additional soils sampling is complete and OEHA 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.	Applicant must submit plans for plan check concurrently with the SFD with detached garage.
Under Review	1989 ½ Dawson Avenue	New Detached 1,015 SF single-story ADU	RA/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. 1/4 - PT received plancheck app and payment; plans routed to Interwest 1/18 - corrections sent from Interwest 1/19 - PT forwarded corrections to applicant	Project is under Bldg. review.
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.	Project is under Bldg. review.
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 is underway.

Under Review	1965 ½ Dawson Avenue	Construct new detached two-bedroom ADU (1,045 SF) in rear adjacent to alley.	RA/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. 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.	Applicant must re-submit small-site LID plans.
Under Review	1870 ½ Temple Avenue	Convert five existing one-car garages into a new two-bedroom ADU	RA/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. Email sent to agent on 6/10/20 to confirm if project is still moving forward. No response received. On 1/26/21, the agent resubmitted revised plans.	Project is under Bldg. review.
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	RA/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.	Project is under Bldg. review.

Under Construction	3309 ½ Lemon Avenue	Convert existing garage to ADU	CTD	Property Owner: Nicklaus Cowan	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Plans submitted to planchecker 1/25/21. First corrections received and sent to applicant 2/1/21 Construction plans approved 2/18/21. Small site LID approval pending 5/21. Project started and inspections on going. 10/21 Foundation inspections and shear wall 11/5/2021 Rough electrical,plumbing and mechanical inspections conducted 12/9/2021	Building inspections ongoing Applicant submitted permit application. LID approval pending.
Under Construction	2154 ½ Gaviota Avenue	Convert existing detached two-car garage (484 SF) into new ADU	RA/BLDG.	Property Owner: Pouyan Broukhim Designer: Edgar Cortes	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Permit issued on 6/24/21. On 7/12/21, the Building Inspector dropped off the job card at the project site. 12/9/2021- Inspections for foundation,gas meter and underfloor plumbing have been conducted.	Construction is ongoing.
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; CoFO pending PW and Planning inspections and release of recorded substandard status by owner (10/20).	Small site LID submitted and installation inspections pending. Property as been sold and is occupied.
Preliminary Review	2100 ½ Ohio Ave.	ADU attached to new construction SFD	CTD				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.	ADU plancheck will takee place simultaneously with SFD.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**January 18, 2022**

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 8 business licenses.
- Building Department staff issued 16 permits. There were 2 solar permits issued and 1 EV charger permit. The valuation of the projects is approximately \$3,892,000 with permit revenues at \$44,600.

**Training/Tours/Events/Miscellaneous**

- Director Doan, Planning Manager Ramirez and Associate Planner Agbayani with Economic Development Manager McCaleb began interviewing firms which responded to the RFP that was released in November for the various categories of professional services needed by the Community Development Department. Interviews are expected to be scheduled through February.
- Planning Manager Ramirez attended a webinar hosted by the Los Angeles County Health Department regarding Micro Enterprise Home Kitchen Operations (MEHKOs) on January 13, 2022.
- Director Doan attended the Gateway Cities monthly Planning Directors Meeting on January 12, 2022.

**Potential Development Projects**

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street is 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 is being 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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1/18/2022

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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.



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

January 18, 2022

### **AGENDA ITEM**

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

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

**SUBJECT: IN THE NEWS**

### **Summary:**

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

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

### **Recommendation:**

Receive and file.



# A Place in the Sun

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

BY SARAH AMELAR

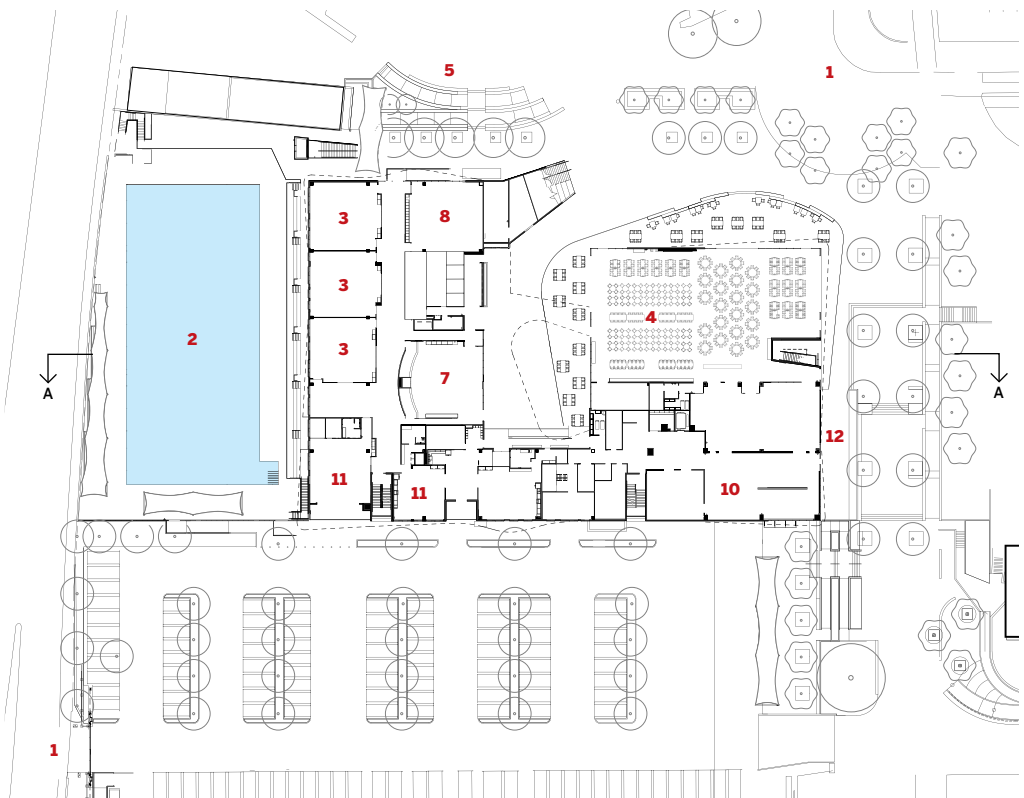
PHOTOGRAPHY BY INESSA BINENBAUM

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

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



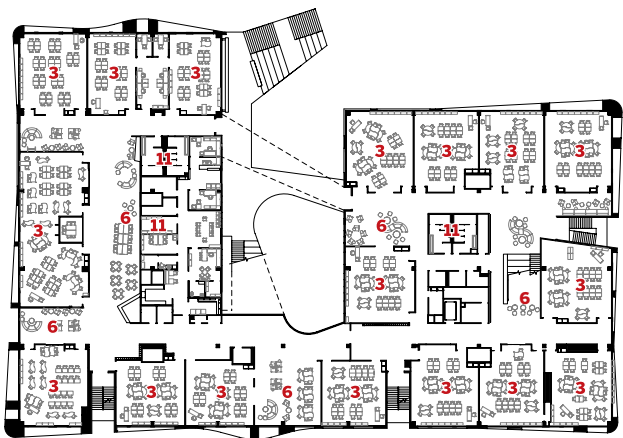
**ALONG THE** western side of the Discovery building is an Olympic-size swimming pool (above). Volumes are pulled apart and windows deep-pochéd and painted yellow to break up the massing of the 260,000-square-foot structure (top). Plazas, stairs, and courtyard spaces abound (opposite).



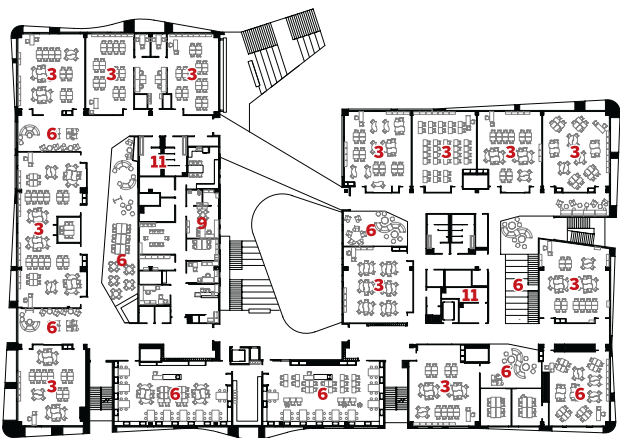
MAIN-FLOOR SITE PLAN

0 100 FT.  
30 M.

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

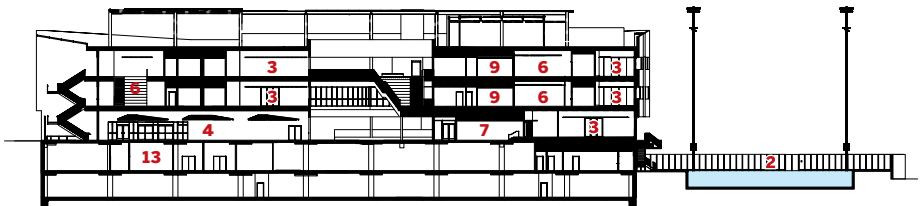


SECOND-FLOOR PLAN



THIRD-FLOOR PLAN

0 50 FT.  
15 M.



SECTION A - A

0 50 FT.  
15 M.

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

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

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

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

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



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



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

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

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

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

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

#### Credits

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

**ARCHITECT OF RECORD:** HED

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

**CONSULTANTS:** Pamela Burton & Company (landscape)

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

**SIZE:** 260,000 square feet

**COST:** \$155 million

**COMPLETION DATE:** August 2021

#### Sources

**METAL PANELS/CURTAIN WALL/FRAME:** Arcadia

**GLASS:** Vitro Architectural Glass

**ACOUSTICAL CEILINGS:** Armstrong; MDC ZintraBaffles

**WINDOW TREATMENT:** Mechoshade

**PAINTS AND STAINS:** Sherwin-Williams

**WALLCOVERINGS:** Forbo



# Risk Management

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

BY JOANN GONCHAR, FAIA

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

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

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

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

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



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

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

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

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

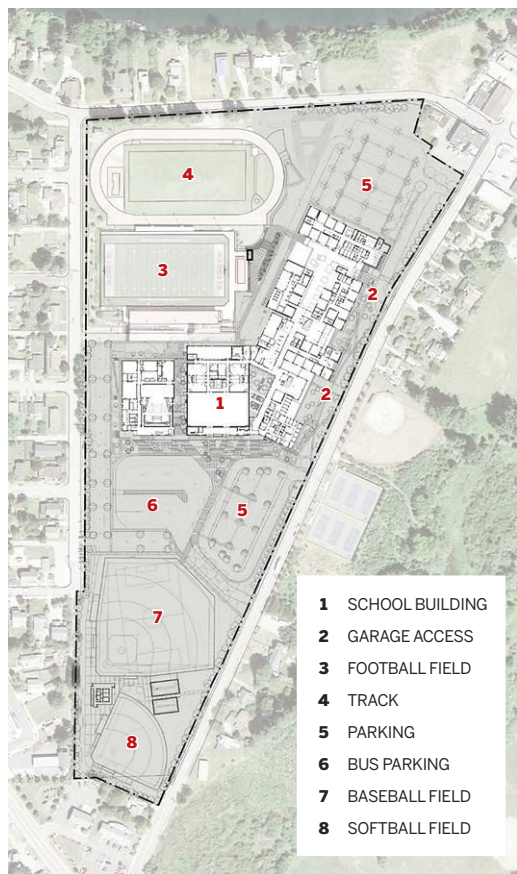


(OVS), in Ventura County, California. One night in early December 2017, a blaze sparked by a fallen power line a day earlier ripped through the private K-12 school's 195-acre Upper Campus, which is dramatically placed on a hillside, about seven miles away from the original, Lower Campus in the valley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

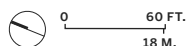
The boarding school was able to get back up and running for the start of the January term with trailers on a soccer field. And because Los Angeles-based Frederick Fisher and Partners (FF&P) had already been work-

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

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



**SITE PLAN**



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

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

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

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

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

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

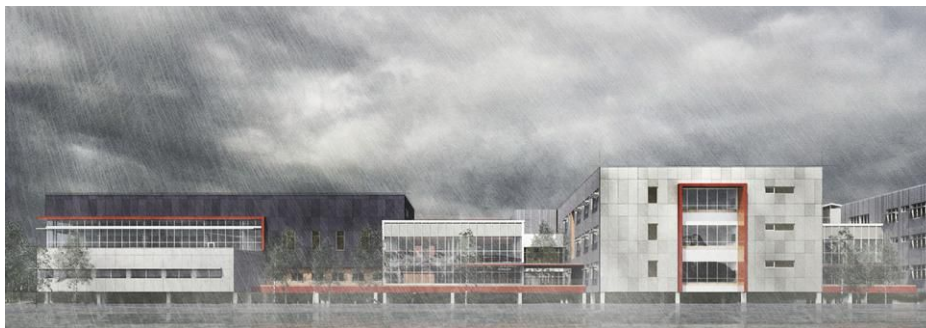
Stacking the school over parking establishes what Matt Rumbaugh, NAC principal, refers to as a “new ground plane”—one that is 5 feet above the 100-year-flood level and 2 feet above what code requires. On top of this plinth, the 2,300-student school—one of the largest high schools in the state—has been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

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

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

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

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



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



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

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

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



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

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

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

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### Learning Objectives

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

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HOUSING & HOMELESSNESS

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



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

BY LIAM DILLON | STAFF WRITER

DEC. 2, 2021 4 AM PT



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

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

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

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

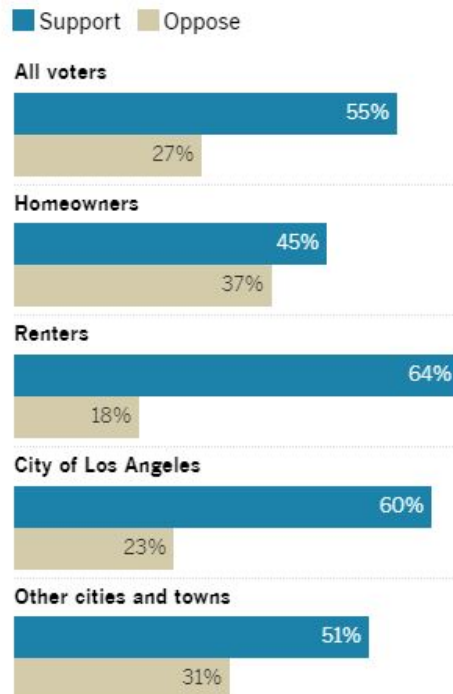


So far, the poll indicates, a majority of voters have not adopted that dire view.

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

## Limiting single-family zoning

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



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

Hart Research for Los Angeles Business Council Institute

David Lauter LOS ANGELES TIMES

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

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

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

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

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

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

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

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

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



#### HOUSING & HOMELESSNESS

### What just happened with single-family zoning in California?

Sept. 17, 2021

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

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

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

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



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

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

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

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

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

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

Legal challenges over such measures are likely.

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

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

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

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

HOUSING & HOMELESSNESS

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

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# HOUSE of the Month

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



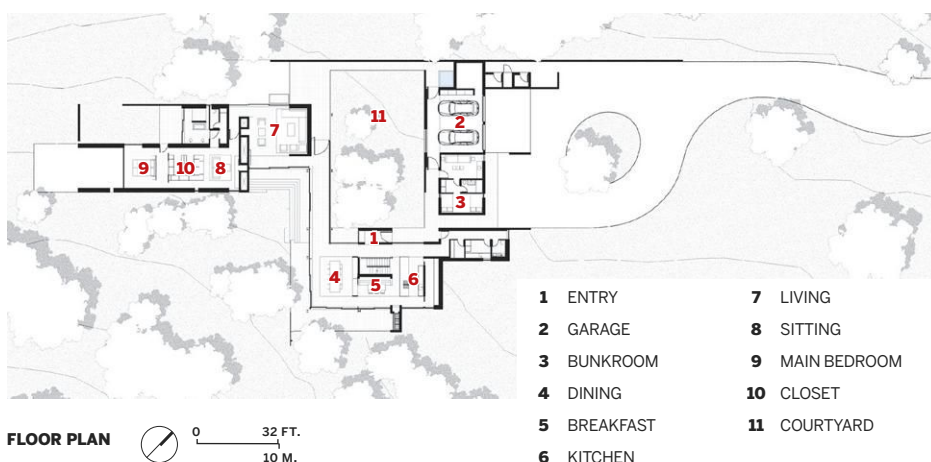
**WHY WOULD** a talented architect like Berkeley-based Gregory Faulkner turn to the celebrated Seattle architect Tom Kundig to design a house for himself and his wife, Lesa? And why would Kundig get involved in a house for another architect? The answer lies in the process of collaboration.

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

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

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





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

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

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

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

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

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

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

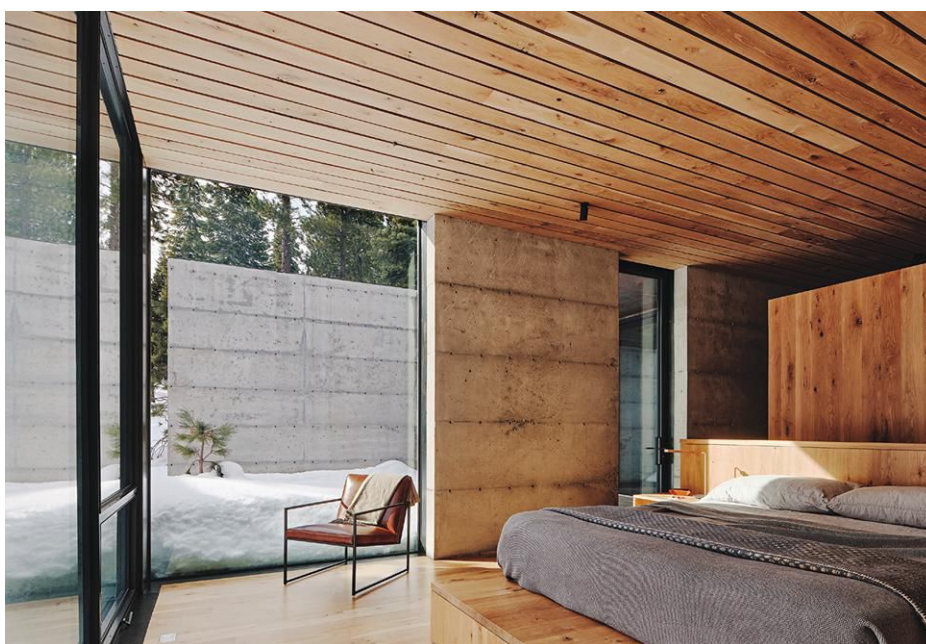
“This building is like playing billiards: it bounces off the existing context, so you experience moments in the forest,” Kundig says. Sliding glass doors, floor-to-ceiling windows, and poured-in-place concrete walls frame calculated views.



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

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

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



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

[INCLUSIONARY HOUSING](#)

12 HOURS AGO

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

 [Jason Ruiz](#)

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



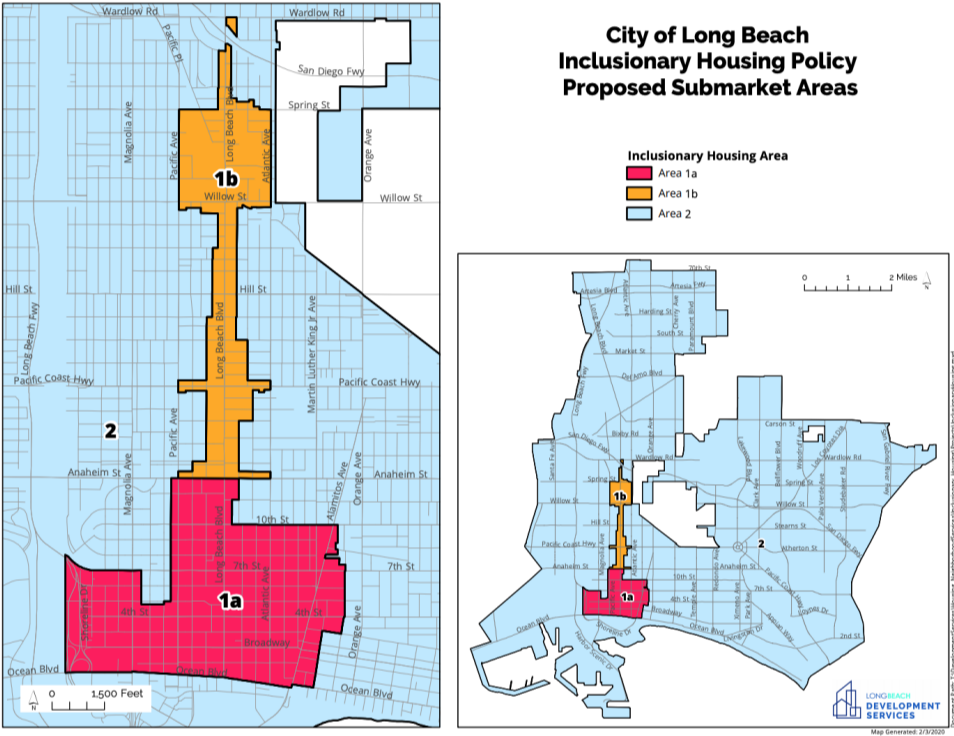
Changes to [the city's policy](#) will now require affordable units to remain affordable for at least 55 years and would last through the entire life of the project instead of being phased out. The same would apply to units that are created under the city's no-net-loss provision, which requires developers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

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

The policy applies to developments with more than nine units.

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

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



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

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

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

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

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

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

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



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

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

Long Beach adds requirements for affordable units in future housing projects



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

News



Long Beach adds requirements for affordable units in future housing projects



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

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