



CITY OF SIGNAL HILL

ADDENDUM

NOTICE OF FUNDING AVAILABILITY FOR THE ORANGE BLUFF AND WALNUT BLUFF WORKFORCE HOUSING DEVELOPMENTS

NOFA Released: April 26, 2023
Addendum Released: May 23, 2023

~~Initial Deadline: June 15, 2023, at 4:00 p.m.~~
Addendum Deadline June 29, 2023 at 4:00 p.m.

Sources of Financial Assistance:

Housing Authority's Low- and Moderate- Income Housing Asset Fund
Affordable Housing Development In-Lieu Fees
Permanent Local Housing Allocation

City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755
(562) 989-7340
www.cityofsignalhill.org

SECTION 1 – QUESTIONS RECEIVED AND RESPONSES

The City received inquiries which merit preparation of an Addendum to the initial NOFA released April 26, 2023. The initial deadline for proposals has been extended to June 22, 2023 at 4:00 p.m. to accommodate incorporation of any pertinent responses below:

1. **Q:** Are these projects expected to remain as low- and moderate-income housing for at least a 55-year time frame?

A: Yes, see page 11 of the NOFA.

2. **Q:** What are the specific requested deliverables for the response?

A: A proposal requesting to be selected as the most qualified affordable/workforce housing developer for two projects within the City of Signal Hill.

Demonstrated expertise in successful financing of affordable housing projects. See Sections 3 and 4 of the NOFA.

Expertise sites in procedures and associated costs of site remediation due to oil field operations.

3. **Q:** Are any design deliverables required?

A: Include a design sample or two of built-out projects of exceptional/typical design.

4. **Q:** What is the arrangement with Signal Hill Petroleum on the land? Are they expecting to be paid for the property?

A: Land terms are negotiable with the property owner and could include purchase and sale agreement, ground lease, or joint venture partnership.

5. **Q:** Who is responsible for any potential clean-up/ abandonment work required?

A: This will be a property negotiation item. Note: Owner has experience with this type of site remediation.

6. **Q:** Are the Area Median Income levels referenced in the RFP at HUD/TCAC levels or HCD levels? HCD AMIs are generally much lower than HUD/TCAC AMIs.

A: HUD levels.

7. **Q:** Is the City seeking affordable workforce housing (30% to 80% AMI) or moderate/middle income workforce housing (81% to 120% AMI)? The words are used interchangeably in the RFP.

A: The Signal Hill RHNA is 239 low income and 90 moderate income units. The larger site accommodates 290 units and the smaller site 90 units since a % surplus was included.

8. **Q:** How much latitude is there to make changes to the site plans given current entitlements/ CEQA clearance?

A: The sites have an approved EIR pursuant to CEQA; therefore, changes that would not impact environmental analysis such as internal site layout could be acceptable, but not number of units (unless fewer), maximum building height, or external circulation etc.

9. **Q:** How fixed is City on the total # of units? Is there a minimum amount?

A: The total minimum number of units for both sites is 329 units. (RHNA mins. are very low 161, low income 78, and mod. income 90).

10. **Q:** The current site plan assumes one phase for the Orange Bluff site. Is the City open to doing two phases for this site?

A: Yes, a phased project is acceptable.

11. **Q:** What is the maximum number of stories allowed in the Orange Bluff project?

A: The maximum number of stories permitted by the Specific Plan development standards for Orange Bluff is 5 stories or 60 feet (see attached resolution with Specific Plans for both projects).

12. **Q:** The NOFA states that Walnut Bluff should include up to 90 units and in another section, it says it should include a minimum of 90 units.

A: The maximum number of units allowed by the density standard of the Walnut Bluff Specific Plan is 90 units (45 DUA). The minimum number of units allowed on that site to meet the RHNA plus recommended surplus is 90 units.

13. **Q:** Other than a conceptual site plan and sample vision project graphics, are there any other plans / renderings required?

A: The projects are entitled and will need to have construction plans prepared for issuance of a building permit prior to development.

14. **Q:** What other organizations are participating in this process?

A: The NOFA was distributed to known and researched affordable housing development firms and was posted on PlanetBids and the City's web site and social media platforms.

15. **Q:** What is the timeline for this process? When is a developer expected to be chosen as part of the NOFA process, is there an Exclusive Negotiating Period, is there a goal for this to be taken to City Council or another Agency body by a certain date?

A: The timeline for choosing a developer is as soon as possible with a recommendation to City Council anticipated in July 2023. The property owner will participate in the selection of the developer. Once the City Council approves of the selected developer, the City, Housing Authority, and the Developer will enter into Exclusive Negotiation Agreement. The selected Developer and Property Owner will then enter into formal negotiations.

16. Q. The link to the EIR was only a summary document. Specifically, I am interested in the recommendations of the Phase 1 and 2. Can you share those?

A: The link for the technical studies from the Environmental Impact Report are found on the City web site under the Community Development Department/Planning/General Plan page and the Phase I, II and Human Health Risk Assessment reports are in Appendix F. You can access via this link: <https://www.cityofsignalhill.org/85/General-Plan>

SECTION 2 - REPARE AND SUBMIT NOFA RESPONSE PACKAGE

- **NOFA Responses due by June 29, 2023 at 4:00 PM.**
- **Submit 3 hard copies to the address below.**
- **Submit one electronic copy to contact email below.**
- **Include sample project vision graphics.**

SECTION 3 - EVALUATION

Submittals will be reviewed and evaluated by City staff based on the selection criteria described in this NOFA. During the evaluation process, City staff may contact interested parties to request additional information or documents pertinent to the selection criteria and submittal requirements. This Notice of Funding Availability does not obligate the City or the Authority to award funding or proceed with development of housing projects. Interested Parties will agree to hold the City and Authority harmless from, and defend and indemnify the City and Authority for, any claims or liability arising from this NOFA process.

SECTION 4 - CONTACT INFORMATION

For all questions and inquiries related to this request for qualified developers, please contact:

Colleen T. Doan, Community Development Director
2175 Cherry Ave.
Signal Hill, CA 90755
(562) 989-7344
cdoan@cityofsignalhill.org

ORDINANCE NO. 2022-07-1539

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT 22-03, AMENDING CHAPTER 20.41, ENTITLED “SP-7 SPECIAL PURPOSE HOUSING SPECIFIC PLAN”, OF TITLE 20 OF THE SIGNAL HILL MUNICIPAL CODE, BY ADDING AREAS SEVEN AND EIGHT, AND AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATION FOR (1) AN APPROXIMATE 2-ACRE SITE AT THE NORTHWEST CORNER OF E. WILLOW STREET AND WALNUT AVENUE FROM “COMMERCIAL INDUSTRIAL (CI)” TO “SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)” AND (2) AN APPROXIMATE 8.6-ACRE SITE BETWEEN ORANGE AVENUE AND GUNDRY AVENUE AND E. 27TH STREET AND E. 28TH STREET FROM “GENERAL INDUSTRIAL (GI)” AND COMMERCIAL “INDUSTRIAL (CI)” TO “SPECIAL PURPOSE HOUSING SPECIFIC PLAN (SP-7)” (APNS: 7212-008-049, -051; AND 7212-010-010, -019, -020, -038)

WHEREAS, California State law requires the City to adopt a General Plan with seven required elements, one of which is the Housing Element. The Housing Element identifies Signal Hill’s housing needs and opportunities and establishes clear goals and objectives to inform future housing decisions; and

WHEREAS, State law further requires the City’s Housing Element to be updated every eight years and also provides the Department of Housing and Community Development (HCD) unique authority over the Housing Element including determining whether the City has demonstrated sufficiently zoned capacity for housing to accommodate the number of units identified in the Regional Housing Needs Assessment (RHNA) allocation; and

WHEREAS, it has been determined by the Southern California Association of Governments (SCAG) that the City of Signal Hill must designate sites to accommodate its RHNA allocation of 517 residential units during this 6th Cycle Housing Element planning period of 2021-2029 (hereinafter, the “Housing Element Update”); and

WHEREAS, concurrent with the subject ZOA 22-03, the Community Development Director has initiated a General Plan Amendment (GPA 22-01) to adopt the Housing Element Update; and

WHEREAS, the Housing Element Update includes a Housing Inventory List made up of four sites ("Housing Sites") to accommodate the mandated RHNA allocation in the extremely low-, very low-, low-, moderate-, and above-moderate income categories; and

WHEREAS, the approximate 2-acre site at the northwest corner of E. Willow Street and Walnut Avenue, in the Central neighborhood, commonly known as "Walnut Bluff" and legally described in Exhibit A attached hereto, has been identified in the Housing Element Update as one of the Housing Sites and is designated to accommodate up to 90 affordable housing units; and

WHEREAS, the approximate 8.6-acre site between Orange Avenue and Gundry Avenue and E. 27th Street and E. 28th Street in the Central neighborhood commonly known as "Orange Bluff" and legally described in Exhibit B attached hereto, has been identified in the Housing Element Update as one of the Housing Sites and is designated to accommodate up to 290 affordable housing units; and

WHEREAS, pursuant to Signal Hill Municipal Code (SHMC) Section 20.86.020, the Community Development Director ("Director") has initiated Zoning Ordinance Amendment (ZOA 22-03) amending the Official Zoning Map to change Walnut Bluff (APN: 7212-010-038) from "Commercial Industrial (CI)" to "Special Purpose Housing Specific Plan (SP-7), Area Seven" and Orange Bluff (APNs 7212-008-049, -051, 7212-010-010, -019, -020) from "General Industrial (GI)" and "Commercial Industrial (CI)" to "Special Purpose Housing Specific Plan (SP-7), Area Eight" and amending SHMC Chapter 20.41, "SP-7 Special Purpose Housing" (hereafter, "SP-7") by adding two new Subparts to accommodate Walnut Bluff and Orange Bluff, entitled "VII. Area Seven (Walnut Bluff)" and "VIII. Area Eight (Orange Bluff)" (Exhibit C and D); and

WHEREAS, concurrent with the subject ZOA 22-03, the Director has initiated General Plan Amendment (GPA 22-02) amending the General Plan Land Use Element and the Generalized Land Use Map, reclassifying the land use designations of three of the four Housing Sites, or parts thereof, identified in the Housing Element Update to accommodate the City's RHNA allocation and Walnut Bluff and Orange Bluff are among the three; and

WHEREAS, pursuant to Government Code Section 65855 and SHMC Chapter 20.86 "Amendments", the subject Zoning Ordinance Amendment is properly a matter for Planning Commission review and recommendation for City Council approval for enactment into an ordinance; and

WHEREAS, the Housing Element Update is considered a "project" pursuant to the California Environmental Quality Act (CEQA), and ZOA 22-03 implements the Housing Element Update (together, the "Project"); and

WHEREAS, the City prepared an Initial Study/Draft Environmental Impact Report ("DEIR") that analyzed the proposed Project's environmental impacts in compliance with the provisions of CEQA and which was made available to the public for review and comment for 45 days between September 30, 2021, and November 15, 2021, during which time one comment was received and addressed in a subsequent Recirculated Draft EIR ("RDEIR"); and

WHEREAS, due to a change to the building heights of the proposed Orange Bluff site, the DEIR was revised and the RDEIR was made available to the public for review and comment for 45 days between January 28, 2022, and March 14, 2022. During the public review period, the City received no comments and thereafter prepared a final EIR ("EIR"); and

WHEREAS, on June 21, 2022, the Planning Commission held a duly noticed public hearing and all interested parties were given an opportunity to be heard

regarding the proposed ZOA 22-03 and its potential environmental impacts, the EIR, (SCH 2021050296), and all evidence presented before and during the hearing and contained in the administrative record, and afforded members of the public an opportunity to comment on the proposed Project and EIR. This Ordinance hereby incorporates by reference, as if fully set forth herein, Resolution No. 856-06-21 recommending that the City Council certify the EIR and approve the Mitigation Monitoring and Reporting Program; and

WHEREAS, on July 1, 2022, pursuant to SHMC Section 20.86.060, a notice of public hearing before the City Council regarding ZOA 22-02 was mailed to all property owners within a 300-foot radius of the Site, was published in the Signal Tribune newspaper, was emailed and mailed by first-class mail to any person who has filed a written request for notice, and was posted in accordance with SHMC Section 1.08.010; and

WHEREAS, on July 12, 2022, the City Council conducted a duly noticed public hearing to consider each of the GPAs, the ZOAs and the EIR, and the City Council adopted the EIR and approved the first readings of the ZOAs and the HEU will be considered by the City Council at a later public hearing following receipt of all comments from the State and prior to October 15, 2022; and

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

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Signal Hill, California, does hereby find as follows:

Section 1. Recitals. The facts set forth in the recitals of this are true and correct and incorporated by reference. The recitals constitute findings in this matter and, together with the staff report and other information contained in the record, are an adequate and appropriate evidentiary basis for actions taken in this Ordinance.

Section 2. General Plan Consistency. Pursuant to California Government Code Section 65855, and based on the entire record before the City Council, including all written and oral evidence presented, the City Council hereby finds that ZOA 22-03 is consistent with the General Plan because it is consistent with the following Goals and Policies of the Signal Hill General Plan:

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

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

Finding regarding Policy 1.2 – The Specific Plan (SP-7) Amendment provides for development of affordable multi-family housing units. The dwelling unit density allows for Very High-Density Residential development (35-45 du/ac).

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

Finding regarding Policy 1.3 – The Special Purpose Housing Specific Plan is within walking distance of SP-1, SP-6, and the CTC zones, which all provide popular retail opportunities and restaurants. The Long Beach Transit 104 Line is located on E. Willow Street near Area Seven and Area Eight, facilitating the use of public transportation by residents, and visitors.

LAND USE 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.

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

Finding regarding Policy 2.6 – The proposed project sites have a total of 25 oil and gas wells of which three are active, ten are idle, and 12 were previously abandoned. A total of 10 wells are proposed to be abandoned to accommodate development of the sites.

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

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

Finding regarding Policy 3.3 – Both Walnut Bluff and Orange Bluff projects conceptual plans orient the residential structures toward the interior of the site. Both include open space and pedestrian amenities. Landscape setbacks and decorative walls will further buffer the interface between uses (Exhibit E).

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

Finding regarding Policy 3.7 – Area Seven's Goals and Objectives include providing extremely low-, very low-, and low-income households with access to adequate and affordable housing with high-quality development and achieving streetscapes with pedestrian scale and ambience consistent with Signal Hill's small-town character to create enhanced residential neighborhoods.

Land Use Policy 3.12 – Encourage and promote high quality design and physical appearance in all development projects.

Finding regarding Policy 3.12 – Areas Seven and Eight's Goals and Objectives include design standards such as use of offsets and recesses, staggered rooflines, balconies and a variety of materials and colors to avoid uniformity and achieve high quality design.

LAND USE GOAL 4 – Ensure that future land use decisions are the result of sound and comprehensive planning.

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

Finding regarding Policy 4.1 – The Zoning Ordinance Amendment was evaluated for General Plan consistency as indicated above. The Amendment to the Specific Plan addresses Land Use and Housing Element goals and policies. New development in Areas Seven and Eight is guided by the

existing Special Purpose Housing Specific Plan (SP-7). The design standards promote orderly development, compatible land uses and cohesive design including architecture, landscape, and signage.

Land Use Policy 4.4 – Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

Finding regarding Policy 4.4 – The Housing Sites Inventory List was developed through an extensive community outreach effort, which included a survey, presentations to City Council, the Planning Commission, the Diversity Coalition Committee, the Sustainable City Committee, the local University of Health Sciences, residents, and management of the four affordable housing facilities, stakeholder groups, local business owners, and to all residents via the water bill. The proposed Amendment to the Specific Plan is subject to the Administrative Site Plan and Design Review development process.

Housing Element Goal – Accommodate the housing needs of all income groups as quantified by Regional Housing Needs Assessment.

Policy- Designate sites that provide for a variety of housing types.

Finding regarding Policy – Areas Seven and Eight of SP-7 will be developed with affordable housing units and help add to the housing inventory needed to meet the Regional Needs Housing (RHNA) of the 6th Cycle Housing Element.

Housing Element Goal – Attain barrier and constraint free governmental codes, ordinances, and policies.

Policy – Affirmatively further housing goals through City codes, ordinances and policies that enhance the housing quality of life experienced by residents.

Finding regarding Policy - ZOA 22-03 will allow development of affordable residential housing. The proposed amendment to the Specific Plan, adding Areas Seven and Eight, addresses the 6th Cycle Housing Element RHNA requirement by utilizing two of the four identified Housing Sites.

Section 3. Specific Plan Consistency. Pursuant to California Government Code Section 65455, the City Council finds that the Walnut Bluff and Orange Bluff Housing Sites will be subject to the proposed Special Purpose Housing Specific Plan (SP-7), Area Seven and Area Eight, respectively.

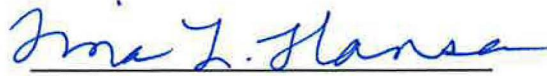
Section 4. Zoning Ordinance Amendment; The City Council approves ZOA 22-03, (1) adding Subparts “VII. Area Seven” and “VIII. Area Eight” to Chapter 20.41 of the SHMC as shown in Exhibit D, and (2) amending the City of Signal Hill Official Zoning Map to change the zoning designation of an approximately 2-acre site (APN 7212-010-038), from “Commercial Industrial” to “Special Purpose Housing Specific Plan (SP-7), Area Seven and an approximately 8.6-acre site (APNs 7212-008-049, -051, 7212-010-010, -019, -020), between Orange Avenue and Gundry Avenue and E. 27th Street and E. 28th Street, from “General Industrial” and “Commercial Industrial” to “Special Purpose Housing Specific Plan (SP-7), Area Eight”.

Section 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance, or the application thereof to any person or circumstances, is to be held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses of this Ordinance or application thereof which can be implemented without the invalid provisions, clause, or application, and to this end such provisions and clauses of the Ordinance are declared to be severable.

Section 6. Certification and Effective Date. Subject to adoption at its second reading, the City Clerk shall certify to the passage and adoption of this Ordinance by the City Council of the City of Signal Hill and shall cause a summary of the Ordinance to be published in accordance with government Code Section 36933, in a newspaper of general circulation which is hereby designated for that purpose, and this ordinance shall take effect thirty (30) days after its passage. Further, the City Clerk is directed to cause the amendments adopted in Section 4 of the Ordinance to be codified in the City of Signal Hill Municipal Code.

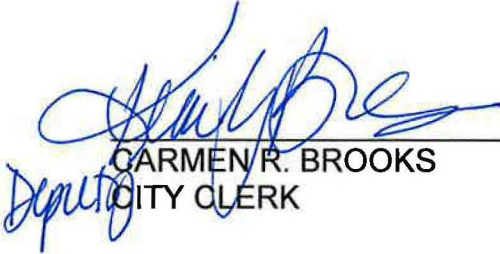
Section 7. Custodian of records. The City Clerk is the custodian of records for these proceedings, and the administrative record is available at Signal Hill City Hall, located at 2175 Cherry Avenue, Signal Hill, CA 90755.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council
on the 26th day of July, 2022.



TINA L. HANSEN
VICE MAYOR

ATTEST:


CARMEN R. BROOKS
CITY CLERK

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

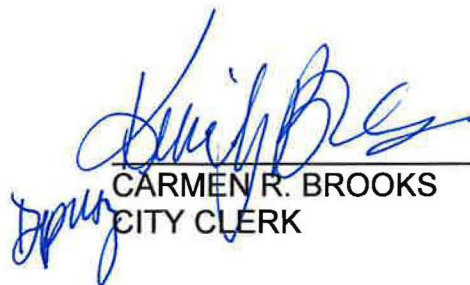
I, CARMEN R. BROOKS, City Clerk of the City of Signal Hill, California, do hereby certify that Ordinance No. 2022-07-1539 was introduced by the City Council of the City of Signal Hill, California, at a regular meeting held on the 12th day of July, 2022, and that the same was adopted by the City Council of the City of Signal Hill, California, at a regular meeting held on the 26th day of July, 2022, by the following vote:

AYES: VICE MAYOR TINA L. HANSEN, COUNCIL MEMBERS
 ROBERT D. COPELAND, EDWARD H.J. WILSON, LORI Y.
 WOODS

NOES: NONE


ABSENT: MAYOR KEIR JONES

ABSTAIN: NONE


CARMEN R. BROOKS
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS
CITY OF SIGNAL HILL)

I, CARMEN R. BROOKS, City Clerk of the City of Signal Hill, California, do hereby certify that this document is a true and correct copy of Ordinance No. 2022-07-1539 was introduced at a regular meeting on July 12, 2022 and adopted at a regular meeting of the City Council on Tuesday, July 26, 2022, and that it has been published and posted pursuant to G.C. 36933, G.C. 40806, and SHMC 1.08.010.
29th day of July 2022.



CARMEN R. BROOKS
City Clerk
City of Signal Hill, California

Deming

Exhibit A

Legal Description – Walnut Bluff

Portion of lot 67, American Colony Tract, per map recorded in Book 19, Page 89 and 90 of Miscellaneous Records; County of Los Angeles, California, excepting therefrom all minerals, gas, oils, petroleum, etc.

APN 7212-010-038

Exhibit B

Legal Description – Orange Bluff

W 600 ft of American Colony Tract, 4.55 ACS N 330 ft.

APN 7212-008-049

American Colony Tract, N 140 ft of W 300 ft and S 190 ft of W 600 ft.

APN 7212-008-051

Lots 1 and 2 of the Cook Track, being a subdivision of Farm Lot 67 of the American Colony Tract.

APNs 7212-010-010, -019, -020

Exhibit C

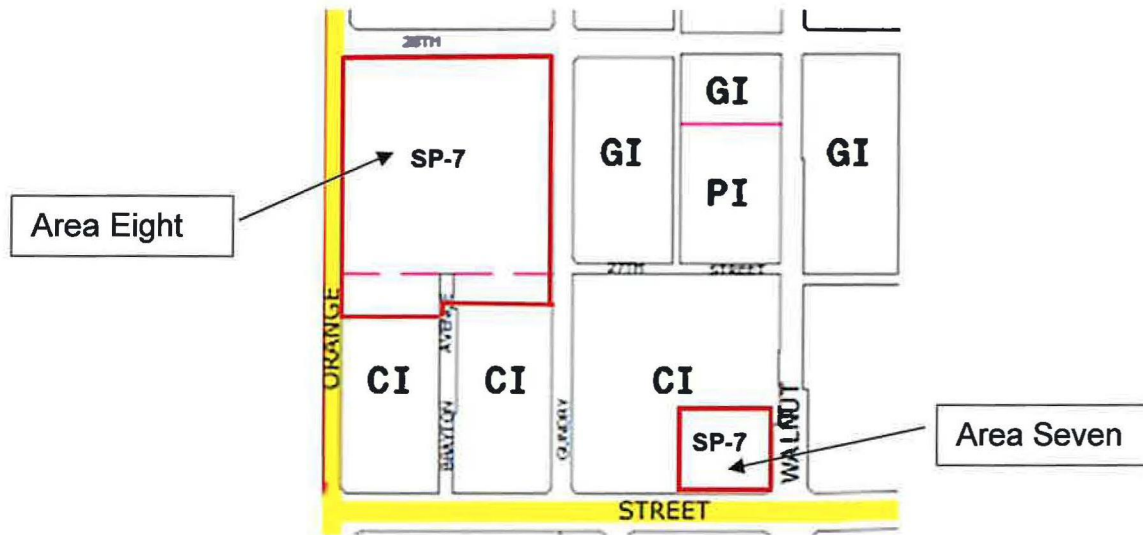


Exhibit D

Special Purpose Housing Specific Plan, SP-7, VII. Area Seven and VIII. Area Eight

[Attached behind]

EXHIBIT D

VII Area 7 and VIII. Area 8 are hereby added to Chapter 20.41, *SP-7 Special Purpose Housing Specific Plan*, of the Signal Hill Municipal Code to read as follows:

VII. Area Seven (*Walnut Bluff*)

20.41.1000	Purpose
20.41.1001	Adoption of SP-7 Special Purpose Housing Specific Plan Area VII
20.41.1002	Applicability
20.41.1003	Use Classifications
20.41.1004	Dwelling Unit Density
20.41.1005	General Development Standards
20.41.1006	Building Height
20.41.1007	Required Setbacks
20.41.1008	Lighting
20.41.1009	Landscape Materials and Turf Replacement
20.41.1010	Open Space
20.41.1011	Fences, walls, and hedges
20.41.1012	Off-Street Parking
20.41.1013	Vehicular and Pedestrian Access
20.41.1014	Trash, Recyclables, and Organic Materials
20.41.1015	Signs
20.41.1016	Mechanical Equipment
20.41.1017	Utilities, Public Facilities and Services

20.41.1000 Purpose.

A. Application of the Specific Plan Concept. A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the General Plan may be amended, as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan by focusing on a particular parcel or parcels. The Specific Plan sets standards, against which developments can be reviewed and imposes controls on the use of the subject parcels. The Specific Plan is more detailed than a General Plan and can be viewed as a bridge between the General Plan and individual project submittals.

1. The intent and purpose of this chapter is to establish a Specific Plan to guide the physical development of a particular geographic area within the City of Signal Hill. In an effort to accommodate the City's diverse housing needs. The concepts, regulations and the conditions set forth in the Special Purpose Housing Specific Plan, Area Seven is added to provide for the development of an affordable multi-family housing development for all types of households. A property management company shall be responsible for providing on-site property management, classes, and other social services to the residents.

2. The Special Purpose Specific Plan has been prepared in accordance with the requirements of the State Government Code (Sections 65450 through 65457) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area Seven. Area Seven is approximately 2-acres located on the northwest corner of E. Willow Street and Walnut Avenue, Assessor Parcel Number (APN) 7212-010-038 and shown on the Official Zoning Map.

C. Goals and Objectives. Goals for the development within the SP-7, Area Seven, Special Purpose Housing Specific Plan include the following:

1. Ensure that moderate-income households have access to adequate and affordable housing opportunities with units expressly designed for special needs residents and seniors.

2. Support the development of privately sponsored housing developments designed to be occupied by moderate-income families.

3. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small-town character.

4. Support development with units expressly designed as non-smoking to reduce the impacts associated with second-hand smoke.

5. Provide architectural diversity and avoid uniformity of appearance.

6. Encourage village style developments with common spaces for gathering including outdoor areas pedestrian trails, with appealing landscaping, lighting, and seating.

20.41.1001 Adoption of SP-7, Special Purpose Housing Specific Plan Area VII. The provisions of this chapter shall apply to all property shown as SP-7, Special Purpose Housing Specific Plan, Area VII, on the Official Zoning Map.

20.41.1002 Applicability.

A. The standards of this chapter shall be applicable to all development, redevelopment, expansions, and modifications of buildings and uses on all property shown on the official zoning map with the zoning designation of SP-7 Special Purpose Housing Specific Plan.

B. Site Plan and Design Review. SP-7 is intended to allow affordable residential development to moderate-income households as a permitted use, to authorize the Director to allow other compatible permitted uses, and to establish development and design standards. However, project approval will require review by the Director of Administrative Site Plan and Design Review pursuant to Chapter 20.52 of the Signal Hill Municipal Code.

20.41.1003 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, Special Purpose Housing Specific Plan, Area 7. Unlisted uses shall be prohibited.

1. Multi-family dwelling units available for sale or rent by right.

2. Smoke free multi-family dwelling units available for sale or rent by right.

3. Transitional housing, supportive housing, and licensed group homes serving six persons or fewer "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following Accessory Uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Community meeting room with associated support spaces and social services.

2. Property management, medical and social services offices.

3. Laundry facilities for the sole use of the residents.

4. Open space.

5. Garages, carports and uncovered parking lots.

6. Pet run; pet relief area, pet exercise area; dog park; pet washroom.

7. Community garden.

8. Tot lot with play equipment/structures.

9. Other amenities as approved by the Director of Community Development (Director).

10. Existing oil and gas wells may remain pursuant to SHMC Chapter 16; however, no new oil and gas wells may be created on the site.

C. Occupancy Restrictions. Except for the units occupied by on-site property management staff, occupancy of the dwelling units developed pursuant to the Special Purpose Housing Specific Plan (SP-7), Area 7 shall be restricted to moderate-income households, consistent with the terms of a Development Agreement, or similar executed document between the City of Signal Hill Housing Authority and the developer/operator. Upon expiration of the agreement, the Developer, or subsequent Property Owner(s) shall:

1. Enter into a new Development Agreement or similar agreement with the City, which would restrict occupancy of the project to moderate-income households.

2. Commit to having at least one nonsmoking building and incorporate the prohibition into the lease agreements for the affected units. If the proposed project contains only one building, the Developer or Property Owner(s) shall commit to prohibiting smoking in designated contiguous units and incorporate the prohibition into the lease agreements for the affected units.

20.41.1004 Dwelling Unit Density. The allowable density is 35-45 dwelling units per acre. A maximum of ninety (90) dwelling units shall be permitted in multi-family buildings distributed and located in substantial compliance with the conceptual site plan below and on file with the office of the City Clerk, or as administratively approved by the Director pursuant to the provisions of this chapter.

20.41.1005 General Development Standards.

A. All property within the Special Plan, Area VII, shall be developed and maintained in accordance with all provisions of the Special Purpose Housing Specific Plan (SP-7), and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan, Area VII, and any other ordinance or regulation of the city, the Specific Plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after administrative review and approval by the Director, in compliance with the findings of Section 20.52.050, "Site Plan and Design Review," of the Signal Hill Municipal Code (SHMC), and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director.

C. Site Plan. Site development shall substantially conform to the conceptual site plan shown in Exhibit E to the ordinance codified in this chapter and on file with the office of the city clerk, or as administratively approved by the Director pursuant to the provisions of this chapter.

D. Building Design. The design, theme, and facade treatment shall be consistent with contemporary architectural theme, as administratively approved by the Director pursuant to Chapter 20.52 of the SHMC. Design elements shall include, but not be limited to, varied building heights, staggered rooflines, and balconies, the use of offsets and recesses, consistent with the approved building elevations. To avoid uniformity, submitted plans shall include a variety of materials and complimentary colors.

20.41.1006 Building Height.

A. The maximum height of each of the structures shall not exceed four stories or 48 feet. Measurement and determination of building heights shall be from the existing grade as established on the approved grading plan.

B. The structures shall vary in height to the maximum extent possible from 1-4 stories to maximize design integrity and minimize visual bulk and mass.

20.41.1007 Required Setbacks. The setback lines shall substantially conform to the approved site plan.

20.41.1008 Lighting. All lighting of the building, landscaping, parking areas, and similar facilities shall be hooded and directed to reflect away from adjoining properties. Up lighting and down lighting shall be utilized when feasible on buildings and in landscaping area.

20.41.1009 Landscape Materials and Turf Replacement.

A. General Landscape Standards. The landscaping standards provided in this section shall apply to all parcels within Special Purpose Housing Specific Plan (SP-7), Area 7, and shall comply with Chapter 13.10 of the Signal Hill Municipal Code, Water Conservation in Landscaping.

1. Landscaping and a permanent irrigation system shall be maintained in the area between any property line abutting a public right-of-way and the dwelling, building or structure.

2. Landscaping and vegetation shall be maintained as follows:

a. All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety and welfare of the user, occupants, and general public.

b. All landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris, litter, dead, diseased, or dying vegetation and broken or defective decorative elements.

c. Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition.

d. Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards.

e. Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or that impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way.

f. All property owners shall water, prune, weed and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees.

g. Parkway landscaping shall be maintained by the abutting property owner.

B. Minimum landscape area. A minimum of ten percent of the total specific plan area shall provide and be maintained as landscaped area. Setback area and other unused areas of the site that are not intended for future use may count toward the required percentage. Parking lot landscaping may not be counted toward meeting the minimum percentage.

1. Landscape planting shall emphasize drought-tolerant and native species, complement the architectural design of structures on the site and be suitable for the soil and climatic conditions of the site. Consistent with the purposes of California Government Code Section 65591 et seq. (Water Conservation in Landscaping Act), all new and rehabilitated landscape projects shall comply with the following water-conserving landscape requirements:

a. To the greatest extent possible, landscape material shall consist of drought-tolerant plants. Low-water-use plants shall be used in at least 50% of the total planted area. Planted areas shall consist of plant material well-suited to the given soil and climate of the region. Plant selection shall take into consideration water conservation through appropriate use and groupings of plants that are well adapted to sites and require similar watering needs and climatic, geological, and topographical conditions.

b. The maximum area permitted for living turf shall be 30% of the total landscaped area on the site. Higher percentages may be permitted when sod is an essential part of the development's common outdoor open space areas such as playing fields, gardens, dog runs, parks and residential model units. Turf usage shall only be permitted for highly visible and functional use areas. Natural turf shall not be permitted in areas difficult to irrigate, such as sidewalk strips, slopes over 15% or narrow pathways.

c. Where decorative water features such as pools, ponds or waterfalls are used in landscaped areas, such features shall incorporate recycling of water and, where available, use of reclaimed water. Decorative water features shall be designed to minimize water loss.

C. Minimum landscaping of lot. The lot areas not utilized for vehicular and pedestrian access, shall be landscaped with plant materials, including some combination of trees, shrubs, groundcover, and natural turf. Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20% of the landscape area. Artificial turf and pavers may also be used as decorative landscape; however, artificial turf shall not be used in combination with living turf.

D. All living landscaped areas shall be provided with an automatic irrigation system, unless the Director finds that such an irrigation system, due to the size, location, or configuration of the landscaped area, cannot reasonably be installed and maintained.

E. Plant selection, container size and spacing shall be specified to achieve an immediate effect of a filled-in landscape and to allow sustained growth of planting materials.

F. The minimum container size for interior lot trees shall be 15 gallons, and 24-inch boxes for street trees. Tree sizes are to meet to following percentages: 24-inch (or larger) boxes shall be a minimum of 35% of the total trees and 15-gallon containers shall be a maximum of 65% of the total trees.

G. Mature specimen trees in 36-inch boxes shall be provided for larger or prominent areas in sufficient quantity, subject to the approval of the Director, to provide variety and emphasis at main focal areas.

H. The minimum plant size for shrubs shall be 5 gallons.

I. Groundcover, including turf, shall be planted in a manner to provide 100% coverage within 1 year of initial planting.

J. Plant material installation standards:

1. Trees planted within 10 feet of a street, sidewalk, paved trail or walkway shall be a deep-rooted species or shall be separated from paved surfaces by a root barrier to prevent physical damage. A minimum distance of 10 feet is required between the center of trees to streetlight standards, water or sewer lines, water meters, back-flow prevention systems, sewer cleanouts and fire hydrants.

2. Screening plant material shall be used for utilities, fences, site walls and unadorned structure walls.

3. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners.

4. Trees and shrubs shall be planted so that at maturity they do not interfere with traffic safety sight areas or require trimming to keep growth to a restricted height or width.

K. Hardscape and landscape replacement. In consideration of storm water/urban runoff protection subject to Chapter 12.16 of the SHMC and soil vapor mitigation subject to Chapter 16.24 of the SHMC, turf and hardscape replacement shall require approval by the Public Works and Community Development Directors prior to installation, to ensure maximum stormwater and methane mitigation is maintained.

1. Turf Replacement. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of 2,500 square feet or greater is subject to Chapter 13.10 of the SHMC.

L. Surface parking lots/areas. A minimum of 5% of every parking lot shall be devoted to landscape excluding setbacks and vehicle overhangs. The maximum vehicular overhang shall be three feet. Surface parking shall be divided into smaller landscaped lots or courts, with defined pedestrian connections, landscaping, and shade trees. Surface parking lots should include ample shade trees to reduce the heat island effect. 24-inch to 48-inch box trees are preferred. A landscape plan shall include the parking area and shall

consist of a combination of trees, shrubs and groundcover, the size, quantity, species and location of each. Automatic irrigation must be provided to all landscaped areas.

M. Stormwater. Low Impact Development (LID) stormwater treatment plans shall be required as part of the landscape plans pursuant to Chapter 13 and landscape areas shall be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces.

20.41.1010 Open Space. Open space, especially common open space, is desirable and shall be required in substantial compliance with the conceptual site plan as shown in Exhibit C to the ordinance codified in this subpart and on file with the office of the City Clerk or with an alternative plan as approved by the Director. Open space shall be a combination of hardscape and softscape, shall have pedestrian connectivity, shall be accessible to special needs residents, and shall offer a variety of passive and active activities.

20.41.1011 Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height, as measured from the ground on the highest side of the fence if grades are different, shall be permitted at all rear or side yards. Fences, walls, and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yard shall be of a design consistent with architectural elevations.

20.41.1012 Off-Street Parking.

A. On-site parking shall be provided as follows:

1. One bedroom/studio unit: 0.5 space
2. Two-bedroom unit: 1 space
3. Three-bedroom unit: 2 spaces

B. The number of parking spaces and the design, construction and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by 20 feet in depth. Aisle widths shall measure 24 feet in width. The maximum vehicle overhang for any parking space shall be three feet.

20.41.1013 Vehicular and pedestrian access.

A. Access and location. Access to parking lots and parking spaces shall comply with Section 20.70.070 of the SHMC.

B. Pedestrian paths, trails, and access to, from, and throughout the development shall be a priority item and shall be reviewed in detail under a future Administrative Site Plan and Design Review, Chapter 25.52 of the SHMC.

20.41.1014 Trash, Recyclables, and Organic Materials.

A. Trash and storage and recycling materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each

dwelling, and to promote the City's recycling program. The number and size of enclosure (s) shall be consistent with those shown on the approved site plan.

B. General Standards. All enclosures shall comply with the following:

1. All enclosure walls shall be a minimum of six feet tall, made of solid masonry or concrete block or equivalent material and matching in color to the main building(s).

2. Provided enclosures shall accommodate bins, each with a three cubic yard capacity. The number and size of bins shall be consistent with those shown on the approved site plan. Adequate access at the ground level shall be provided to facilitate ease of trash/recyclable removal.

3. All enclosure gates shall be heavy-gauge metal with solid or opaque screening and be designed with cane bolts on the doors to secure the gates when in the open position. Doors or gates to an enclosure shall be self-closing types. Latches shall be no higher than five feet.

4. All enclosures shall include a solid roof.

5. An accessible path of travel to the trash enclosure shall be provided.

6. All refuse collection areas shall be maintained in a clean, safe, and sanitary condition.

C. The developer shall be responsible for scheduling additional trash removal pick-ups if necessary.

20.41.1015 Sign Standards. A single nameplate, low monument sign, or other sign as approved by the Director, with the project address is permitted. All other signs, except for signs identified in Chapter 20.52 of the SHMC as being permissible in any zoning district without a sign permit, are prohibited.

20.41.1016 Mechanical Equipment. Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyards whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

20.41.1017 Utilities, Public Facilities and Services.

A. On-site facilities. All on-site water supply, wastewater collection, and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill Standard Plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. Undergrounding. All new utility lines serving the site, including natural gas, electrical, water, wastewater, and communication lines shall be placed underground by the developer.

VIII. Area Eight (*Orange Bluff*)

20.41.1018	Purpose
20.41.1019	Adoption of SP-7 Special Purpose Housing Specific Plan Area 8
20.41.1020	Applicability
20.41.1021	Use Classifications
20.41.1022	Dwelling Unit Density
20.41.1023	General development standards
20.41.1024	Building Height
20.41.1025	Required Setbacks
20.41.1026	Lighting
20.41.1027	Landscape materials and turf replacement
20.41.1028	Open Space
20.41.1029	Fences, walls, and hedges
20.41.1030	Off-Street parking
20.41.1031	Vehicular and Pedestrian Access
20.41.1032	Trash, Recyclables, and Organic Materials
20.41.1033	Sign Standards
20.41.1034	Mechanical Equipment
20.41.1035	Utilities, Public Facilities and Services

20.41.1018 Purpose.

A. Application of the Specific Plan Concept. A Specific Plan and its function may be described by comparison with the General Plan. The General Plan expresses, in very broad terms, the city's planning of its future environment, generally on a long-term basis. Adopted by the city as a legislative act, the General Plan may be amended, as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan by focusing on a particular parcel or parcels. The Specific Plan sets standards, against which developments can be reviewed and imposes controls on the use of the subject parcels. The Specific Plan is more detailed than a General Plan and can be viewed as a bridge between the General Plan and individual project submittals.

1. The intent and purpose of this chapter is to establish a Specific Plan to guide the physical development of a particular geographic area within the City of Signal Hill. In an effort to accommodate the City's diverse housing needs, the concepts, regulations and the conditions set forth in the Special Purpose Housing Specific Plan, Area Eight is added to provide for the development of affordable multi-family housing for all types of households. A property management company shall be responsible for providing on-site property management, classes, and other social services to the residents.

2. The Special Purpose Specific Plan has been prepared in accordance with the requirements of the State Government Code (Sections 64540 through 65507) and addresses all of the issues and topics specified in that code.

B. Location and Boundary of Area VIII. Area VIII is approximately 8.6 acres located between Orange Avenue and Gundry Avenue and E. 27th Street and E. 28th

Street, designated as Assessor Parcel Numbers 7212-008-049, 051, 7212-010-010, -019, and -020, and shown on the Official Zoning Map.

C. Goals and Objectives. Goals for the development within the SP-7, Area VIII, Special Purpose Housing Specific Plan include the following:

1. Ensure that extremely low-, very low-income, and low-income households have access to adequate and affordable housing opportunities with units expressly designed for special needs residents and seniors.

2. Support the development of privately sponsored housing developments designed to be occupied by extremely low-, very low-, and low-income families.

3. Apply design standards which result in the highest quality development and achieve streetscapes with pedestrian scale and ambiance consistent with Signal Hill's small-town character.

4. Support development with units expressly designated as non-smoking to reduce impacts associated with second-hand smoke.

5. Provide architectural diversity and avoid uniformity of appearance.

6. Encourage village style developments with common spaces for gathering including outdoor areas pedestrian trails, with appealing landscaping, lighting, and seating.

20.41.1019 Adoption of SP-7, Special Purpose Housing Specific Plan Area 8. The provisions of this chapter shall apply to all property shown as SP-7, Special Purpose Housing Specific Plan, Area 8, on the official zoning map.

20.23.1020 Applicability.

A. The standards of this chapter shall be applicable to all development, redevelopment, expansions, and modifications of buildings and uses on all property shown on the official zoning map with the zoning designation of SP-7 Special Purpose Housing Specific Plan.

B. Site Plan and Design Review. SP-7 is intended to allow affordable residential development to extremely low-, very low-, and low-income households as a permitted use, to authorize the Director to allow other compatible permitted uses, and to establish development and design standards. However, project approval will require review by the Director of Administrative Site Plan and Design Review pursuant to Chapter 20.52 of the Signal Hill Municipal Code.

20.41.1021 Use Classifications.

A. Principal Uses. The following uses shall be permitted within the SP-7, Special Purpose Housing Specific Plan, Area 8. Unlisted uses shall be prohibited.

1. Multi-family dwelling units available for sale or rent by right.

2. Smoke-free multi-family dwelling units available for sale or rent by right.

3. Transitional housing, supportive housing and licensed group homes serving six persons or fewer "by right" per Cal. Gov't Code § 65583.

B. Accessory Uses. The following Accessory Uses shall be permitted, in conjunction with the development of a multi-family housing project at the site.

1. Community meeting room with associated support spaces and social services.
2. Property management, medical and social services offices.
3. Laundry facilities for the sole use of the residents.
4. Open space.
5. Garages, carports and uncovered parking lots.
6. Pet run; pet relief area, pet exercise area; dog park; pet washroom.
7. Community garden.
8. Tot lot with play equipment/structures.
9. Other amenities as approved by the Director.
10. Existing oil and gas wells may remain pursuant to SHMC Chapter 16; however, no new oil and gas wells may be created on the site.

C. Occupancy Restrictions. Except for the units occupied by on-site property management staff, occupancy of the dwelling units developed pursuant to the Special Purpose Housing Specific Plan (SP-7), Area VIII shall be restricted to extremely low-, very low-, and low-income households, consistent with the terms of a Development Agreement, or similar executed document between the City of Signal Hill Housing Authority and the developer/operator. Upon expiration of the agreement, the Developer, or subsequent Property Owner(s) shall:

1. Enter into a new Development Agreement or similar agreement with the City, which would restrict occupancy of the project to extremely low-, very low-, and low-income households.
2. Commit to having at least one nonsmoking building and incorporate the prohibition into the lease agreements for the affected units. If the proposed project contains only one building, the Developer or Property Owner(s) shall commit to prohibiting smoking in designated contiguous units and incorporate the prohibition into the lease agreements for the affected units.

20.41.1022 Dwelling Unit Density. The allowable density is 35-45 dwelling units per acre. A maximum of 290 dwelling units shall be permitted in multi-family buildings distributed and located in substantial compliance with the conceptual site plan below and on file with the office of the City Clerk, or as administratively approved by the Director.

20.41.1023 General Development Standards.

A. All property within SP-7, Area VIII., shall be developed and maintained in accordance with all provisions of the Special Purpose Housing Specific Plan and applicable ordinances and policies of the City of Signal Hill. In the event of inconsistency between the Specific Plan, Area 8, and any other ordinance or regulation of the city, the Specific Plan shall prevail.

B. Substantive changes to the physical improvements on the site may be made only after administrative review and approval by the Director, in compliance with the findings of Section 20.52.050, "Site Plan and Design Review," of the Signal Hill Municipal

Code, and this chapter. Determination of "substantive change" hereunder shall be made at the sole discretion of the Director.

C. Site Plan. Site development shall substantially conform to the conceptual site plan shown in Exhibit E to the ordinance codified in this chapter and on file with the office of the city clerk, or as administratively approved by the Director pursuant to the provisions of this chapter.

D. Building Design. The design, theme, and facade treatment shall be consistent with contemporary architectural theme, as administratively approved by the Director pursuant to Chapter 20.52 of the SHMC. Design elements shall include, but not be limited to, varied building heights, staggered rooflines, and balconies, the use of offsets and recesses, consistent with the approved building elevations. To avoid uniformity, submitted plans shall include a variety of materials and complimentary colors.

20.41.1024 Building Height.

A. The maximum height of each structure shall not exceed five stories or 60 feet. Measurement and determination of building heights shall be from the existing grade as established on the grading plan.

B. The maximum permissible number of stories shall be five.

20.41.1025 Required Setbacks. The setback lines shall substantially conform to the approved site plan.

20.41.1026 Lighting. All lighting of the building, landscaping, parking areas, and similar facilities shall be hooded and directed to reflect away from adjoining properties. Up lighting and down lighting shall be utilized when feasible on buildings and in landscaping area.

20.41.1027 Landscape Materials and Turf Replacement.

A. General Landscape Standards. The landscaping standards provided in this section shall apply to all parcels within Special Purpose Housing Specific Plan (SP-7), Area VIII, and shall comply with Chapter 13.10 of the Signal Hill Municipal Code, Water Conservation in Landscaping.

1. Landscaping and a permanent irrigation system shall be maintained in the area between any property line abutting a public right-of-way and the dwelling, building or structure.

2. Landscaping and vegetation shall be maintained as follows:

a. All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety and welfare of the user, occupants, and general public.

b. All landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris, litter, dead, diseased, or dying vegetation and broken or defective decorative elements.

c. Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition.

d. Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards.

e. Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or that impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public right-of-ways.

f. All property owners shall water, prune, weed and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees.

g. Parkway landscaping shall be maintained by the abutting property owner.

B. Minimum landscape area. A minimum of 10% of the total specific plan area shall provide and be maintained as landscaped area. Setback area and other unused areas of the site that are not intended for future use may count toward the required percentage. Parking lot landscaping may not be counted toward meeting the minimum percentage.

1. Landscape planting shall emphasize drought-tolerant and native species, complement the architectural design of structures on the site and be suitable for the soil and climatic conditions of the site. Consistent with the purposes of California Government Code Section 65591 et seq. (Water Conservation in Landscaping Act), all new and rehabilitated landscape projects shall comply with the following water-conserving landscape requirements:

a. To the greatest extent possible, landscape material shall consist of drought-tolerant plants. Low-water-use plants shall be used in at least 50% of the total planted area. Planted areas shall consist of plant material well-suited to the given soil and climate of the region. Plant selection shall take into consideration water conservation through appropriate use and groupings of plants that are well adapted to sites and require similar watering needs and climatic, geological, and topographical conditions.

b. The maximum area permitted for living turf shall be 30% of the total landscaped area on the site. Higher percentages may be permitted when sod is an essential part of the development's common outdoor open space areas such as playing fields, gardens, dog runs, parks and residential model units. Turf usage shall only be permitted for highly visible and functional use areas. Natural turf shall not be permitted in areas difficult to irrigate, such as sidewalk strips, slopes over 15% or narrow pathways.

c. Where decorative water features such as pools, ponds or waterfalls are used in landscaped areas, such features shall incorporate recycling of water and, where available, use of reclaimed water. Decorative water features shall be designed to minimize water loss.

C. Minimum landscaping of lot. The lot areas not utilized for vehicular and pedestrian access, shall be landscaped with plant materials, including some combination

of trees, shrubs, groundcover, and living functional use turf. Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20% of the landscape area. Artificial turf and pavers may also be used as decorative landscape; however, artificial turf shall not be used in combination with living turf.

D. All living landscaped areas shall be provided with an automatic irrigation system, unless the Director finds that such an irrigation system, due to the size, location, or configuration of the landscaped area, cannot reasonably be installed and maintained.

E. Plant selection, container size and spacing shall be specified to achieve an immediate effect of a filled-in landscape and to allow sustained growth of planting materials.

F. The minimum container size for interior lot trees shall be 15 gallons, and 24-inch boxes for street trees. Tree sizes are to meet to following percentages: 24-inch (or larger) boxes shall be a minimum of 35% of the total trees and 15-gallon containers shall be a maximum of 65% of the total trees.

G. Mature specimen trees in 36-inch boxes shall be provided for larger or prominent areas in sufficient quantity, subject to the approval of the Director, to provide variety and emphasis at main focal areas.

H. The minimum plant size for shrubs shall be 5 gallons.

I. Groundcover, including turf, shall be planted in a manner to provide 100% coverage within 1 year of initial planting.

J. Plant material installation standards:

1. Trees planted within 10 feet of a street, sidewalk, paved trail or walkway shall be a deep-rooted species or shall be separated from paved surfaces by a root barrier to prevent physical damage. A minimum distance of 10 feet is required between the center of trees to streetlight standards, water or sewer lines, water meters, back-flow prevention systems, sewer cleanouts and fire hydrants.

2. Screening plant material shall be used for utilities, fences, site walls and unadorned structure walls.

3. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners.

4. Trees and shrubs shall be planted so that at maturity they do not interfere with traffic safety sight areas or require trimming to keep growth to a restricted height or width.

K. Hardscape and landscape replacement. In consideration of storm water/urban runoff protection subject to Chapter 12.16 of the SHMC and soil vapor mitigation subject to Chapter 16.24 of the SHMC, turf and hardscape replacement shall

require approval by the Public Works and Community Development Directors prior to installation, to ensure maximum stormwater and methane mitigation is maintained.

1. Turf Replacement. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.

2. Turf replacement in landscape areas of 2,500 square feet or greater is subject to Chapter 13.10 of the SHMC.

L. Surface parking lots/areas. A minimum of 5% of every parking lot shall be devoted to landscape excluding setbacks and vehicle overhangs. The maximum vehicular overhang shall be three feet. Surface parking shall be divided into smaller landscaped lots or courts, with defined pedestrian connections, landscaping, and shade trees. Surface parking lots should include ample shade trees to reduce the heat island effect. 24-inch to 48-inch box trees are preferred. A landscape plan shall include the parking area and shall consist of a combination of trees, shrubs and groundcover, the size, quantity, species and location of each. Automatic irrigation must be provided to all landscaped areas.

M. Stormwater. Low Impact Development (LID) stormwater treatment plans shall be required as part of the landscape plans pursuant to Chapter 13 and landscape areas shall be designed for capture and treatment or infiltration capacity that is sufficient to prevent runoff from impervious surfaces.

20.41.1028 Open Space.

A. Open Space, especially common open space, is desirable and shall be required in substantial compliance with the conceptual site plan as shown in below and on file with the office of the City Clerk or with an alternative plan as approved by the Director. Open space shall be a combination of hardscape and softscape, shall have pedestrian connectivity, shall be accessible to special needs residents, and shall offer a variety of passive and active activities.

20.41.1029 Fences, Walls and Hedges.

A. Permitted Fences, Walls, and Hedges.

1. Fences, walls and hedges not greater than six feet in height as measured from the ground on the highest side of the fence if grades are different, shall be permitted at all rear or side yards. Fences, walls, and hedges along the street frontage shall be setback four feet from the property line and shall not exceed six feet in height. The design and appearance of fences and walls in the front yard shall be of a design consistent with architectural elevations.

2. All fences and walls shall require permits for construction.

20.41.1030 Off-Street Parking.

A. On-site parking shall be provided as follows:

1. One bedroom/studio unit: 0.5 space
2. Two-bedroom unit: 1 space
3. Three-bedroom unit: 2 spaces
4. Prior to the project's conversion to non-restricted occupancy, pursuant to Section 20.41.1002 (c), additional off-street parking shall be provided in conformance with the requirements of Chapter 20.70 of the SHMC and Title 24.

B. The number of parking spaces and the design, construction and striping of the parking areas shall be consistent with the site plan.

C. Parking stalls shall measure nine feet in width by 20 feet in depth. Aisle widths shall measure 24 feet in width. The maximum vehicle overhang for any parking space shall be three feet.

20.41.1031 Vehicular and pedestrian access.

A. Access and location. Access to parking lots and parking spaces shall comply with Section 20.70.070 of the SHMC.

B. Pedestrian paths, trails, and access to, from, and throughout the development shall be a priority item and shall be reviewed in detail under a future Administrative Site Plan and Design Review, Chapter 25.52 of the SHMC.

20.41.1032 Trash, Recyclables, and Organic Materials.

A. Trash and storage and recycling materials enclosure areas shall be provided of sufficient size to ensure containment of all solid waste materials generated from each dwelling, and to promote the City's recycling program. The number and size of enclosure (s) shall be consistent with those shown on the approved site plan.

- B. General Standards. All enclosures shall comply with the following:
1. All enclosure walls shall be a minimum of six feet tall, made of solid masonry or concrete block or equivalent material and matching in color to the main building(s).
 2. Provided enclosures shall accommodate bins, each with a three cubic yard capacity. The number and size of bins shall be consistent with those shown on the approved site plan. Adequate access at the ground level shall be provided to facilitate ease of trash/recyclable removal.
 3. All enclosure gates shall be heavy-gauge metal with solid or opaque screening and be designed with cane bolts on the doors to secure the gates when in the open position. Doors or gates to an enclosure shall be self-closing types. Latches shall be no higher than five feet.
 4. All enclosures shall include a solid roof.
 5. An accessible path of travel to the trash enclosure shall be provided.
 6. All refuse collection areas shall be maintained in a clean, safe, and sanitary condition.

C. The developer shall be responsible for scheduling additional trash removal pick-ups if necessary.

20.41.1033 Signs Standards. A single nameplate, low monument sign, or other sign as approved by the Director with the project address is permitted. All other signs, except for signs identified in Chapter 20.52 of the SHMC as being permissible in any zoning district without a sign permit are prohibited.

20.41.1034 Mechanical Equipment. Roof appurtenances, such as vents or flashing, shall be positioned away from the street side of the structures or finished to match the roof color, in order to minimize the visual impact. Exterior air-conditioning vents shall be oriented to face the interior courtyards whenever possible. All exterior air-conditioning vents shall be finished to match the building color. Landscape screening shall be provided for those exterior air-conditioner vents provided on the first floor.

20.41.1035 Utilities, Public Facilities, and Services.

A. On-site facilities. All on-site water supply, wastewater collection, and sewage lines and facilities shall be provided by the developer in accordance with the City of Signal Hill standard plans. Storm drainage facilities shall be provided in accordance with Los Angeles County Flood Control District standards. Sewage facilities must also be consistent with the Los Angeles County Sanitation District requirements.

B. Undergrounding. All new utility lines serving the site, including natural gas, electrical, water, wastewater, and communication lines shall be placed underground by the developer.

Exhibit E

Conceptual Site Plans

The conceptual site plan for SP-7, Special Purpose Housing Specific Plan Area Seven is as follows:



The conceptual site plan for SP-7, Special Purpose Housing Specific Plan Area Eight is as follows:

