



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

July 27, 2005

Ms Leah Northrop
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State Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Dear Leah,

As you requested, I am send you a copy of the "General Plan Annual Progress Report" prepared by our Community Development Department in conformance with Government Code Section 65400. This is in anticipation of filing a Workforce Housing Grant in early 2006. Please let me know if this document will satisfy the grant requirements.

Thanks in advance for your assistance. I can be reached at (562) 989-7375, or drich@ci.signal-hill.ca.us.

Sincerely,

Debbie Rich
Deputy City Manager

Encl.



CITY OF SIGNAL HILL

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July 26, 2005

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: GARY JONES 
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

Government Code Section 65400(b)(1) mandates that all cities submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. The Council will review the progress report and approve its submittal to the State.

Recommendation:

Approve submittal of the Annual Progress Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development.

Fiscal Impact:

None.

Background:

The State Governor's Office of Planning and Research recommends that all California cities prepare an annual "progress report" on the status and implementation of the General Plan. The last comprehensive revision of the Signal Hill General Plan occurred in 1986. The Land Use Element was updated in 1989 and 2001, and the Housing Element was updated in 1989 and 2002.

Analysis:

The attached progress report is for the calendar year 2004 (Attachment A). It provides an analysis of achievement of goals and implementation of major policies for each of the General Plan elements. The other elements of the General Plan will be updated in the coming years in accordance with the following schedule. The General Plan Update was reviewed by the Planning Commission on July 19, 2005 and recommended for City Council approval.

Circulation Element

As time permits and with assistance from Bill Zimmerman, traffic engineering consultant, staff plans to continue work on a draft Circulation Element.

Safety, Noise, and Environmental Resource Elements

These three elements must be prepared by outside consultants. Staff plans to obtain consultant proposals and cost estimates for City Council consideration of funding in the 2006-2007 budget.

The annual review of the General Plan provides an opportunity to reflect upon the progress made during the past year and to highlight areas for improvement or reconsideration. The Progress Report 2004 reveals the need for the City to identify new goals and objectives through the General Plan update process. Unfortunately, the robust development of the City during the past several years leaves little time available for "blue sky" planning, a situation that will likely continue into the foreseeable future.

**Progress Report 2004
General Plan Policies, Goals and Implementation Measures**

Land Use

The 2001 Land Use Element contains 4 goals and 63 implementation programs. The significant achievements for the year 2004 are described by neighborhood:

North End Neighborhood

- Pro-actively enforced municipal codes to improve the appearance of the City.
- Approved two additions.
- Approved two new second residential units.

Central Neighborhood

- Completed three-story parking structure for Long Beach BMW.
- Completed BMW "Motorcycle" signs.
- Completed new signage program for Schaiers Nissan.
- Approved a 6-building industrial park on Temple Avenue.
- Approved a 9-unit industrial building on 27th Street.

West Side Neighborhood

- Completed construction of Phase One of the revitalization of the Las Brisas Apartments.
- Approved Phase II of the Las Brisas for 60 affordable apartment units.
- Approved one single-family residence on Lewis Avenue.
- Continued proactive code enforcement activities to improve the appearance of the west side neighborhood.

Civic Center Neighborhood

- Processed new tenant signs and business licenses for Town Center West
- Approved a 60-foot tall monopalm wireless telecommunications facility at 2550 Orange Avenue for Nextel.
- Approved two single-family dwellings on Creston.
- Approved SP-16, Villagio Residential Specific Plan for 11 single-family units.

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Hilltop Neighborhood

- Entitled 12 single-family units and one duplex in Area 2 and one single-family unit south of 20th Street
- Approved two single-family units in Area 1B on Molino Avenue.
- Constructed 23 single-family dwellings for Area 2, Block Q, between Stanley and Ohio Avenues and Hill and 21st Streets.
- Completed construction of 109 single-family dwellings in Area 3A, 3B, and 3C, south and west flank of the hill including revised trails plan.
- Approved SP-14, Hathaway Ridge Specific Plan, for 17 single-family units.
- Coordinated planning and development of the private property trails leading to the Hilltop and Discovery Well Parks and the Panorama Trail.

South East Neighborhood

- Completed landscaped planter at @Motor Sports recreational vehicle and boat dealership at PCH and Orizaba Avenue.
- Pursued code enforcement on dilapidated buildings (vacation of substandard buildings at 1950-1960 Cherry Avenue) and signs along the PCH corridor.
- Approved a small office building at 2020 Cherry Avenue.
- Approved SP-13, Cherry Avenue Corridor Residential Specific Plan for 30 residential units.
- Entitled 4 new single-family dwellings in the southeast neighborhood.
- Approved SP-15, Cityview Residential Specific Plan, for 107 condominium units

Atlantic / Spring Neighborhood

- Re-entitled the Home Depot Center and issued grading permits.
- Monitored Long Beach Sports Park project.
- Coordinated a volunteer neighborhood clean-up project.
- Inspected existing oil field pumping units and tanks for compliance with the Oil Code.

Land Use Element

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

Goal 2 – Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints and the City's unique characteristics and natural resources.

General Plan Progress Report 2004

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

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

Implementation Programs:

1. The City will encourage home ownership and improvement of the existing housing stock through residential rehabilitation grants for owner and non-owner occupied single-family dwellings and duplexes. *Accomplished through an ongoing program.*
2. The City will adopt an Infractions Ordinance and seek other way to improve the code enforcement system and require that property owners maintain their properties. *Adopted and implemented in 2002.*
3. The city will use Traffic Calming strategies to reduce cut-through traffic in residential areas. *Northend and Southeast Neighborhood traffic calming programs completed in 2002.*
4. The City will discourage the development of new “unattractive” storage yards and the City will consider amendments/programs designed to improve the appearance of existing storage yards. *In November of 2004, the Planning Commission held a public workshop on a proposed zoning ordinance amendment requiring improvement of certain existing storage yard fences. Staff was directed to prepare a sample compliance plan and draft ordinance.*
5. The City will revise the Commercial/Industrial zoning standards to discourage the establishment of tractor-trailer truck, van, or bus storage or parking facilities. *Not started.*
6. The City will discourage the development of tractor trailer truck terminals and storage yards. *Implemented through ongoing zoning review and enforcement.*
7. The City will encourage home ownership and homeowner’s efforts to repair and restore existing housing. *Implemented through ongoing programs.*
8. The City will encourage further development of neighborhood shopping opportunities. *Construction for Home Depot Center at Atlantic and Spring began in 2004.*
9. The Agency will acquire and restore the Las Brisas apartments and establish common ownership and management and maintenance programs. *Construction completed in 2004 and apartments now occupied and managed by LA Community Design Center. Public workshops have been conducted for Phase II, to include construction of very low income dwelling units.*

General Plan Progress Report 2004

10. The City will implement the Park Master Plan and acquire and develop a Westside park. *Construction began on Calbrisas Park (0.5 acres) in 2004.*
11. The City will consider ways to improve the interface or create buffer areas between existing commercial/industrial areas and residential uses. *Not started.*
12. The City will prepare specific plans for the Crescent Heights historical neighborhood and the Central Business District. *Crescent Heights' Specific Plan completed in 2002. Central Business District Specific Plan has not been started.*
13. The City should encourage the repair and renovation of architecturally or historically significant houses by creating incentives to relocated dwellings into the Crescent Heights area. The Crescent Heights neighborhood should be given a special designation and a Specific Plan should be prepared to establish precise district boundaries, guidelines for design, landscaping, house moving projects, etc. *Crescent Heights Specific Plan completed in 2002.*
14. The City should continue to require the undergrounding of overhead utilities when practicable for new development, except for high-voltage systems (16kv and above). *Policies included in draft Circulation Element.*
15. The City should coordinate traffic circulation studies and traffic enforcement efforts with the Long Beach Unified School District to improve pedestrian safety and traffic flow in vicinity of Signal Hill schools. *Implementation through on-going program. The City has reviewed and commented on environmental documents and is studying infrastructure plans for two new school sites.*
16. The City will streamline its housing-moving ordinance and consider developer impact fee waivers to encourage the relocation of architecturally significant/historical dwellings into the Crescent heights Neighborhood. *House-moving process in Crescent Heights Specific Plan streamlined.*
17. The City will encourage mixed-use development to encourage housing near retail centers and transportation corridors. *Not started. Assisted Agency with proposed acquisition of Marmol commercial property for very low income housing. If soils studies find the site suitable for residential use, staff will assist with rezoning.*
18. The City should encourage the continuation of the development of the hilltop with high-quality housing. *Several hilltop housing projects completed in 2004 with 67 under construction.*
19. The City should require developers to pay their fair share for improving roads and infrastructure related to their projects. *Implemented through ongoing fees and impact fee program.*

20. The City should follow the recommendations in the Hilltop Area Specific Plan regarding landscaping and the careful planting of trees so as not to create view obstructions. *Implemented through hiring of a landscape architect to review all hilltop landscape plans. Hilltop Area Master Street Tree Plan revised in 2003 to minimize view impacts from city street trees through selection of lower and slower growing tree species.*
21. Views from existing dwellings should be preserved when feasible, but efforts to preserve views should not infringe on the rights of property owners to develop in accordance with the existing Hilltop Area Specific Plan. *Implemented through view analysis during Site Plan and Design Review.*
22. The City should encourage the development of a comprehensive system of sidewalks and trails to encourage walking and hiking and the enjoyment of the view from the hilltop. *Implemented through hilltop development.*
23. The City should consider revision or deletion of PD-2 zoning district. *Portion of PD-2 zoning district was rezoned to SP-14, Hathaway Ridge Specific Plan for 17 sfd units in 2004.*
24. The City should encourage home ownership through efforts to develop affordable housing and home improvement through rehabilitation grants. *Implemented through ongoing program.*
25. The City should encourage further renewal efforts along Pacific Coast Hwy. *The Cityview Residential Specific Plan, SP-15, was approved to spur new development along the Orizaba Avenue section of PCH.*
26. The City should prepare a Specific Plan and rezone the Atlantic/Spring neighborhood for General Industrial and Commercial use. *Funding to be included in 2005-2006 budget; not started.*
27. The City shall provide a range of housing types to meet the needs of the community. *Implemented through Hilltop Plan.*
28. The City shall provide its fair share of affordable housing consistent with State regulations. *The City will seek approval of Phase II of the Las Brisas affordable housing project in 2005 and demolition of existing dilapidated housing.*
29. Developers shall pay their fair share for the cost of providing infrastructure improvement costs. *Implemented through ongoing programs.*
30. Gated communities with private security measures are encouraged to lower public policing costs. *Implemented through the Hilltop Plan.*

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31. The City shall use the Specific Plan process for planning major development projects. *Specific Plans adopted for three development projects in 2004.*
32. The City shall protect and enhance public viewing areas. *Sunset View, Discovery Well, Panorama Promenade and South Flank trails preserve views.*
33. The City will discourage the planting of trees that may mature to view obstructing heights through the Site Plan and Design Review process, and encourage property owners to enforce their homeowners' association rules and regulations concerning tree pruning and landscape maintenance. *Implemented through the Site Plan and Design Review process by using a landscape architect consultant to review all tree plans for view impacts.*
34. The City shall, through the Site Plan and Design Review process, maintain a high level of control over design and architecture to achieve highest quality development. *Implemented through the Site Plan and Design Review process.*
35. The City shall consider historic preservation when renovating City Hall and Civic Center buildings. *Civic Center renovation copied architectural elements from the City Hall building and historic photographs to include in décor of the Community Center.*
36. The City shall assure long lasting beauty and durable development through providing high quality plan review and inspection of construction. *Implementation ongoing through building plan-check and inspection programs.*
37. The City shall maintain an attractive oil field by enforcement of the Oil Code landscaping and painting regulations. *Implemented through oil field annual inspections program.*
38. The City shall strive to improve the appearance of existing storage yard and older industrial properties through creative programs like the Orange Avenue improvement Programs. *The City held a public workshop to consider a new storage yard fencing ordinance anticipated for adoption in early 2005.*
39. The City will review and revise, as necessary, parking lot standards and parking requirements for all land use categories. *Residential garage parking standards were revised in 2004 to require more garage spaces for larger dwellings.*
40. The City shall encourage the repair and restoration of historically/architecturally significant dwellings. *Crescent Heights Specific Plan adopted in 2002. To date, two dwellings have been moved into district and an existing dwelling restored.*
41. The City will, through its land use policies, continue to diversify the City's economic base. The City will encourage the growth of the Auto Center and Town Center retail sales tax generating businesses and the development of diversified sources of sales

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taxes such as business-to-business sales. *New Home Depot Center project is under construction.*

42. The City shall enforce the Oil Code to minimize the affects of the interactions of oilfield activities and other urban uses. *Implemented through Oil Field Services Program.*

43. The City shall study the nonconforming uses ordinance and mechanisms to abate nonconforming uses over time. *Not implemented.*

44. The City should improve library services and seek funding to develop a new larger library. *In 2002, the City funded library planning activities and prepared grant applications. In 2004, the City was notified that it was not awarded a grant, but is continuing the application process.*

45. The City will continue to collect developer impact fees from developers of new projects consistent with the need to upgrade and complete park, sewer and water storm drain and circulation master plans. *Traffic Impact fee study and draft ordinance completed in 2002.*

46. The City shall periodically review and revise developer impact fees to assure that development pays its fair share of the infrastructure costs, and also to assure that developer impact fees do not discourage new development. *City completed review of park, water and traffic impact fees in 2002.*

47. The City shall require the construction of flood control facilities concurrent with new development. *Implemented through grading and subdivision.*

48. The City will adopt and implement storm water discharge regulations consistent with state regulations in order to improve water quality of urban runoff and of the Pacific Ocean. *Implemented through ongoing compliance program.*

49. The City will adopt storm water discharge regulations to improve water quality consistent with state law. *Implemented through ongoing compliance program.*

50. The City will periodically adopt the most recent editions of the Uniform Building Codes. *Not started. Pending state determination on new uniform codes.*

51. The City will consider adopting energy conservation regulations consistent with state law and local needs. *Not started.*

52. The City will consider the formation of its own school district. *City funded study of its own school district in 2002.*

53. The City will support the Spring Street Corridor Joint powers Authority to facilitate the coordination of development projects in the cities of Long Beach and Signal Hill. *The JPA contributed to Spring Street widening process.*

54. The City should form a joint powers authority or other agreement with the City of Long Beach for the coordinated improvement of PCH. *Not implemented.*

55. The City will continue to coordinate with the City of Long Beach traffic studies, grant applications and capital improvement projects to improve the circulation system. *Cities worked together on the widening of Spring Street from California Avenue to Long Beach Boulevard. Cities are jointly preparing plans for the improvement of the intersection of PCH and Cherry Avenue.*

56. The City will continue the Planning Commission recognition program to encourage homeowners and businesspersons to update and beautify existing development. *Implemented periodically by Planning Commission nominations.*

57. The City will hold General Plan workshops to obtain community input for the General Plan and future updates. *The City plans to hold strategic plan workshops in 2005 to obtain community input regarding general plan issues.*

58. The City will prepare an annual report on the implementation of the General Plan consistent with state law. *Implemented through completion of annual progress report.*

59. The City will contribute data for the State Department of Finance's annual population estimate program and monitor U. S. Census information. *Implemented through annual response to State survey requests. 2004 population is 9,333.*

60. The City will monitor state and federal land use legislation that may impact Signal Hill and, when appropriate, advocate positions advantageous to the improvement of the City. *The City actively monitors legislation and advocates positions through participation in the Gateway Cities Council of Governments.*

61. The City will continue to use Specific Plans to improve on the quality of new development. *Three specific plans adopted in 2004.*

62. The City will monitor and when appropriate, support state and federal legislation that maintains or improves local financing capabilities. *Implemented through ongoing legislative review.*

63. The Agency will continue its efforts to implement the Redevelopment Project Area No. 1, as amended. *Implemented through ongoing Redevelopment Agency programs. During 2004 the Agency emphasized development of affordable housing.*

Circulation Element

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Staff began but has deferred work on a draft update of the 1986 Circulation Element due to the residential development boom and limited staff to devote to advanced planning issues. The 1986 Circulation Element contains 3 goals and 28 implementation strategies. The significant achievements and remaining objectives are as follows:

Goal 1 - Adopt a Plan Lines Map to establish future right-of-ways, add a new "Local Street" category and change 28th Street to "Secondary Modified Highway". The Plan Lines Map was adopted with these changes in 1987. In 1999, the map was amended to change Orange Avenue from a major highway to a secondary modified highway designation.

Goal 2 - Improve the circulation system to enhance the City's image. During the past decade, major street projects have included streetscape image enhancements including median landscaping and signage. Entry monument signs have been constructed in medians at the City's primary entrances. These signs are coordinated with the Civic Center signage program.

In 2004, the City in cooperation with the City of Long Beach, completed the Spring Street widening project that includes landscaped medians, utility undergrounding and entry signage. In 2004, the City approved new larger size Auto Center signs.

Goal 3 - Provide public utility systems to serve future land use needs. The local utility providers have accommodated the growth in the City and the City has improved its water utility system most significantly by developing two new water reservoirs to serve new and existing land uses.

Implementation Programs:

1. Establish 60-foot wide "Local Collector" category. *Accomplished by Plan Lines Map.*
2. Coordinate infrastructure projects with General Plan. *Accomplished during plan review.*
3. Require street right of way dedications. *Accomplished prerequisite for building permits.*
4. Require new streets as part of Hilltop and Town Center Specific Plans. *The Town Center is developed and new streets including private driveways and parking area were required. New Hilltop streets, including private streets have been completed.*
5. Recommend changes to City zoning codes for parking. *The City amends its parking standards from time to time to accommodate parking needs. Most recently, the City has relaxed parking standards for high-density senior (Town Center West) and affordable housing developments (Las Brisas Apartments)*
6. Encourage retention of Long Beach Airport. *The neighborhoods impacted by airport noise oppose airport development generally. In 2004, the City of Long Beach began studies to enlarge the airport terminal.*

7. Determine street patterns for future streets in "A" designated areas on the future street maps. *All of these are now developed or plans for development approved. In each area, a specific plan was used to determine street alignment, width, etc.*
8. Improve certain street intersections. *Accomplished as part of the City's capital improvement program. Notably Ellis Avenue was made into a cul-de-sac and a small open space area with a City entry sign thereby eliminating a dangerous intersection with Temple Avenue near Pacific Coast Highway. The intersection of Temple and 21st Street has not been improved and current plans do not call for any significant change until and operating oil well on the corner lot is abandoned.*
9. Improve certain street ends including:
 - Gundry north of Burnett – *this alley has not been improved*
 - Rose north of Hill - *not improved*
 - St Louis south of 19th – *improved as part of Signal Hill Village project*
 - Stanley north of 20th – *not improved, no change feasible*
 - Ohio north of 20th – *not improved*
 - Freeman north of 20th – *In 2004 a segment of Freeman Avenue was improved*
 - Molino north of 20th – *not improved*
10. Improve certain high-accident intersections. *Of the 15 intersections listed in 1989 all but the following have been upgraded:*
 - *Pacific Coast Highway and Redondo Avenue*
 - *Hill Street at Orange Avenue*
 - *Hill Street at Walnut Avenue*
 - *Temple Avenue at Wall Street*
11. Increase capacity of major streets by eliminating parking and improving signalization. *Circulation has been improved on PCH, Willow and Spring Streets by implementation of parking restrictions and signalization improvement projects.*
12. Design and implement traffic monitoring system – *not implemented*
13. Annually review funding sources, adopt traffic impact fee – *Traffic Impact fee study and draft ordinance completed in 2002. The City sought and received grants for Spring Street widening and improvement of Cherry Avenue and PCH. The Cherry Avenue project has not been completed due to delay of grant funding.*
14. Increase use of high-occupancy vehicles – *implemented through environmental review process and traffic management plans*
15. Work with Long Beach Transit to establish bus service on Willow Street – *Accomplished*
16. Use Prop A fund to establish dial a lift services – *Accomplished*
17. Consider transit facilities in specific plans – *Accomplished through environmental reviews*
18. Implement traffic management measures on large commercial projects – *Accomplished through environmental review process*
19. Prepare comprehensive pedestrian and bike path plan. *The City completed a bike path study that concluded that the City is not well suited for bike paths. Pedestrian paths including a trail system have been developed primarily through*

the specific plan process in residential areas. The City is currently developing an extensive hillside trails system that serves to link several parks to the civic center and shopping areas at the Town Center.

20. Improve freeway on/ off ramps:

- Cherry at Temple – *not improved*
- Orange Avenue – *partial improvement included in Home Depot plan. The City has also identified the Cherry Avenue North, I-405 freeway off ramp as deficient and is evaluating grant opportunities.*

21. Coordinate with Long Beach certain improvements:

- Alamitos / 21st – *resolved by dead end at Long Beach City College Pacific Coast Campus; Cherry corridor – improvement at PCH completed; Orange corridor – the bridge between the two cities is narrow making widening difficult. Signal Hill has changed the Orange Avenue designation to Secondary Modified Highway.*
- Alamitos/ Walnut corridors – *improvements not implemented*
- Pacific Coast Highway – *repaved in 2001 by CalTrans*
- Continuity of truck routes – *Accomplished through plan lines map*
- Spring Street widening – *Accomplished through joint powers authority.*

22. Abandon paper streets – *Accomplished through site plan and design or specific plan process.*

23. Avoid unnecessary driveways and loading areas. – *Accomplished through the site plan and design review process*

24. Review traffic control devices – *Accomplished through contract with the City of Long Beach*

25. Identify Class I dump sites – *Accomplished through adoption of Hazardous Waste Management zoning ordinances.*

26. Collaborate with regional agencies on utility and infrastructure planning – *Accomplished through participation in Gateway Cities COG, MTA and SCAG*

27. Develop long-range plan for under grounding of utilities – *Accomplished in large new developments, but limited funds are available for under grounding in already developed areas of the city. In 2004, the staff discussed a draft utility undergrounding policy for inclusion in the update of the Circulation Element.*

28. Develop five-year capital improvement plans – *Accomplished through annual budget process.*

Environmental Resources Element

Goal 1--Maintain and enhance aesthetic quality of Signal Hill through its transition from oilfield to balanced land uses. Accomplished and ongoing through the site plan and design review, specific plan and environmental review process.

Goal 2--Maintain and enhance cultural and historic areas. – The 2001 Land Use Element recognizes the importance of preserving historic structures. In 2002, the City adopted the Crescent Heights Historic District Specific Plan with incentives to encourage relocation and preservation of historic structures.

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Goal 3--Provide a variety of passive and active parks – Accomplished and ongoing through developer impact fees and parks developed in lieu of payment of fees. The City has completed 3 parks during the past five years.

Goal 4--Manage petroleum production – Accomplished through the Oil Code and joint use agreements that allow continued oil production and development of other land uses.

Goal 5--Minimize environmental degradation and encourage restoration – Accomplished and ongoing through environmental review and requiring remedial plans and remedial actions before development of new land uses in oil field and industrial areas.

Goal 7 – Provide public information on environmental issues – Accomplished through the environmental review and public notice process.

Implementation Programs:

- 1, 2, 3. Adopt site plan and design review ordinances and view protection policies – *Accomplished*
4. Adopt green belt plan – *Accomplished through Park and Recreation Master Plan 1989 and specific plans.*
5. Adopt design review ordinances – *Accomplished*
6. Preserve Alamitos Well No. 1 – *Accomplished in Discovery Well Park*
7. Prepare historic resources study – *Windshield survey completed, more detailed historic resources work is needed.*
8. Recommend funding for historic preservation – *not implemented*
9. Require park dedication – *Accomplished through impact fees and dedications*
10. Develop parks in hilltop area – *Accomplished three parks developed with trails system linking them to civic center*
11. Improve park accessibility – *Accomplished in all existing parks and plans for new parks included accessible features.*
12. Adopt Open Space Ordinance – *Accomplished*
13. Encourage parkland gifts – *The City received ½ acre of parkland as a gift adjacent to Sunset View Park along Skyline Drive.*
14. Review public works projects annually – *Implemented through Annual Capital Improvement Projects planning and budget process.*
15. Develop bike and trails plans – *Bike path study determined not to develop bike paths. Extensive pedestrian trail system completed.*
16. Capitalize on view opportunities – *Accomplished at Hilltop and Sunset View parks. Proposed Panorama Trail will preserve public access to the view.*
17. Work with School District to use school sites after hours – *Accomplished*
18. Work with City of Long Beach to assure use of parks in Long Beach – *Not implemented*
19. Amend zoning to regulate oil facilities – *Accomplished through adoption of Oil Code*
20. Resolve hazardous sites – *Accomplished through environmental review*

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21. Amend oil related municipal codes as needed – *Accomplished*
22. Update drilling standards – *Accomplished*
23. Review oil interface issues – *Accomplished*
24. Implement SCAQMD standards – *Accomplished*
25. Promote water conservation – *Accomplished*
26. Coordinate hazmat response – *Accomplished*
27. Participate in regional hazardous waste management planning – *Accomplished*
28. Amend codes for hazardous materials facilities – *Accomplished*
29. Abate hazardous industries – *Accomplished*
30. Review hazardous facilities – *Accomplished*
31. Require site clean-up – *Accomplished*
32. Implement code enforcement – *Accomplished*
33. Amend code for developing on steep slopes – *Accomplished through specific plans*
34. Respect natural land forms – *Accomplished through specific plan process*
35. Maintain set backs from oil wells – *Accomplished through Fire Department review*
36. Prepare solar energy brochure – *not implemented*
37. Develop education program for oil interface issues – *In 2004, Staff participated in State Department of Conservation, Division of Oil and Geothermal Resources Construction Site Review Committee. The committee recommends recordation of disclosure documents.*
38. Publish newsletter on environmental issues – *not implemented*

Safety Element

Goal 1 – Minimize risks to life, property and economic dislocation resulting from seismic, fire, tank failures, hazardous materials, and epidemics.

Goal 2 – Provide a safe secure and crime free environment.

Goal 3 – Improve the City's ability to respond to natural and man-made emergencies.

Implementation Programs:

1. Adopt uniform building codes – *Accomplished*
2. Amend codes as needed – *Accomplished*
3. Require geologic studies - *Accomplished*
4. Review all seismic hazards every five years – *not implemented*
5. Increase public awareness – *not implemented*
6. Develop program for steep slope development – *Accomplished through grading plan review.*
7. Establish standards for critical facilities – *not implemented*
8. Revise grading standards – *Accomplished*
9. Abate seismic hazards/ unsafe structures – *Accomplished*
10. Maintain LA County Fire services – *Accomplished*
11. Require Fire approval of plans – *Accomplished*

12. Adopt Uniform Fire Code – *Accomplished*
13. Encourage Fire Department public relations – *Accomplished*
14. Establish employee fire prevention training – *Accomplished*
15. Adopt multi-family fire codes – *Accomplished through uniform codes.*
16. Review fire flow annually – *Accomplished*
17. Establish mutual aid programs – *Accomplished*
18. Increase public awareness of crime potentials – *Accomplished*
19. Encourage neighborhood watch programs – *Accomplished*
20. Update law enforcement procedures – *Accomplished*
21. Adopt Uniform Security Code – *Accomplished*
22. Inspect water facilities – *Accomplished*
23. Resolve Class I disposal issues – *Accomplished through Hazardous Waste Management Plan*
24. Update codes for facilities handling hazardous materials – *Accomplished*
25. Inspect hazardous facilities – *the City inspects facilities with CUP's annually. L.A. County Fire inspects all facilities periodically.*
26. Coordinate with other agencies hazardous issues – *Accomplished*
27. Annually update inventory of hazardous facilities – *Accomplished through L.A. County Fire*
28. Update regulations concerning transport of hazardous wastes – *not implemented*
29. Designate roadways for transport – *not implemented*
30. Develop automatic shut-off for petroleum facilities – *Accomplished through Oil Code and state law revisions*
31. Develop system for automatic dispersal of spills – *Implemented through hazmat responders*
32. Develop educational program – *not implemented*
33. Maintain capability to respond to spills – *implemented through hazmat response*
34. Update emergency response plan – *Accomplished*
35. Practice emergency plans – *implemented through Emergency Operations Center*
36. Develop mutual aid – *Accomplished*
37. Maintain evacuation routes – *not implemented*
38. Develop public education program – *not implemented*
39. Reevaluate emergency response plan – *Accomplished*
40. Prepare recovery plan – *not implemented*
41. Anticipate short term needs during emergencies – *Accomplished*
42. Recommend insurance policy changes – *Accomplished through membership in JPIA*
43. Maintain emergency operations center – *Accomplished*
44. Train City employees as emergency responders – *Accomplished and ongoing*

Noise Element

Goal – Protect the health, safety and welfare of the people living in Signal Hill from adverse noise impacts.

Implementation Program:

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1. Provide public information – *General Plan is available on city website and City has provided public workshops for strategic planning related to General Plan.*
2. Use site plan review and environmental review to minimize noise impacts – *Accomplished*
3. Review City functions like refuse pick-up, street cleaning for noise impacts on residents – *Accomplished and ongoing*
4. Consider noise impacts when purchasing City equipment – *Accomplished*
5. Encourage State and Federal noise regulation – *not implemented*
6. Amend City noise ordinances as needed – *Accomplished*
7. Update Noise Element every five years – *not implemented. Last update in 1986.*
8. Review noise issues at county and regional level – *not implemented*
9. Work with state regarding freeway routing – *not implemented and not an issue.*
10. Establish guidelines for point source noise reduction – *not implemented*
11. Enforce motor vehicle code – *Accomplished and ongoing*
12. Enforce truck route ordinances – *Accomplished an ongoing*
13. Support aircraft noise regulations – *Accomplished*
14. Encourage Long Beach Transit to purchase quiet buses – *not implemented*
15. Mitigate new noise sources to below 65 dB CNEL at sensitive land uses – *Accomplished through environmental review*
16. Require acoustical reports and mitigation measures – *Accomplished*
17. Prohibit noise sensitive land uses within areas with existing noise levels in excess of 65 dB CNEL – *Accomplished through environmental review*
18. Require reports demonstrating new housing conforms to Title 25 (California Noise Insulation Standards)- *Accomplished through environmental review and building plan check process*
19. Require mitigation in multi-family dwellings - *Accomplished through environmental review and building plan check process*
20. Require mitigation in non-residential buildings - *Accomplished through environmental review and building plan check process*

Housing Element

Goal 1 – Achieve a quantity and diversity of housing to meet the needs of all income groups

Goal 2 - The development of the maximum number of new housing units affordable to households in the very low, low and moderate income brackets.

Goal 3 - Meet the special housing needs of population groups such as the elderly, disabled and female heads of households.

Goal 4 - Continue streamlined processing procedures for residential development applications.

Goal 5 - Ensure the availability of incentives for the development of affordable housing.

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Goal 6 - Strive to attain a housing stock free of substandard conditions.

Goal 7 - Achieve a housing supply affordable for all income groups residing in Signal Hill.

Implementation Programs:

Category # 1 Provision of Adequate Housing Types

Program 1 — Land Use Element/Zoning Code - The Land Use Element provides for three residential designations. The development of affordable housing is facilitated by Specific Plan zoning for special needs housing and mixed residential/commercial development.

Quantified Objective: The City's objective is to designate in the General Plan sufficient vacant and underutilized land to accommodate the City's share of the regional housing needs during the 2000-2005 program period. The following sites were identified in 2002 as contributing to satisfying the Regional Housing Needs Assessment. The table is revised to show current available sites:

Available Sites Inventory

Site	Description	Zoning	2002	2004
TCW Senior	Large lot	Special Needs Housing	152*	28
Hilltop	Large lots	Specific Plan	464**	194
Bixby Ridge	Small lots	Specific Plan	173	--
Temple Ave	Infill lots	RH	20	20
Crescent	Large lots	R-2	35	33
North end	Infill lots	R-2	16	16
West side	Infill lots	R-2	16	15
Creston	Large lots	R-2	40	40
Las Brisas II		Special Needs Housing***	---	<u>60</u>
			916	406

Source: Community Development Department, December 2002

* Project rejected by HUD due to oil field, tank and well issues. Subsequently approved for 21 market rate SFDs.

**Revised to 442 due to earthquake fault zone setbacks

***Entitled for very low income housing

Completed Units

<u>Year</u>	<u>Total Units</u>	<u>Units Added</u>
1995	3769	---
1996	3770	1
1997	3767	-3
1998	3791	24
1999	3791	0
2000	3802	11
2001	3870	68
2002	3942	72
2003	4038	96
2004	4141	<u>103</u>
		372

Source: State Department of Finance and Community Development Department, City of Signal Hill

Program 2 — Infill Housing Inventory (IHI) - The Redevelopment Agency has acquired land for purposes of facilitating development of affordable housing. As opportunities emerge in the future, this program will be pursued and will focus on non-senior housing needs.

Quantified Objective: The quantified objective for the 2000-2005-program period is 30 housing unit sites. *Program underway, the Agency acquired approximately 1.42 acres for the 60 unit (including 21 senior units) Las Brisas Phase II, very low income housing.*

Category #2: Assist in the Development of Low and Moderate Income Housing

This category of the Housing Program is intended to identify current and future actions that will assist in the development of housing for very low, low and moderate-income households. This provision of State law is complied with through two types of activities: 1) Federal and State housing subsidy programs and 2) local incentives.

Program 1 — Commercial/Residential Mixed Use Developments - *Action:* There are several locations within the City's boundaries which may lend themselves to creation of mixed use developments to combine commercial and residential opportunities. Of particular interest to the City and Redevelopment Agency is the possibility of locating affordable housing in proximity to neighborhood commercial centers. Such an arrangement would benefit both the commercial center and the residents in need of convenient shopping alternatives. The Town Center West includes a neighborhood shopping center (Food 4 Less, McDonalds, Chevron, and several retail stores and restaurants, and an associated proposed 150 dwelling unit senior housing development.

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Another potential mixed-use commercial/ residential project is the Central Business District proposal approved in the 2001 Land Use Element update.

Fiscal and regulatory incentives that the City or Agency will offer to mixed use developers include fast track planning review and expedited plan check, specific plans that relax zoning standards to allow greater development intensity, City participation in seeking state and federal grants for the development of public improvements and infrastructure to support new mixed use development, Agency participation in the assembly of sites through the use of eminent domain powers, street or alley vacations of rights-of-way and direct contributions of land or set aside lowing income housing funds to mixed use projects that include low or very low income dwellings. Additional potential funding sources include HOME funds from the Los Angeles County Community Development Commission, Low Income Housing Tax Credits and Federal Home Loan Bank's Affordable Housing Programs.

Quantified Objective: Twenty (20) low and moderate-income housing units. *None completed in 2004. The Agency is considering the acquisition of land in the Town Center North Area.*

Program 2 — Owner-Occupied Housing Programs - *Action:* Similar to the Agency assisted owner occupied housing assisted in the Pacific Coast Highway Corridor, there are several other locations within the City's boundaries which may be suitable for the construction of affordable owner-occupied units. As these opportunities present themselves, each will be evaluated as to their feasibility. One identified site suitable for an owner-occupied rehabilitation or reconstruction project is located on the east side of California Avenue adjacent to the Las Brisas Community project.

Quantified Objective: Twenty-five (25) moderate-income housing units. *In 2004, the Agency began acquiring the nine remaining obsolete apartments in Las Brisas Phase 2 for a proposed project of 60 low and very low income housing units including 21 units for low and very low income seniors at a density of 45 d.u. per acre. The Planning Commission approved the project in December 2004.*

Category #3: Removal of Governmental Constraints

Program 1 — Fee Exemption - *Action:* Affordable housing developments are exempt from park and recreation, traffic impact and water system impact fees. Sections 21.40.040, 21.44.050 and 21.48.050 of the Municipal Code state that these fees:

Quantified Objective: No quantified objective can be established for this program.

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Program 2— Streamlined Processing - *Action:* The Community Development Department continues to reduce paperwork and processing time for all development project applications. Inter-departmental coordination of development applications is facilitated by the relatively small size of the staff and familiarity of all staff members with each project proceeding through the application process.

Quantified Objective: No quantified objective can be established for this program. *The Las Brisas II project was fast tracked in 2004.*

Category #4: Conserving Existing Affordable Housing

Housing Need Summary

Program 1 — Neighborhood Enhancement Program - *Action:* The City Council stated its goal to improve the City's neighborhoods through the implementation of the Neighborhood Enhancement Program. This program, which draws upon the efforts of all departments of the City, including the Redevelopment Agency, comprehensively addresses the concerns of the residents through a number of program elements. Elements of the Neighborhood Enhancement Program include: revision of the property maintenance ordinance, implementing proactive code enforcement, conducting neighborhood meetings, continuing the graffiti abatement program, continuing the weed abatement program, conducting apartment inspections, constructing improvements to Orange Avenue, constructing neighborhood walls, developing a street tree inventory, soliciting donations for a "fix-up" program, and improving public information through presentations to schools, civic groups, and by conducting community walks.

Quantified Objective: A quantified objective cannot be stated for this program. *During 2004-2005, the Community Development Department completed one neighborhood cleanup project.*

Program 2 — Housing Rehabilitation Program - *Action:* The City administers a housing rehabilitation program as described in Chart 2-1.

Quantified Objective: Based on past trends, 100 housing units are expected to be rehabilitated during the 2000-2005 program period by Agency programs. *During fiscal year 2002 - 2003, the Housing and Economic Development Department completed 10 rehabilitation projects and there are 17 projects in process.*

Program 3 — Las Brisas Neighborhood Master Plan - *Action:* *Project was completed in 2004 through a collaborative effort of the Los Angeles Community Design Center (LA/CDC) and the City. Major elements of the Master Plan include:*

Quantified Objective: As proposed, the revitalized Las Brisas Neighborhood will feature 29 three-bedroom and 67 two-bedroom apartment units. The project's rent structure is

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affordable very low-income households earning between 45% and 50% of the area median income for Los Angeles County.