



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
November 19, 2024

The City of Signal Hill appreciates your attendance. Citizen interest provides the Commission with valuable information regarding issues of the community. Meetings are held on the 3rd Tuesday of every month.

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

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

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to commDev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, November 19, 2024. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

CHAIR SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER BELL
COMMISSIONER LOPEZ

COMMISSIONER PARKER

(3) **PLEDGE OF ALLEGIANCE**

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

(5) **PRESENTATIONS**

a. OATH OF OFFICE

(6) **DIRECTOR'S REPORTS**

a. 2025 HOMELESS COUNT EVENT

Summary:

The Los Angeles Homeless Services Authority sponsors an annual regional homeless count. The 2025 Greater Los Angeles Homeless Count event will be held over the course of three days. The Signal Hill portion of the count will be conducted on *Wednesday, January 22, 2025, from 7:30 p.m. to 10:00 p.m.* The Community Development Department will host the event and provide coordination and training for the volunteers. The Police Department will provide drivers and four unmarked vehicles to drive the count volunteers during the event.

Strategic Plan Goals:

Goal No. 2 Community Safety: Maintain Community Safety by supporting public safety services and increasing emergency preparedness.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Save the date and volunteer.

(7) **CONSENT CALENDAR**

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

a. PREVIOUS MINUTES

Summary:

Regular meeting of October 15, 2024.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

(8) COMMISSION NEW BUSINESS

- COMMISSIONER BELL
- COMMISSIONER LOPEZ
- COMMISSIONER PARKER
- VICE CHAIR MILLER
- CHAIR SAVOULIAN

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, December 17, 2024, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

CITIZEN PARTICIPATION

If you need special assistance beyond what is normally provided to participate in City

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

AFFIDAVIT OF POSTING

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



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
OATH OF OFFICE

Summary:

At its regular meeting on October 8, 2024, the City Council appointed Georgia Lopez to serve on the Planning Commission. Commissioner Lopez will be filling the vacant position previously held by Commissioner Wilson. The term lasts until May 31, 2025. Accordingly, Commissioner Lopez will take the Oath of Office and begin her duties.

**OATH OR AFFIRMATION OF
ALLEGIANCE FOR PUBLIC OFFICERS
AND EMPLOYEES**

*State of California}
County of Los Angeles} ss.
City of Signal Hill}*

*The Execution of this Oath is required by Article XX, Section 3, of the
Constitution of the State of California.*

*I, Georgia Lopez, do solemnly swear (or affirm) that I will support and
defend the Constitution of the United States and the Constitution of the State of
California against all enemies, foreign and domestic; that I will bear true faith
and allegiance to the Constitution of the United States and the Constitution of the
State of California; that I take this obligation freely, without any mental
reservation or purpose of evasion; and that I will well and faithfully discharge the
duties upon which I am about to enter.*

*Subscribed and sworn to before me this 19th day of
November, 2024.*

Signature of Person Taking Oath

Community Development Director
Title of Officer Administering Oath

Signature of Person Administering Oath



STAFF REPORT

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
2025 HOMELESS COUNT EVENT

Summary:

The Los Angeles Homeless Services Authority sponsors an annual regional homeless count. The 2025 Greater Los Angeles Homeless Count event will be held over the course of three days. The Signal Hill portion of the count will be conducted on *Wednesday, January 22, 2025, from 7:30 p.m. to 10:00 p.m.* The Community Development Department will host the event and provide coordination and training for the volunteers. The Police Department will provide drivers and four unmarked vehicles to drive the count volunteers during the event.

Strategic Plan Goals:

Goal No. 2 Community Safety: Maintain Community Safety by supporting public safety services and increasing emergency preparedness.

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Save the date and volunteer.

Background & Analysis:

The City will recruit community volunteers, and tap into the LAHSA volunteers, to staff the event. The event will need between 4 and 12 volunteers to carry out the count. As in previous years, staff is requesting that Planning Commissioners who are able, serve as standby volunteers to supplement the communitywide volunteer round-up. Staff will update the Commission in January regarding

11/19/2024

volunteer needs.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
PREVIOUS MINUTES

Summary:

Regular meeting of October 15, 2024.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION October 15, 2024

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on October 15, 2024.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR SONIA SAVOULIAN
VICE CHAIR SAEIDA MILLER
COMMISSIONER VICTOR PARKER
COMMISSIONER PERICA BELL

ABSENT: NONE

(3) **PLEDGE OF ALLEGIANCE**

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

There was no public business from the floor.

(5) **PUBLIC HEARING**

- a. PUBLIC HEARING TO CONSIDER A PROPOSAL TO DEMOLISH THREE EXISTING STORAGE STRUCTURES AT 1933 THROUGH 1939 TEMPLE AVENUE AND CONSTRUCT EIGHT DETACHED SINGLE-FAMILY DWELLINGS WITH RELATED SITE IMPROVEMENTS

Community Development Director Doan gave the form of notice. Director Doan and Deborah Drasler of Moore, Iacofino, and Goltsman, gave the staff report.

Commissioners asked questions about the proposed specific plan.

Chair Savoulian opened the public hearing. The applicant's partner, Vineet Sharma, introduced himself and spoke about the project. Steven Flores, Signal Hill resident, spoke about the project. The architect, Bozena Jaworski, introduced herself and spoke about the project.

There being no further comment, Chair Savoulian closed the public hearing.

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to adopt the resolutions approving SPDR 24-01 and the Tentative Tract Map, and to adopt the resolutions recommending City Council approval of the IS/MND, and the Zoning Ordinance Amendment.

The following vote resulted:

AYES: CHAIR SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER PARKER
COMMISSIONER BELL

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(6) CONSENT CALENDAR

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

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to approve the Consent Calendar.

(7) COMMISSION NEW BUSINESS

Chair Savoulian noted that Long Beach experienced a major water main break, and commended Public Works for the water main replacement on East 33rd Street as preventative maintenance.

Commissioner Bell noted that a car accident occurred at the curve of Temple Avenue and Combella Drive.

Commissioner Parker noted that Public Works restriped near Browning High School, to good effect, and welcomed the new Planning Commissioner Gege Lopez and new

Assistant Planner Alexis Lopez.

Chair Savoulian encouraged everyone to vote in the current election.

(8) ADJOURNMENT

It was moved by COMMISSIONER BELL and seconded by COMMISSIONER PARKER to Adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, November 19, 2024, at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

CHAIR SAVOULIAN adjourned the meeting at 8:01 p.m.

SONIA SAVOULIAN

CHAIR

Attest:

COLLEEN T. DOAN

COMMISSION SECRETARY



STAFF REPORT

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the October 22, 2024, City Council meeting:
 - City Council authorized the City Manager to enter into an agreement with Catalyst Environmental for the Project Approval and Environmental Documents phase of the East Burnett Street Historical District Pedestrian and Bike Enhancement Project. This project includes the installation of sidewalks between Gaviota Avenue and Cherry Avenue, a Class 2 Bike Lane between Walnut Avenue and Dawson Avenue, and various roadway amenities and improvements.
 - City Council authorized the City Manager to execute the First Amendment to the Memorandum of Understanding between the City and the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) for administration and cost sharing to implement the coordinated compliance, monitoring, and reporting plan (CCRMP) for the Dominguez Channel and Los Angeles and Long Beach Harbors Waters Toxic Pollutants Total Maximum Daily Loads. The proposed amendment would extend the term of the MOU through December 31, 2029, and allow the City to continue coordinating with other responsible agencies on regional watershed objectives.

- 2) At the November 12, 2024, City Council meeting:
 - Police Chief Wayne Bylerly introduced and swore in Zachary Williams, a new Police Officer for

the City.

- City Council adopted a resolution adopting IS/MND SHC 2024100062 and introduced Zoning Ordinance Amendment 24-01 for the Courtyard Specific Plan (SP-21).
- City Council authorized the City Manager to enter into a Professional Services Agreement with PlaceWorks to provide professional services for the preparation of an economic and land use analysis associated with the Opportunity Study Area Project.
- City Council authorized the City Manager to enter into a Public Works Contract with Estate Design and Construction, Incorporated, for the construction of the City Hall Interior Renovation Project (Project No. 90.19004), for a term of 150 calendar days.
- City Council authorized the City Manager to enter into a Professional Consultant Services Agreement with SVA Architects, Incorporated, to provide architectural and engineering design for the Signal Hill Amphitheater Project (Project No. 90.24013), for a term of eight months.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1180 E 23RD ST

Project Title	Durant Remodel	Staff	CTD/EK
Address	1180 E 23 rd St	Zoning	LI
Applicant	WT Durant	Dep Acct #	6078
Current Status	Under Review		
Next Step			

A-SPDR #	18-03
Approval Date	11/15/2018
SPDR Exp Date	05/24/2020
1 st Extension Exp Date	08/12/2020
2 nd Extension Exp Date	

Date	Notes/Updates
	Project included a building remodel, installation of a trash enclosure, and parking. The applicant completed the 1ldg.. remodel but added exterior items not per plan and hasn't completed street improvements. In addition, trash enclosure was installed within the future ROW of the alley and must be relocated.
09/5/2023	Plans for Phase I completion under open permit submitted and under review.
09/2023	Owner has demo'ed trash enclosure and moved back 30" removed gate and fence back 30" from PL. Working on demolition of Orange Ave driveway and sidewalk.
10/11/2023	Precon shows LID requirements on North and South Lots. Need Public Works approval before beginning. Street improvements for phase one permit completed and approved. Alley, gate, and sidewalk. Investigation of alley retaining wall with excavation. Alley wall to be retro fitted under engineer supervision.
12/6/2023	Final review with Public Works. Preliminary work completed with grading.
02-13-2024	Contractor submitted for final recording to Public Works. Once Public Works approves the permit can be opened and work start.
03/11/2024	Street improvements completed and LID plan approved. LID device installation is pending.
04/11/2024	Permits issued for south retaining wall. Project started and foundation is being installed.
05/09/2024	Southern parking area and retaining wall installed.
06/11/2024	Southern parking lot and retaining wall continues to be installed. Good Progress.
9/2024	Project is nearing LID completion and final inspections are pending.
10/8/2024	Public Works is inspecting LID portion for final approvals.
11/12/2024	Retention basin walls poured. Sump pump installed.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1450 E 27TH ST & 2655 WALNUT AVE



Project Title	New Industrial Buildings	Staff	CL
Address	1450 E 27 th St & 2655 Walnut Ave	Zoning	GI
Applicant	Oil Well Services	Dep Acct #	6170
Current Status	Under Review		
Next Step	New property owner rough graded property to spread out a large dirt pile, but neglected to obtain a grading permit. Staff met on site and will assist with issuance of an After-the-Fact permit.		

SPDR #	20-02
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
11/17/2020	Public Workshop held on 11/17/20.
01/2021	Phase II ESA and Methane Assessment received (1/21).
01/18/2021	Received comments from City's Environmental Consultant on 1/18/21.
04/14/2021	Phase II ESA updated and completed on 4/14/21.
09/2021	HHRA (9/21)
10/2021	HHRA response (10/21)
11/2021	Applicant response to OEHHA (11/21)
05/09/2022	Applicant has requested review of an alternate site plan/project. Property sold in January 2022 to Oil Well Services, Tim Foss. 5/9/22 - No new submittal.
08/23/2022	Resubmittal on 08/23/22 and currently under review.

10/27/2022	On 10/27/22, an incomplete letter was issued to the applicant requesting additional information and revisions to the plans. The applicant's architect has requested some clarification on comments and is currently working with staff to address comments.
10/27/2022	Currently working with applicant on clarifying comments provided to them on 10/27/22.
11/08/2022	On 11/08/22 the applicant emailed questions requesting clarification on comments. After reviewing and researching responses to their questions, staff provided a response on 12/19/22.
12/19/2022	On 12/19/22, the applicant emailed additional questions based on staff's responses. Currently reviewing additional questions.
02/10/2023	On 02/10/23, the applicant was provided with another alternative in response to subsequent questions from the applicant. Alternatives involve setback and off-street parking requirements. Applicant is preparing revised plans and necessary studies and we are awaiting resubmittal.
	Applicant contacted staff to discuss traffic study requirements. Staff clarified requirements will be discussed as part of the resubmittal with the City Traffic Engineer.
	New property owner rough graded property to spread out a large dirt pile, but neglected to obtain a grading permit. Staff met on site and will assist with issuance of an After-the-Fact permit.
9/2023	Owner is sent emails biweekly. Refuses to respond to requests to obtain grading permit after the fact.
10-11-2023	Emails to obtain grading permit. No response.
12-6-2023	After-the-Fact grading permit obtained.
1/09/2024	No new activity to date on development project
2-13-2024	Grading permit was opened, inspected, and approved. No code cases pending.
02/13/2024	Project Architect emailed staff informing them the property owners have addressed previously unpermitted work and are ready to proceed with the development project. Awaiting resubmittal of revised plans addressing previously issued comments.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1600-1680 E HILL ST

Project Title	AUHS Master Plan	Staff	CTD
Address	1600-1680 E Hill St	Zoning	SP-25
Applicant	Morgan Pickard	Dep Acct #	6079
Current Status	C of O issued.		
Next Step	Notifications for high school.		

ZOA #	22-05
PC Approval Date	08/16/2022
CC Introduction Date	09/13/2022
CC Adoption Date	11/08/2022

Date	Notes/Updates
	Applicant wants to process a ZOA for AUHS Specific Plan by Sept. 2022. Staff prepared a timeline and hired MIG contract Planner to assist.
04/19/2022	Staff presented AUHS concept to PC 4/19/22 and discovered student enrollment and staff numbers for high school only included one year of school.
05/05/2022	Summary of corrected nos. provided on 5/5/22.
05/12/2022	Proceeding to re-scheduled Neighborhood mtg. on 5/19/22, with corrected numbers BUT corrected parking and traffic analysis reports are still pending on 5/12/22.
05/19/2022	Neighborhood Meeting held on 5/19/22.
06/21/2022	PC Public Workshop held on 6/21/22.
08/09/2022	As-built plan submitted for review. 8/9/22.
08/16/2022	PC approved ZOA on 8/16/22.
09/13/2022	CC approved ZOA on 9/13/22.
	AUHS is restriping and new info. on parking layout has come to light, so staff is verifying progress.
	A Year 1 Parking and Operations Management Plan is pending and 2nd Reading to adopt will proceed once received.
11/08/2022	City Council 2nd reading and adoption on 11/8/2022.
	Fire watch required for any temporary use of the building.
07/12/2023	Fire approved sprinkler and alarm install and 30-day TCO issued 7/12/2023, w/final punch list items needed for permanent C of O 7/2023.
08/10/2023	Applicant provided replenishment to CD.
08/11/2023	Applicant provided replenishment to PW. C of O issued.
09/2023	Applicant has notified staff that the private high school classes will begin this month. Conditions of the Parking and Circulation Plan are pending submittal.
12/6/2023	Details of number of high school students (5) and parking permits provided. No reported concerns from neighbors received to date.

6/12/24	Property owner's architect has inquired about remodeling the outside fountain and associated pool into a swimming pool. No additional details or plans have been provided to date.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1701 CRESTON

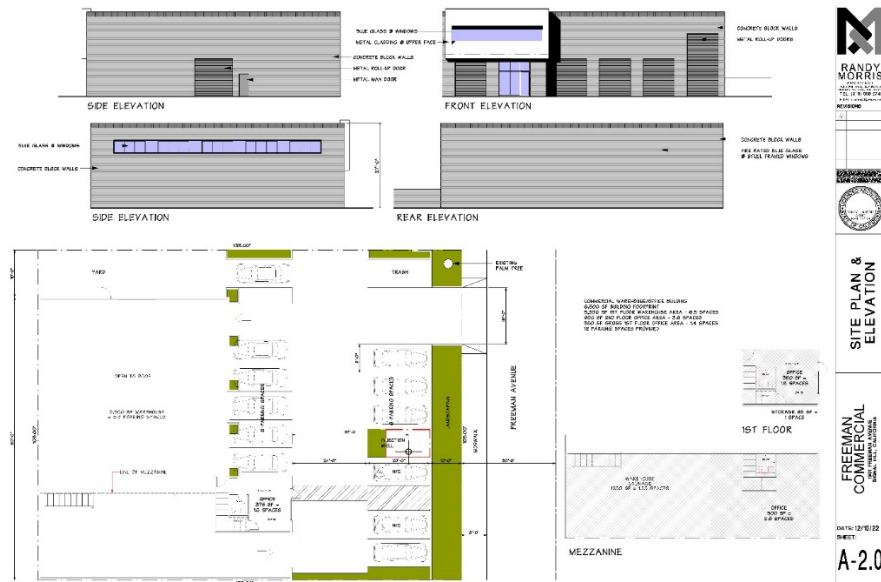
Project Title	New Industrial Building	Staff	CL
Address	1701 E Creston Ave	Zoning	
Applicant	Tim Collins	Dep Acct #	6159
Current Status	Preliminary review.		
Next Step	Pending soil samples report.		

SPDR #	Pending
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
	Applicant considering options regarding subdivision and zoning.
	Applicant trenching for geologic investigations.
	Applicant installed stormwater BMPs.
	Applicant intends to discover wells the week of 4/25/2022. Plans should be revised to place Loading in back.
5/9/22	Applicant completed geotechnical investigations and proceeded with well discovery.
	Met with property owner, City's Environmental Consultants, and owner's Environmental Consultants to discuss questions on comments provided to them regarding their workplans and assessment reports. Revised workplans and assessments pending resubmittal.
01/23/23	Applicant submitted revised workplans, data assessment, and Human Health Risk Assessment for review.
02/09/23	City's consultant completed review of submitted reports and has determined the scope of work adequately meets the City's requirements. A meeting is pending between City and consultant to confirm requirements and recommendations.
02/22/23	Mearns Consulting provided additional comments on the workplans for the data gap assessment, methane survey, and human health risk assessment. Orion Consultants agrees with the additional comments that were provided to the applicant.
	A meeting with the applicant, property owners, and their consultants has been scheduled for 03/16/23. City and Orion will be in attendance to discuss workplan changes proposed by the applicant.
03/16/23	Staff and Orion met with the applicant and discussed proposed amendments to the work plan. City will review modifications as a new submittal. Modification will still be required to comply with minimum requirements.
04/25/23	Applicant submitted revised Data Gap Assessment, Methane Assessment Workplan, and HHRA prepared by a new consultant, ROUX Engineering.

04/26/23	City's consultant, Orion Environmental, provided comments to the applicant requesting missing information.
04/28/23	ROUX Engineering submitted revised workplans and are currently under review by the City's consultant.
06/07/23	Orion and the City approved the revised workplans.
06/08/23	Payment link was emailed to applicant.
06/29/23	Permit was issued.
07/11/23	On-site work started for purposes of soil sampling. Awaiting findings and report to be submitted to the City of review.
09/21/23	Soil Management Memorandum was submitted for review. Currently under review by staff and consultant.
10/17/23	Review was completed by staff and the consultant. Response letter was provided to applicant by staff indicating the proposed soil management plan is not acceptable to the City's protocol.
12/08/23	Additional soils delineation work is required on the site. Work is scheduled to occur the week of 12/18 and 12/25. Results of additional work will be submitted to the City for review.
01/10/24	Awaiting report/findings of additional soil work to be submitted to the City for review.
03/08/24	The applicant's geologist submitted a request to submit additional information supported by data for the City to consider other methods of site remediation. The request is currently under review.
03/28/24	Response provided to applicant informing them of previous recommendations of addressing the soils on the site still stood; however, the City would review additional data should the applicant's geologist submit for review.
05/02/24	The applicants are exploring design options for the proposed development. One option includes proposal of a metal building. The applicants were provided with metal building requirements from the SHMC as well as design examples for consideration.
09/04/24	Comments from the City and City Consultant were provided to the applicant regarding their environmental reports. Comments also included State requirements from the Department of Environmental Health Hazard Assessment. Comments will require the applicant to address and revise the documents.
09/24/24	Staff and City's Consultant met with ownership to discuss the property's constraints including, slope and environmental concerns. As discussed, property minimum requirements pertaining to the residentially zoned portion of the property. During the discussion, the owners informed staff that the minimum lot size would be an issue given the slope of the lot and the truck turn around required for the industrially zoned portion of the property. Staff is considering options for the owners and will be responding back to them.
11/12/24	Staff and City's Consultant met with representatives of the State to discuss previously issued comments by the State. The purpose was to obtain clarity on requirements on the HHRA document. State representatives provided clarification on requirements and the information will be conveyed to the applicant. Applicants will need to revise their documents/reports and resubmit to the City. The City will then resubmit to the State for review.

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 1901 FREEMAN



Project Title	New Industrial Bldg	Staff	CL
Address	1901 Freeman Ave	Zoning	LI
Applicant	Greg Gills	Dep Acct #	6156
Current Status	Preliminary environmental assessments.		
Next Step	Pending re-submittal.		

SPDR #	Pending
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
05/05/22	Phase II workplan approved. Phase II needed to be completed. Phase II and HHRA completed. Preliminary Comments provided to applicant.
11/07/22	Met with applicant to discuss concerns with the proposed design of the project, including requesting to allow off-street parking within an enclosed building. Applicant and design team will revise plans to address concerns and will submit revised plans for review.
12/14/22	Applicant resubmitted revised plans for review. New design eliminates indoor parking of vehicles. Plans are currently under review.
01/23/23	Comments were sent to the applicant requiring revisions to plans in order to comply with code requirements. Awaiting resubmittal.

10/20/23	A meeting was requested by the applicant to discuss the project in further details. Applicant indicated the project was put on hold and is looking to start the process once more. Meeting times and dates were provided to the applicant, but the applicant did not respond.
01/10/24	The applicant has not responded to attempt to schedule a meeting. Awaiting a response from applicant.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



Project Title	Signal Hill Business Park	Staff	CTD
Address	2020 Walnut Ave	Zoning	LI
Applicant	Signal Hill XC LLC	Dep Acct #	6049
Current Status	Plan check		
Next Step	Renew SPDR and Tentative Tract Map		

SPDR #	21-07
PC Approval Date	10/19/2021
SPDR Exp. Date	11/09/2022
1 st Extension Exp Date	05/09/2023
2 nd Extension Exp Date	11/09/2023
SPDR #	23-01
PC Approval Date	9/19/2023
SPDR Exp. Date	9/19/2024

ZOA #	21-02
PC Approval Date	10/19/2021
CC Introduction Date	11/09/2021
CC Adoption Date	12/14/2021

GPA #	21-01
PC Approval Date	10/19/2021
CC Adoption Date	11/09/2021

Date	Notes/Updates
06/2021	Revised CEQA document is complete and re-circulation dates are June 28-July 28, 2021.

10/19/2021	PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021.
11/09/2021	CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021.
	Street vacation PH has been postponed to an uncertain date.
	Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items.
	Applicant has indicated they wish to sell the property.
	Minor code enforcement cases for graffiti and fencing.
05/2023	Plan check is proceeding, and applicant has informed staff they will need to re-submit their plans for Site Plan and Design review by the PC since it expires in Nov. 2023.
09/2023	Applicant has submitted to renew their 2021 SPDR (21-07) with a new SPDR (23-01), scheduled for PC on Sept. 19, 2023.
09/2023	Owner has weekly maintenance of site for clean up and graffiti
09/19/2023	PC approved SPDR 23-01 prior to the expiration of SPDR 21-07, to extend the entitlement for a maximum of two additional years (including extensions).
10/11/2023	Weekly maintenance is adequate
12/6/2023	Plancheck is proceeding and applicant has informed the City that the property is in escrow for sale.
02/13/2024	Property escrow fell out, no sale. Owner has weekly maintenance of site for clean-up and graffiti
03/11/2024	Owner has re-initiated completion of final Tract Map and street vacation.
4/11/2024	Owner called meeting to discuss next steps for Tract Map
6/13/2024	Applicant continues to work with public works engineering to prepare the Tract Map for submittal.
8/09/2024	Applicant's submittal I response to plan check comments from all Depts. are pending.
9/2024	Plancheck is in process and staff fielded an additional inquiry from a perspective property purchaser.
10/10/2024	Applicant is preparing bonds to submit for completion of plancheck, street vacation, and final tract map.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 2200 E WILLOW ST / 2598 CHERRY AVE

Project Title	Costco Gas / WF ATM	Staff	CTD
Address	2200 E Willow St / 2598 Cherry Ave	Zoning	SP-1
Applicant	SHOPCORE RETAIL TOWNE OWNER LLC	Dep Acct #	N/A
Current Status	Under Review		
Next Step	Demolition of WF ATM is also pending with start date estimated in Sept. 2023.		

Date	Notes/Updates
02/26/2020	Meeting held at City Hall on 2/26/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project.
03/04/2020	A subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project.
01/21/2021	On 1/21/21, property owner provided an alternate plan to remove 36 parking spaces in the parking lot to create designated drive aisles to funnel cars into the queueing lines.
03/26/2021	On 3/26/21, the property owner paid Developer Deposit.
05/06/2021	On 5/6/21, a joint virtual meeting was held between City staff, property owner, and applicant to discuss the scope of work for the on-site parking and circulation analysis.
09/13/2021	On 9/13/21, the applicant submitted a traffic and parking analysis report for City review.
09/27/2021	On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because it is lacking data on traffic circulation from the driveways to the gas station.
10/25/2021	On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report.
01/15/2022	On 1/15/22, the applicant resubmitted a revised report.
01/24/2022	On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant.
02/22/2022	On 2/22/22, a joint virtual meeting was held between City staff, property owner, and their consultants to discuss correction items. Recent high gas prices have increased traffic congestion. Staff has developed a plan for temporary relief and will work with property owners and businesses to implement traffic calming measures. In Dec. 2022, COSTCO notified staff that they intended to request approval to install additional fuel dispensers on site. Staff informed COSTCO that the additional dispensers would require an amendment to the existing CUP and that a long-term resolution to the queuing problem must be part of the amendment.

01/11/2023	On 1/11/23, staff held a virtual meeting with COSTCO staff, ShopCore reps. engineers hired to design alternative queuing and prepare a parking and circulation analysis to support the alternate design to discuss status and next steps.
01/18/2023	On 1/18/23 staff met with COSTCO team on site for a visual inspection of queuing and circulation issues. COSTCO eng. noted they would need several weeks to complete their data gathering and prepare their report and proposed alternate queuing design.
03/2023	Staff met w/Costco and Kittelson reps. to review the initial concept for re-queuing.
07/12/2023	COSTCO and ShopCore negotiations of revised queuing are ongoing 7/12/2023. Demolition of WF ATM is also pending with start date estimated in Sept. 2023.
10-11-2023	Demolition pending soon.
12/06/2023	Costco will postpone demolition and re-queuing until after the holidays.
1/09/2024	Wells Fargo contacted staff to schedule a pre-construction meeting to demolish the ATM. No permits have been issued.
2-13-2024	Property is still outstanding on roof corrections. Certification of the smoke vents on the roof that may have been affected by the spray foam roofing installation. The ATM demolition is completed with final approvals pending. Revised queuing plans still pending.
3/11/2024	Permit for ATM demolition was finalized.
04/11/2024	Smoke and heat vents have been approved by third party company. Report was approved by Derek Ward, LA Couty Fire Marshal. Food Court kiosk on front exterior has been approved.
06/2024	Staff reached out to COSTCO contact to inquire about permanent queuing design status. No plans have been submitted.
10/10/2024	COSTCO reports the lease agreements are nearing completion and a submittal to amend the gas facility's CUP is pending. Staff discussed initiating a temporary, pilot, queuing path before the end of the year, to test for any unintended consequences. In the meantime COSTCO has notified staff that an extensive interior remodel is pending and plans will be submitted for review in the coming months.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: LBFFA CUP

Project Title	LBFFA CUP	Staff	CTD
Address	2201 Cherry Ave	Zoning	EK
Applicant	Long Beach Fire Fighters Assoc	Dep Acct #	6185
Current Status	Approved		
Next Step	Need signed C of As		

CUP #	23-01
PC Approval Date	06/20/2023
CC Adoption Date	07/25/2023
COA Signed Date	

Date	Notes/Updates
06/20/2023	Applicant's offices are located on the subject site, but applicant has hosted non-profit events on a regular basis and has utilized the City parking lots on Legion Dr. without advance clearance from the City. Staff has determined the events use qualifies as a Club which requires a CUP. Project was reviewed by PC on 6.20.2023 w/an amended recommendation to add one COA and approval by CC.
07/25/2023	CC approved the CUP for a Club, along with a License Agreement for regulated use of the lower City p. lot on Legion Dr. and the Library parking north of the basketball courts, but NO use of the upper City p. lot on Legion Dr. is allowed.
09/2023	Meeting Hall permit inspected and approved. Issued C of O
12/06/2023	Applicant has held one large and several small events with no substantive issues.
01/09/2024	Applicant has held two large and several small events with no substantive issues. A deposit replenishment is needed prior to staff review of the next large event.
02/13-2024	Owner obtained permit for garage door opener. Poured concrete. Applicant held 2 small events without notice. Staff met with applicant to refine the definition of a small event and received a list of future scheduled small events and 1 large event approval is pending a deposit account replenishment.
03/11/2024	Replenishment provided on 02/20/24. Large event held and no reports of concern. Campaign phone banking small events held Feb thru March.
05/15/24	To date the LBFFA held two May small events with no associated reports of concern and a Neighborhood Meeting pursuant to the conditions of their Cup is scheduled for 05/18/24.
06/13/24	A report of the Neighborhood meeting was provided.

08/09/2024	As of the date of this update the LBFFA held 7 small events in July and will be holding 2 large events mid-August. No complaints have been received from neighbors.
9/10/2024	LBFFA is requesting to rent the Library Terrace in order to be allowed use of the upper City parking lot for their Lg. event on Sept. 18, 2024.
10/10/2024	Staff concluded that the library space was not an avenue to obtaining use of the upper City lot but since the Sept. 18, 2024, event was during business hours, the City offered for staff to park in the upper lot and to allow the LBFFA to have use of the lower City lot. An inquiry about the parking, but no complaints were received from a resident couple regarding the event.

COMMERCIAL – INDUSTRIAL

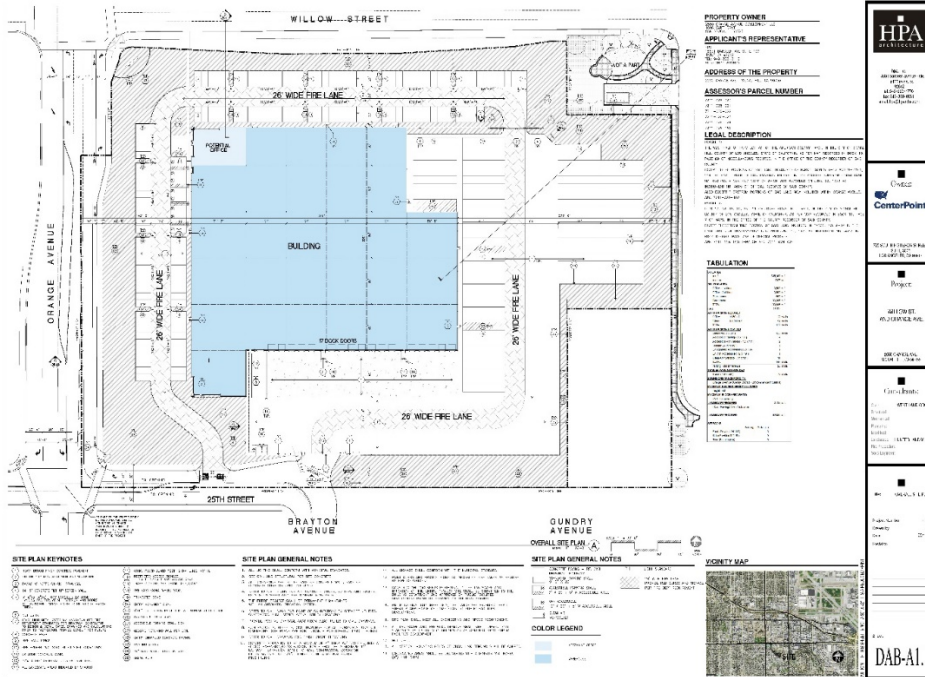
DEVELOPMENT STATUS REPORT: 2457 BRAYTON

Project Title	New Warehouses	Staff	SM
Address	2457 Brayton Ave	Zoning	GI
Applicant	Tobin White	Dep Acct #	
Current Status	Preliminary Review		
Next Step	Formal submittal of application.		

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
	Project is for the demolition of an existing building on site to construct a new 4,800 square-foot warehouse and a 1,200 square foot warehouse. An existing 2,300 square-foot office building to remain on site. Additional improvements include new parking, landscaping, and lighting.
10-12-2023	Applicant submitted application, plans, and Phase I. Pending submittal of developer's deposit for formal review.
12-13-2023	Applicant has submitted developer's deposit and plans are under review.
01-11-2024	Project is under review.
04-05-2024	Routed Phase I for review.
04-24-2024	Issued applicant comments and corrections

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



Project Title	Distribution Warehouse	Staff	CTD
Address	2550 Orange	Zoning	CI
Applicant	CenterPoint Properties	Dep Acct #	6157
Current Status	Under Review		
Next Step			

SPDR #	21-05
PC Approval Date	
SPDR Exp Date	
1st Extension Exp Date	
2nd Extension Exp Date	

ZOA #	Pending
PC Approval Date	
CC Introduction Date	
CC Adoption Date	

Date	Notes/Updates
9/19/2020	Well discovery.
9/14/2020	Previous applicant (SHP) submitted a new industrial conceptual plan.

12/17/2020	New applicant (CenterPoint) held a Neighborhood Meeting and provided a meeting summary. Comments included concerns about industrial related traffic, noise and operations.
4/26/2021	Application submitted.
5/20/2021	Determination of Incomplete Submittal email sent to applicant.
6/28/2021	Rough grading permit issued.
8/23/2021	Applicant submitted a revised conceptual plan re-orienting building with new access routes.
10/12/2021	Emailed the Site Work Status Letter to the property owner.
12/20/2021	Applicant resubmitted new application package containing the Traffic Study Area (TSA) report.
1/19/2022	2nd Notice of Incomplete Submittal letter was mailed to the applicant per TSA deemed inadequate.
3/23/2022	Demo permit for the wooden poles, netting, and four light poles issued.
4/4/2022	Applicant provided a signed Reimbursement Agreement.
4/7/2022	Demo work completed. Applicant submitted Developer Deposit payment.
	City staff participated in a joint meeting with the applicant, their legal team, and DTSC to discuss the CLRRRA review process.
7/7/2022	City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report.
7/28/2022	Staff received bids to bring on a consultant to peer review the Earthwork Report prepared by Mearns Consulting, LLC and assist City staff in navigating the DTSC/CLRRRA review process.
8/1/2022	City selected Orion Environmental, Inc. as the City's consultant. Orion returned the signed letter agreement.
8/10/2022	Meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion Environmental (City's consultant).
09/2022	TSA report approved.
10/2022	Complete submittal pending revised site plan to include park (adjacent project), amended Reimbursement Agreement to include DeNovo CEQA contract and deposit replenishment.
01/2023	SAP/Phase II work plan for DTSC data gaps approved by Orion.
02/2023	Revised site plan w/park submitted.
02/16/2023	Observation of site testing and boring
03/2023	Amended and executed Reimbursement Agreement, updated submittal package, and deposit replenishment submitted.
	Cell tower work on property. Minor graffiti problems.
03/2023	Complete submittal determination letter sent 3/17/23, but updated application requested.
03/2023	DeNovo begins CEQA analysis w. peer review of technical studies.
04/06/2023	DTSC SAP data reviewed and DTSC requested additional data near east PL.
04/13/2023	Workplan for additional data borings, methane and soils analysis approved by City and under review by DTSC.
05/09/2023	Field work for SAP Addendum is pending. Draft Dev. Agreement (DA) received from applicant's attorney and under review by City Attorney.
06/2023	Developer sent outreach letter. Staff and developer received approximately 11 responses with concerns about a potential distribution warehouse and associated nuisances. Staff discussed concerns over negative responses to 24/7 operations.

07/17/2023	Applicant is updating their fiscal analysis report to assist with DA analysis/nexus, due the week of 7/17/2023. SAP Addendum work plan approved by DTSC and City and additional sampling work is pending.
08/2023	Updated Fiscal Analysis Report submitted and under review by City Attorney.
09/2023	DA negotiations pending completion of review of Fiscal Analysis Report. DTSC soils analysis complete and summary report pending.
10-12-2023	DTSC soils analysis ongoing.
12/06/2023	Admin. Legal, and staff mtg. w/applicant to discuss grave concerns over proposed distribution warehouse use, and need for increased street impact fees as part of the DA negotiations. A residential use was floated as an option.
1/09/2024	Staff communicated concerns about a distribution warehouse in this location but are supportive of an R&D or residential use. The DTSC summary report and CEQA documents are underway.
02/13/2024	Applicant proposes to move forward with an EIR environmental review which considers both industrial uses and a residential use. Staff continues to voice concerns about the distribution warehouse use at this location.
03/11/2024	Applicant is considering options for proceeding given shared staff concerns over distribution warehouse use. Applicant inquired about a self-storage facility use. Staff shared current nuisance concerns with the PCH self-storage and noted self-storage is not a permitted use in the City except as part of the Gateway Center North Specific Plan.
04/11/2024	Applicant is still considering options.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3177 CALIFORNIA



Project Title	Self-Storage	Staff	CTD/EK
Address	3177 California Ave	Zoning	SP-12
Applicant	Nick Zent	Dep Acct #	6096
Current Status	Grading permit issued 5/24/2023.		
Next Step			

SPDR #	SPDR 21-04
PC Approval Date	4/20/2021
SPDR Exp Date	5/25/2022
1 st Extension Exp Date	11/25/2022
2 nd Extension Exp Date	5/25/2023

CUP #	CUP 21-02
PC Approval Date	4/20/2021
CC Introduction Date	5/11/2021
CC Adoption Date	5/25/2021
COA Signed Date	

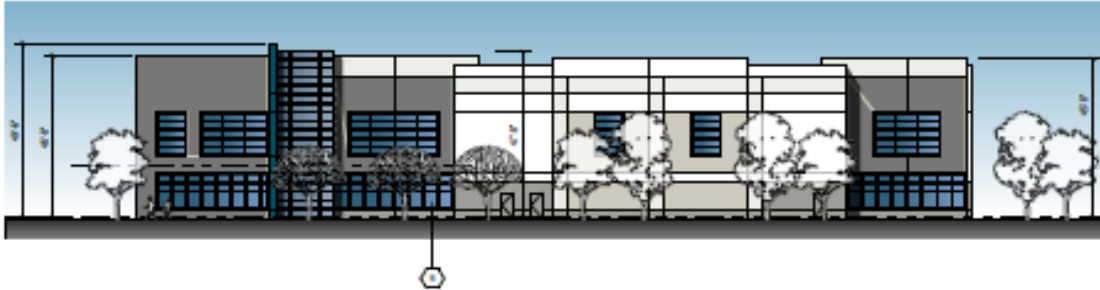
ZOA #	ZOA
PC Approval Date	4/20/2021
CC Introduction Date	5/11/2021
CC Adoption Date	5/25/2021

Date	Notes/Updates
11/2022	PC approved SPDR for freeway-oriented sign.
12/2022	Abandoned wells were re-leak tested
02/2023	Self-storage plans are in 2 nd round of plancheck.
03/2023	Plancheck comments from all depts provided to applicant.
04/2023	Site testing with borings 4 ft deep to characterize soil for hauling.
05/2023	Suspended grading permit due to changes in grading scope. Waiting for revised plan submission.
05/26/23	Grading Permit issued. The issuance of the permit allows the SPDR approvals and time extension approvals to run with the life of the permit.
07/12/23	Bldg. permit 2nd round plan check pending revised site and GCN commercial center site plans submittal per orientation of retail pads.
09/2023	Plan check completed, and Phase I grading and foundation construction permit issued. Full-buildout permit pending following final approvals for staging and work near and in Target loading area.
09/2023	Sewer Permit was approved. Full permit may be issued for construction of structure. CMU walls being built. Well head lowered.
10/10/23	Self-Storage representatives submitted a conceptual plan to install a new separate underground fire service. New service would be separate from Target's service and would be only for the self-storage facility. Formal submittal as a revision to approved plans would be required should they opt for the alternative design of the underground fire service.
10/11/2023	Construction in full progress. CMU walls being built. Interior plumbing being installed. Methane Mitigation methods being installed.
12/06/2023	Construction in full progress. Exterior walls being built, first floor framing and portion of second floor poured. South side drainage system installed. Sign permit being reviewed by PW.
01/09/2024	Deferred plan check for stairway calculations is underway.
02/13/2024	Contractor has poured third floor and will start to frame walls. Driveway access from California to the Target store was blocked off for interior site improvements.
03/12/2024	The project has progressed substantially. The exterior cmu walls are completed. First and second floor framing is complete. LID drainage equipment has been installed on south side. Currently, they are framing third floor and roof. Glass, stairs, and elevators ordered. The freeway sign has a permit and will be scheduled for demolition. Footing shall be a deep footing not a pad. The grading of the new parking area between Target and the freeway is being conducted. Slopes shall deliver water to on site LID equipment on the north of the Self-Storage building. The fire line was installed. Street improvements are scheduled that will temporarily block California as utilities are brought over.
04/11/2024	Progress continues to be substantial. Parking lot grading and curbs installed. The CMC exterior wall completed. Window glass ordered.

	Elevators being installed. Roof line was raised 22" to eliminate a fire feature. Developer sent back for fire and planning approvals. Target sign removed and foundation for new sign being installed.
05/09/2024	Fire approved new roof line and eliminated the catwalk. Mock ups installed to show roof top hvac units. Screening is required around the entire perimeter of the building. Parking lot curb and grade being set. LID retention pipes installed.
06/11/2024	Progress on the roof and exterior walls. Curbs poured and LID installed around parking lot areas. Sign Installed. Substantial progress being made.
09/11/2024	Project is nearing completion with punch list items pending.
10/8/2024	Temporary Certificate of Occupancy issued.
11/12/2024	Sidewalks poured and completed. Public works and Planning working on final corrections.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3201 WALNUT



Project Title	3201 Walnut	Staff	CL
Address	3201 Walnut Ave	Zoning	LI
Applicant	3201 Walnut XC LLC	Dep Acct #	6150
Current Status	Under review		
Next Step	Schedule PC hearing.		

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
	Project is under review. CEQA document is being prepared by the City's consultant, DeNovo. Traffic Study is being revised by the applicant's traffic engineer. City Attorney's Office is reviewing Development Agreement and negotiations. Planning Staff is reviewing architectural plans and preparing draft specific plan.
	Applicant will be submitting a demolition permit to demolish remaining structure and all concrete foundations. Building and Safety will require testing of lead and asbestos, and AQMD clearance prior to issuance of demolition permit. Awaiting application submittal.
	Working on reviewing revised Traffic Study to address comments regarding ITE use classification to be reflective of actual proposed use of Distribution Center. Currently under review.
	The revised Traffic Study has been approved and provided the study to the CEQA consultant so information in study may be incorporated into the CEQA document.
09/2023	Owner has ongoing maintenance address graffiti and fence issues. Metal shed had asbestos removal. Pending demolition permit now.
10/09/23	CEQA consultant submitted a draft Initial Study and Mitigated Negative Declaration for the proposed project. Staff is currently reviewing the document.
10/11/24	Site has weekly maintenance for trash, weeds, and graffiti

11/28/23	A revised DRAFT Development Agreement was submitted for City Review. Development Agreement includes a public benefit which is currently being reviewed in more detail.
01/10/24	Public Benefit calculations continue to be reviewed by Staff. Staff is working closely with the Department of Public Works to determine appropriate costs of ROW improvement maintenance.
02/13/24	Temporary power pole installed on south west corner of property for future work.
02/14/24	Staff is preparing a written response to the Developer's proposal for public benefit and anticipates providing response the week of February 19, 2024.
02/20/24	Staff emailed written response to the Developer informing them that the City would be requesting the initial amount proposed by the City. A Temporary Use Permit (TUP) was also issued for the property allowing for a temporary construction storage yard. The temporary storage yard is associated with a Capital Improvement Project 33 rd Street Improvement project.
03/04/24	Staff met with the developers at City Hall to discuss the City response. Attending the meeting were the Community Development Director, the Public Works Director, and Planning Manager. The developer was provided with an explanation of the amount requested and possible payment options.
03/11/24	The developer emailed a new proposal outlining a proposed payment option for the City to consider. The proposal is currently under review.
04/11/24	Staff is preparing a written response to the most recent Developer's proposal for public benefit and anticipates providing response the week of April 15, 2024.
05/15/24	Staff continue to consider and evaluate all options associated with the public benefit. Response to the Developer is pending.
06/13/24	Staff has accepted Option 1 of 2 options to make two bonding payments.
08/14/24	Staff received draft Development agreement and will be reviewing and requesting City Attorney review.
08/27/24	Staff is also checking in with our CEQA consultant on necessary updates to the draft CEQA documents to ensure they are consistent with most recent requirements.
10/09/24	Staff is also working with the Water Board on requirements for the project. Staff is coordinating with Water Board staff on City review procedure and timeline.
10/23/24	Staff completed review of Draft Development Agreement submitted by the applicant and provided comments via email to applicant. Applicant is currently reviewing and addressing comments.

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 1500 E. SPRING ST

Project Title	Service Department Outdoor Patio and Gate	Staff	CL/EK
Address	1500 E Spring St	Zoning	SP-4
Applicant	David Nearer – Honda	Dep Acct #	
Current Status	Preliminary Review		
Next Step	Awaiting resubmittal		

SPDR #	
PC Approval Date	N/A
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
07/12/2023	City Staff met with David on site to discuss location of patio cover that was installed without City review. Discussed submittal requirements and additional requirements. Awaiting submittal.
12/06/23	Follow up with Planning to contact owner and obtain approvals.
12/13/23	Code Enforcement to follow-up with manager for status updates.
02/13/24	Staff met with manager. Permits submitted for approvals. New temporary construction fence observed on vacant city lot on west side of business.
04/08/24	Staff notified Honda Manager of permits required for the installation of the gate that was observed to be in progress. Staff provided the contractor with submittal information and submittal requirements. Application is currently under review. Staff also reiterated requirements for the submittal of the patio to the Honda Manager. Awaiting submittal of Building Permit application.
04/11/2024	Parking lot being re slurred and stripped. New gate permit applied for driveway on Walnut.
05/09/2024	New gate installed. Patio approved as per plans.

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 2998 CHERRY AVE



Project Title	Tenant Improvement – New Audi Dealership	Staff	CL
Address	2988 Cherry Avenue	Zoning	SP-4
Applicant	Catherine Klepac	Dep Acct #	
Current Status	Building Construction		
Next Step	On-going Building Inspections		

SPDR #	N/A
PC Approval Date	N/A
SPDR Exp Date	N/A
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
10/20/23	Demolition permit application was submitted via the City's online portal. Routed for staff review.
10/30/23	Demolition permit was approved and issued.

12/12/23	Tenant Improvement plans and application were submitted via the City's online portal.
12/12/23	Planning approved plans for the Tenant Improvement.
12/14/23	Building and Public Works approved Tenant Improvement plans.
12/22/23	Permit was issued to the contractor and work may commence.
01/10/24	Working with contractor on coordinating Building Inspections as needed. Status on-going.
02/12/24	Applicant submitted revisions to previously approved plans as a result of field conditions. Revisions were reviewed and approved by Planning same day.
02/13/24	Building and Safety reviewed revisions to previously approved plans and approved them.
02/13/24	Applicants submitted plan check application for the installation of vehicle lifts for auto maintenance located within the existing service bay buildings. First Planning review was completed and comments were emailed to applicant same day.
02/14/24	Applicant submitted revised plans and are currently under review by Planning.
02/13/24	Ongoing inspections of showroom building.
02/21/24	Sign plans were submitted for plan check review. Plans were reviewed for conformance with the existing Master Sign Program. Corrections were issued to the applicant and is pending a formal determination if the proposed signs are consistent with the existing sign program. Awaiting resubmittal of comments.
03/01/24	Phase 2 project plans were submitted for plan check review. Phase 2 consists of renovations to buildings B and C, which are proposed to be utilized for vehicle service, storage, detailing area, carwash, and some office space.
03/04/24	Planning completed plan check review of Phase 2 and approved the project to proceed to Building and Safety Plan Check. Plans are currently under review by Public Works for stormwater compliance. Once Public Works completes review, it will proceed to Building and Safety review.
03/20/24	Phase 2 was approved by Building and Safety is currently being reviewed by Stormwater consultant. Project requires Industrial Waste review as well and is also currently under review.
04/11/24	Substantial progress being made on Building A, B, and C. Interior walls framed, plumbing and electrical approved. Building A and B being drywalled. Building C has underground plumbing approved.
05/03/24	Phase 3 project plans were submitted for Plan Check review. Planning reviewed and approved plans on 05/07/24. Plans were routed to Building and Safety consultant for Building and Safety Plan Check review on 05/08/24. Awaiting comments from City's consultant.
05/09/24	All buildings A, B, C being worked on in phases. Substantial progress being made weekly. Plans approved for building A; two canopies and front signs. Dealer may want to open that building first.
06/11/2024	New Project Manager assigned to project. Walk through site to share information on what's needed. They want to open around July 23 for Building A. Spoke to him and Colleen about requirements to open to the public. Substantial progress being made.

	Conformity Report for signage presented to the Planning Commission June 18, 2024.
08/14/24	Review of Phase 3 continues and applicant is currently working on revisions addressing comments provided by City Consultants. Awaiting resubmittal. Soft Opening of the dealership is scheduled for 08/19/24. Official Grand Opening is anticipated by end of year.
09/05/24	Phase 4 plans were submitted. Phase 4 consists of continued renovations of buildings, new lighting, new landscaping, and removing existing Auto Center sign and installing a new Auto Center monument sign at the northwest corner of the property (Cherry and Spring intersection facing). Plans are currently under review.
09/11/24	The site is open to the public with construction fencing around canopy areas that are still being built. Temporary Occupancy Approved.
09/11/24	Revisions to Phase 3 were approved and permits issued to the applicant. Revisions consisted of minor exterior changes and interior remodel changes
10/08/24	Contractor is completed Canopies and Carwash.
10/09/24	Phase revised plans were submitted. Plans have been routed for review.
11/12/24	Carwash completed. Spray booth to be refitted with fans and made operational. Canopies continue to be worked on. Corner sign is up.
11/13/24	Received Phase 4 plans were resubmitted and routed to City's Landscape Consultant for review. Currently under review.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: DISH WIRELESS

Project Title	Dish Wireless	Staff	EK
Address	2550 Orange Ave	Zoning	CD
Applicant	Diana Caleon, TCE LLC	CUP #	
Project Description	WCF Modification for Dish Wireless: install (3) 6' panel antennas, (3) t-arm mounts, and (6) RRHs on tower; install new concrete equipment pad, PPC cabinet, equipment cabinet, GPS unit, and other related improvements at the ground near the base of the tower. As per approved plans.		
Current Status	On hold.		
Next Step	CenterPoint will not provide letter until development is entitled.		

Date	Notes/Updates
10/03/2022	Permit issued.
11/30/2022	Foundation inspection.
12/05/2022	Electrical inspection.
03/09/2023	Stop work. Contractor trenched for fiber optic conduit without approved plans.
06/08/2023	Revised plans submitted.
6/13/2023	Corrections routed to applicant. EK requires at risk letter from both Dish and CenterPoint.
8/24/2023	Permit on hold. CenterPoint will not provide letter until development is entitled.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2550 ORANGE AVE (VERIZON WIRELESS)

Project Title	Verizon Wireless modification	Staff	BS / EK
Address	2550 Orange Ave	Zoning	CI
Applicant	Steve Cruz, Derra Design	CUP #	04-02
Project Description	Modification of an existing unmanned Verizon wireless communications substation to install 2 new 12 inch 28 GHZ MW wireless dishes within leasing area.		
Current Status	In Building Safety Review		
Next Step	Building review.		

Date	Notes/Updates
3/3/23	Submitted
3/9/23	Routed for Planning review
3/15/23	Corrections sent to applicant
4/27/23	Applicant re-submitted
5/4/23	Planning Approved
5/8/23	Project on hold due to Dish wireless project trenching without permission.
8/25/23	Dish Wireless project on hold until CenterPoint development is entitled. Project moved into Building Safety review.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3200 E. WILLOW ST

Project Title	AT&T	Staff	CL / BS
Address	3200 E Willow St	Zoning	CTC
Applicant	Kelsey Moore	CUP #	
Project Description	Co-location request from AT&T on an existing wireless communication facility.		
Current Status	Preliminary review.		
Next Step	Project manager will provide authorization letter from landlord.		

Date	Notes/Updates
12/12/22	Preliminary plan submittal on 12/12/22. Plans are currently under review. Site history is also being reviewed to determine if a CUP or CUP modification is required for the proposed co-location request.
4/10/23	On 4/10/23 contract planner provided second round of corrections as applicant did not provide a compliance report, letter of authorization, sims, and an eligible facility request cover letter.
5/23/23	On 5/23/23 contract planner emailed applicant asking for a status update on resubmittals. Applicant responded on 5/23/23 stating that the project manager is just waiting for the authorization letter from the landlord.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

Project Title	Dish Wireless	Staff	SM
Address	3275 Grant Ave	Zoning	LI
Applicant	Jeremy Siegel	CUP #	
Project Description	New colocation on existing telecommunication facility for DISH wireless antennas.		
Current Status	Preliminary review.		
Next Step	Planning review.		

Date	Notes/Updates
7/12/23	SM emailed applicant for compliance letter.
7/15/23	Applicant has provided plans and 6409 compliance letters. Reviewing plans for permitting process determination.
8/14/23	SM sent Planning corrections to applicant.
9/13/23	Applicant resubmitted plans for review
01/11/24	Project has been approved by all department. Pending payment of fees.
05/14/2024	Still pending payment. Will ask permit tech to follow up with applicant.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 23rd Street

Project Title	Two Two-Story Units	Staff	SM
Address	1100 E. 23 rd Street	Zoning	RLM-2
Applicant	Roberto Benavidez	Dep Acct #	6186
Current Status	Formal submittal		
Next Step	Review application for completeness		

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
	Project is for the construction of two two-story single-family dwellings on a vacant lot.
03-26-2024	Applicant submitted application and plans. Project is under review.
04-24-2024	Issued an incomplete letter
10-09-2024	Application was deemed complete. Comments were issued for Phase I soils analysis.
11/14/2024	Phase I reviewed by consultant and is approved. Methane assessment required for the project.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 TEMPLE



Project Title	1900 Temple	Staff	CTD
Address	1900 Temple Ave	Zoning	RL
Applicant	Bozena Jaworski	Dep Acct #	6148
Current Status	Approved.		
Next Step	2 nd 6-month extension for SPDR.		

SPDR #	21-08
PC Approval Date	04/19/2022
SPDR Exp Date	04/19/2023
1 st Extension Exp Date	10/19/2023
2 nd Extension Exp Date	04/19/2024
New SPDR #	24-02
PC Approval	04/16/2024
SPDR 24-02 Exp Date	04/16/2025

Date	Notes/Updates
03/20/2020	On 3/20/20, applicant submitted conceptual plan. Staff provided initial comments.
08/10/2020	On 8/10/20, applicant submitted Developer Deposit and Well Abandonment Report (WAR) to verify that the abandoned well on the property could be built over.
01/08/2021	On 1/8/21, incomplete submittal determination letter was sent to applicant.
06/2021	OEHHA recommended more soils testing (6/21).
08/2021	Additional tests completed and memo received from OEHHA confirmed residential occupancy (8/21).
09/2021	New revised documents submitted (9/21).
11/16/2021	PC Public Workshop was held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing.
12/20/2021	From 12/16/21 to 12/17/21, the well was re-leak tested for methane. On 12/20/21, the methane gas leak test report was submitted.
02/03/2022	Tribal consultation meeting held on 2/3/22.
	Initial Study and MND were prepared by the City's On-Call CEQA Consultant.
04/19/2022	PC Public Hearing held on 4/19/22, and the Commission approved the project by a 4/0 (one abstain).
04/2023	Planning approved plan check and PW comments sent (4/24).
04/2023	1 st 6-month SPDR extension approved to 10/19/2023.
09/2023	2 nd and final 6-month SPDR extension approved to 04/19/2024.
12/6/2023	Director contacted developer to clean up sand bags and inspected after.
03/13/2024	Staff received a report that maintenance was needed and contacted owner to schedule regular maintenance.

04/11/2024	Applicant has submitted for a new SPDR (24-02) to be heard by PC at the 04/16/2024 public meeting.
05/15/2024	PC approved new SPDR 24-02 on 04/16/2024 (expires 4/16/2026)
08/09/2024	Property is for sale and interested buyer has contacted staff for information.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

Project Title	1908 Junipero	Staff	CL/EK
Address	1908 Junipero Ave	Zoning	RH
Applicant	Jaret Padilla	Dep Acct #	
Current Status	Under construction.		
Next Step	Code enforcement case is closed. Waiting for building permit for front yard.		

A-SPDR #	19-04
Approval Date	10/16/2019
Revision Approval Date	03/12/2020

Date	Notes/Updates
10/16/2019	Building permit issued on 10/16/19.
02/27/2020	Property owner informed staff on 2/27/20 that he is making modifications to the approved plans.
03/12/2020	Staff approved revised plans on 3/12/20.
08/19/2020	New permit for the revisions issued on 8/19/20.
01/05/2021	An informal drive-by inspection was conducted on 1/5/21 to confirm that construction is still in process. A new separate fence permit is required for the new fence in the front yard (no permit issued yet).
02/04/2021	On 2/4/21, Public Works staff shared a right-of-way agreement that can be used for this owner's improvements in the right-of-way.
08/30/2021	8/30/21 front house inspection completed.
11/06/2021	Waiting on Public Works items to be completed for CofO. New addition has been approved for final (waiting for PW issues to be resolved before we sign off on it)
12/08/2021	On 12/8/21, staff emailed the applicant to request a status update on the right-of-way improvements.
05/2022	On 5/10/22 and 5/16/22, applicant submitted photos of the second-story loft and closet to confirm that the closet is not a bathroom.
06/03/2022	On 6/3/22, staff emailed applicant to clean up his property.
	Staff is also reviewing plans for new fencing along the front property line. Coordination with Public Works is required.
09/30/2022	On 09/30/22, Planning and Public Works comments were emailed to the applicant. Awaiting resubmittal.
11/01/2022	On 11/01/22, the applicant submitted revised plans for review. Currently under review.
11/23/2022	On 11/23/22, applicant was provided corrections from PW and Planning. The applicant was informed to revise plans and submit a formal plan check review application. Awaiting submittal.
05/19/2023	On 05/19/23, Planning approved plans. Plans are currently under review by Building and Safety as well as Public Works.
09/26/23	Building and Safety approved plans. Pending Public Works review.
10/11/23	Public Works spoke with owner and informed them of outstanding Public Works Encroachment Agreement and requirements.

02/13/24	No activity. Owner installed metal fence on top of forms to view proposal.
05/20/24	Permits issued for construction of fence.
10/08/24	Owner poured concrete and installed metal fence.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: THE COURTYARD



Project Title	The Courtyard	Staff	CTD
Address	1933-1939 Temple Ave	Zoning	
Applicant	High-Rhodes Property Group Signal Ventures LLC	Dep Acct #	6174
Current Status	Introduction by CC on 11/12/2024		
Next Step	Adoption by CC on 12/10/2024		

SPDR #	46-02 24-01
PC Approval Date	05/17/2016 10/15/2024
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

ZOA #	46-03 24-01
PC Approval Date	
CC Introduction Date	DENIED 2017
CC Adoption Date	
COA Signed Date	

TTM #	74232
PC Approval Date	10/15/2024
CC Introduction Date	11/12/2024
CC Adoption Date	12/10/2024

Date	Notes/Updates
------	---------------

05/17/2016	Planning Commission approved the project.
01/10/2017	City Council denied project without prejudice 1/10/17.
06/2018	Applicant has a potential buyer to proceed with the project (6/18). Story pole plan submitted for review.
10/2018	A request to postpone Phase II work plan and well testing until after story poles are installed, neighborhood mtg. is conducted with a positive outcome (10/18).
04/2019	Story poles installed and 3 View Analysis Reports pending (4/19).
07/2020	Revised 8-unit plans submitted. Story poles installed (7/2020). View Analysis Reports completed. Residents/owners noted bldgs. were 1 foot taller and applicant is revising poles and reports.
09/2020	Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20).
11/2020	Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20).
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the applicant and another applicant with a project to the north (SH Smart Homes) to discuss options to coordinate sewer and drainage systems between the two sites.
06/2021	Project representative notified staff that property is in escrow to be sold to new owner with plans to re-start progress are underway 6/21.
	NEW PROJECT SUBMITTAL – SPDR 24-01, TTM, MND, ZOA 24-01(SP-21)
05/04/2022	On 5/4/22, the new agent submitted revised plans for 8 detached units with 5 additional off-street parking spaces.
11-12/2022	New owner's agent has resubmitted a development application (11/22) and a determination of completeness is pending (12/22).
04/2023	Project application has been re-submitted but applicant has indicated a re-design based on preliminary parking comments is pending (4/23).
07/2023	Applicant has submitted plans with Fire access approved and project will proceed to public hearing following staff review 7/23.
08/2023	Execution of the Reimbursement Agreement, developer deposit and initiation of the CEQA analysis is pending action by the applicant.
12-6-2023	Story poles installed. CEQA analysis is underway.
01/09/2024	View Analysis Reports are underway and a neighborhood meeting will be scheduled.
04/11/2024	Neighborhood meeting was held 03/21/2024. Two residents attended and reported on the impacts the infill project would have on them. The applicant is revising the plan for the front unit on the north side to address their concerns.
06/13/2024	Revised plans have been submitted in response to the View Analysis neighborhood meeting proposing the northeast unit to be partially one-story.
08/09/2024	Story poles were installed for revisions to unit 1. Applicant has communicated with two residents of Temple View who had requested the revisions and are reported to be satisfied. Staff received a satisfied email from one of the two and has reached out to the second for comment.
09/11/2024	Staff is prepping the project for a future public hearing, CEQA analysis and Specific Plan of development.
10/15/2024	PC approval of SPDR 24-01, TTM 74232, Recommended approval of ZOA 24-01 and MND SCH #2024100062
11/13/2024	CC approved the MND and introduced the ZOA and a 2 nd reading item will

	be scheduled for the Dec. 10, 2024 CC mtg.
--	--

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

Project Title	1995 St. Louis	Staff	CL/EK
Address	1995 St. Louis Ave	Zoning	RLM – 2
Applicant	Kimberly Ly	Dep Acct #	6084
Current Status	Under construction.		
Next Step	Applicant needs to alter fencing to meet code.		

SPDR #	15-04
PC Approval Date	08/01/2015

Date	Notes/Updates
09/25/2017	Building permit issued on 9/25/17.
10/2018	First CTL extension was granted in October 2018 for a period of 80 days. Construction not completed during extension period.
01/15/2019	Public hearing for second and final CTL extension was held at 1/15/19 PC meeting and Commission approved extension period of 365 days (deadline: 2/11/20).
12/18/2019	CTL warning letter emailed to applicant on 12/18/19.
02/2020	CTL expired on 2/11/20 and formal expiration letter sent on 2/12/20.
01/2021	Final roof inspection performed (1/21).
04/2021	Progress inspection on 4/18/21; progress on exterior (4/21).
06/2021	Electrical inspection failed; reinspection scheduled (6/21).
07/2021	Shower pan hot mop inspection passed (7/21).
08/2021	Final Inspection for gutters 8/21.
09/2021	Inspection for gutter landscape drain 9/21.
03/2022	Follow-up inspection and posting of dwelling. Owner finally seen on site for inspection. Multiple violations in notice on 3/4/2022. Owner and contractor arranged meeting to resolve issues on 3/7/2022.
04/2022	Owner has proceeded with unpermitted construction and a stop work order was issued. Director has contacted owner on how to proceed. 4/13/2022.
05/2022	On 5/5/22, Building Inspector met with property owner and electrician. Electrician contacted the Building Inspector to inform him owner would not let him do the work unassisted by owner. Contractors' liability would not allow this. Owner has been advised to allow licensed contractors to do the work as per the Municipal Code. Owner is not cooperating and doing the work themselves. Electrical meter removed.
07/2022	On 7/28/22, Building Inspector conducted site inspection; corrections issued.
08/2022	On 8/2/22, applicant resubmitted revised floor plans and elevations.
	Inspector has observed numerous deviations from the approved plans. Deviations included, but are not limited to, grade changes, block wall converted to retaining wall, proposed window security bar proposal, etc. Revised plans have been requested to verify if deviations can be permitted. Pending submittal of revised plans.
	Owner has requested review of installation of security bars.

02/10/2023	On 02/10/23, the owner submitted a detail for the security bars and comments returned to the applicant the same day requiring revisions and additional information from the owner.
02/14/2023	On 02/14/23 revised details were submitted and on 02/15/23, Planning comments were provided and we are awaiting resubmittal.
	Staff has been reviewing proposed schematics for window security bars. Comments have been provided to the applicant and we are awaiting resubmittal.
	Comments/Corrections have been provided to the owner regarding design of the security bars on windows. Revised plans have been submitted for preliminary review and satisfy design recommendations. Applicant will submit formally for plan review. Awaiting formal submittal.
03/16/2023	On 03/16/23, the applicant submitted revisions for the as built retaining wall adjacent to the alley. Plans will be routed for formal plan check review. Under review.
03/30/2023	On 03/30/23, Planning completed first review of revised plans for the retaining wall and provided corrections to the applicant. Awaiting resubmittal of revised plans.
04/12/2023	On 4/12/23, Contacted Electrical Engineer to assess electrical system for safety concerns.
05/11/2023	On 05/11/23, Building Inspector followed up with property owner and requested update on the status of Electrical Engineer evaluation. Awaiting response from property owner.
05/25/2023	On 05/25/23 Planning provided a second round of comments for the revisions to the retaining wall built without permits. Awaiting resubmittal.
10/10/2023	Revised plans were submitted for review. Revised plans address comments from Building and Safety. Requires Planning review prior to approval. Plans currently under review.
10/24/2023	Plans for retaining wall were approved and permits issued on 11/10/2023.
12/06/2023	Owner is meeting with City Electrical Consultant to complete the main and sub panels and all interior wiring inspections. The enclosure of the front porch was stop worked. City Inspector has met with three contractors about interior railing for the stairs.
12/07/2023	Revised plans for a 6'-0" high sliding gate along the driveway was submitted by the owner. After review, the maximum height allowed per code is a 4'-0" gate. Owner was informed revisions were not compliant with code.
01/10/24	Owner agreed to build fence per approved plan with a height of 4'-0" max. Construction continues and on-going building inspections are being scheduled.
02/13/2024	Owner continues to defy the contract city electrical engineer and the requirements. Owner hired a new electrical engineer who revised the first engineers' calculations. The City Building Inspector and the City Electrical Engineer denied the calculations due to errors. The requirements are to reduce or remove the overall impact of the load from excessive receptacles in the dwelling.
04/11/2024	Owner allowed the continuity test to be conducted by the Principal Inspector and the City Electrical Consultant. The wiring inside the walls is approved so interior finishes, such as cabinets and wall coverings can be

	installed. The owner was informed that there would be a final continuity test performed for all of the devices installed.
05/07/2024	Staff met with property owner and her representative to discuss status of project and necessary steps to finish and obtain final inspections. Owner was informed to address outstanding corrections including, but not limited, to fence height, complete installation of interior finishes, complete electrical, mechanical and gas inspections, pay impact fees, complete Planning and Public Works final inspections and replenish Developer Deposit as needed.
08/14/24	Field conditions were discovered to have deviated from the approved Landscape Plan. Deviations merited revised plans as grade changes and additional retaining walls were initiated without reviews and approvals. Applicant is preparing revised plans. Awaiting submittal.
10/02/24	Landscape plans were submitted and approved on 10/02/24. Permits issued for work to continue.
10/09/24	Inspector met with owner in the field to review Landscape Work. Inspector authorized work to continue per the approved plans.
11/07/24	Owner requested change in materials for hardscape from pavers to aggregate finished concrete.
11/12/24	Owner has completed landscape retaining walls. As per agreement between the owner and the building official, the owner must complete the project or this permit will be revised "up to drywall" and finalized. New permit will be pulled for next year with a one year time limit.
11/14/24	After consulting with PW and Building and Safety, requested change in materials can be approved from pavers to aggregate finished concrete for hardscape in front and rear yards. Staff informed applicant of approval.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

Project Title	2095 Freeman	Staff	CL
Address	2095 Freeman Ave	Zoning	RL
Applicant	Julie Mai	Dep Acct #	6183
Current Status	Environmental Review		
Next Step	Pending formal submittal		

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
	Applicant submitted preliminary application for the construction of a new SFD on an existing vacant lot. Applicant has been provided comments and has been informed of development requirements including abandoning wells (WAR), fault zone study, view analysis, etc.
	Planning has been in communication with owner's designer and consultants regarding requirements. Applicants have been informed of submittal requirements and Developer's Deposit payment. Deposit is required in order to review additional submittal information. Awaiting submittal and payment.
	Owner submitted deposit for review of reports (methane, fault, etc.). Methane Assessment Work plan was submitted and reviewed. Comments provided to applicant and are awaiting resubmittal.
04/12/2023	On 04/12/23, Staff met with owner and designer to discuss requirements for development in more detail. Owner and designer will continue to work on revisions to plans and provide additional studies/reports.
05/05/2023	On 05/05/23, Staff met with owner and designer to review height calculations and methodology. Public Works staff also met with owner and designer to discuss Right-of-Way design criteria. Designer and team will continue to work on preparing plans for formal submittal.
06/27/2023	On 06/27/23, applicant submitted methane assessment report, Fault study questions, and the phase I assessment. Documents are currently under review.
07/14/2023	Consultant provided comments requiring a Phase II and a Phase II workplan be submitted for review.
08/11/2023	Methane assessment report was approved. The City's consultant also continued to require a Phase II and a leak test for existing abandoned wells located on the site.

09/27/2023	Applicant submitted Phase II workplan for City review. Currently under review by City consultant and staff.
10/09/2023	Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal.
10/18/2023	A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant.
10/20/2023	Revised Phase II workplan was approved by the City. The applicant also requested copies of Well Abandonment Reports for neighboring properties. Electronic copies were provided to the applicant.
01/10/2024	Awaiting submittal of Phase II report and other studies.
01/22/2024	Geologist required resampling of the property in order to properly analyze per the ASTM method. Awaiting submittal of findings.
02/22/2024	The applicant's geologist submitted revised Phase II report to the City. Report was sent to City's consultant for review.
03/01/2024	The applicant submitted the fault study to the City for review. The fault study was sent to the City's consultant for review.
03/12/2024	Corrections and comments were emailed to the applicant for both the Fault Study and the Phase II Report. Revisions are required on both reports. Awaiting applicant resubmittal.
04/26/2024	Applicant submitted revised Phase II report. Applicant was informed that a replenishment payment of the Developer's Deposit was requested since funds had been exhausted. Once replenishment is submitted, the review process will continue. Review pending payment.
08/14/2024	Applicant received comments from City and City Consultants. Applicants continue to prepare additional information on reports and will submit revised reports upon completion of additional studies. Developer deposit was replenished in May. Awaiting resubmittal.
09/12/2024	Applicant submitted a Human Health Risk Assessment Work Plan for review. HHRA Work Plan was routed to consultant for review.
10/08/2024	Consultant completed review and provided comments. Comments will require revisions. Comments emailed to applicant on 10/08/24.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

Project Title	2100 Ohio	Staff	CTD/EK
Address	2100 Ohio Ave	Zoning	SP-2
Applicant	Bozena Jaworski for SHP	Dep Acct #	6162
Current Status	New property owner.		
Next Step	Pending formal submittal.		

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
01/2022	Applicant submitted demo plans for the existing damaged SFD and an incomplete SPDR package for a new SFD and attached ADU. Demo plans do not include demo of foundation. (1/22)
	Owner notified staff he had released all contracted professionals and may sell the property and damaged home.
05/12/2022	No demolition progress has been made 5/12/22.
06/15/2022	On 6/15/22, Sr. Building Inspector observed and documented that the house has been broken into. Property owner must secure the site and clean up the property.
07/2022	Site has been fenced and secured. Demo permit application has been received. Need asbestos/lead documentation, etc. (7/22)
08/2022	Agent has terminated the project and deposit has been reimbursed (8/22)
05/2023	Property was sold and new owner will demo once escrow time frame is expended (5/23).
09/19/2023	Comments to a preliminary view study were due on 09/19/23. There was one response from a neighbor. The project architect met with the neighbor to discuss issues of concern. Architect is also preparing conceptual plans for a new project on the site. Awaiting submittal of preliminary plans.
12/06/2023	Red tag lifted and replaced with yellow tag. Responsibility given over to Signal Hill Petroleum representative Lauren Coombs.
01/09/2024	Survey is being prepared. Release to demo is pending.
02/13/2024	No new activity. No outstanding code cases pending.
05/15/2024	Applicant and Agent mtg. scheduled for 05/16/2024 to review CEQA requirements.
06/13/2024	Applicant is requesting to install story poles on top of the existing damaged structure rather than demolishing it first, to better portray existing versus proposed view impacts.

08/09/2024	Property owner has reported they are proceeding with development of demolition plans and will be submitting for a demo permit soon.
10-8-2024	Demolition contractor has applied for permit. Disconnecting utilities now.
11-12-2024	Permit opened. Contractor has removed house. Now working on concrete. No complaints. No dust violations.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: PCH MOLINO



Project Title	PCH Molino	Staff	CTD / SM
Address	2599 E. PCH	Zoning	SP-10
Applicant	Mike Afiuny	Dep Acct #	6014
Current Status	Under review.		
Next Step	Demo buildings on site.		

SPDR #	19-05
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

TTM #	
PC Approval Date	
CC Introduction Date	
CC Adoption Date	
COA Signed Date	

ZOA #	19-02
PC Approval Date	
CC Introduction Date	
CC Adoption Date	

Date	Notes/Updates
	Staff is currently working with a consultant to start environmental review of new scope of work. (5/16)
	Owner reported an unsuccessful lot consolidation outreach effort (9/12).
	Submitted revised plan w/10 units vs 14 units.
	Access & guest parking revised (6/14).
	PC requested additional design changes. Plan revised to 9 units. Some buildings still exceed height limit.

	Condo map and story pole plan submitted. View Policy letter sent 4/1/16.
	Viewing period extended 4/14/16. Story poles installed and view analysis reports reviewed with residents.
	Due to view impacts, applicant reduced bldg. heights. Most still exceed the 30' height limit.
	City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line.
	Review of revised view report completed; story pole cert submitted.
	Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence. Site clean-up items required.
03/2017	Final inspections (3/17).
02/23/2017	Neighborhood mtg. held 2/23/17. It was noted 6 of the 9 buildings are over the height limit and blocking views. Concerns were voiced about traffic, the density of the project, and parking impacts in an impacted neighborhood and alley.
	PC instructed applicant to meet with the neighbors and revise the project.
	Staff prepared a detailed memo regarding project deficiencies and past Council direction on a similar project.
	Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views.
	Applicant requested mtg. and staff reiterated recommendation of denial if building heights exceed regs. and block views.
01/2018	Revised plans with a combination of two and three-story units were submitted. A new story pole plan was prepared and reviewed by staff and story poles were installed (1/18).
04/09/2018	Applicant prepared new View Analysis Reports and reviewed with the property owners (4/9/18).
06/11/2018	A Neighborhood meeting was conducted on 6/11/18, to review revised 7-unit plans.
01/15/2019	A traffic study completed and PC workshop held 1/15/19.
02/2019	PC requested additional parking and a subsequent workshop (2/19).
	Architect submitted bldg. design details and revised site plan to add guest parking.
08/2019	Staff provided design comments and applicant is adding design items. Once design is revised a PC workshop will be scheduled (8/19).
06/2020	PC workshop held 10/15/19. PC requested that project proceed to a Public Hearing and CEQA site work is underway (6/20).
07/2020	The Phase I Report is complete (7/20).
04/26/2021	Phase II report is complete (12/20), and a HHRA was prepared and submitted to the State OEHHA. OEHHA response memo received (4/26/21).
12/2021	Applicant has completed the Phase I, II and HHRA 12/21.
12/2021	Applicant is preparing a new submittal package (12/21).
04/13/2022	Site visit for code enforcement. contacted owner 4/13/2022
06/14/2022	Unknown persons have entered the property to live in buildings, graffiti on walls visible from public way. 6.14.2022
01/2023	Owner has indicated they wish to demo existing bldgs. (1/23)
05/2023	City sent notice of required demolition (5/1/23)

09/14/2023	Applicant submitted and paid for demolition permit and C&D permit and permit was issued. The Bldg. Inspector will reach out to the contractor to schedule and pre-construction meeting. Residents were notified via mail and email and site will be posted with demo. Commencing tentatively on Sept. 28, 2023.
10/12/2023	Buildings and one retaining wall have been demolished. Meet with owner and contractor for final requirements to approve demolition permit.
12-06-2023	Owner is maintaining the property. Code enforcement conducts two inspections per day to monitor.
01/11/2024	Applicant submitted hydrology report. Pending submittal of updated traffic study. Preparing reimbursement agreement.
02/13/2024	Owner is maintaining the property but entitlement items from January are still pending.
04/11/2024	Meet with Traffic Engineer regarding traffic report and finalized reimbursement agreement for distribution.
10/09/2024	Still pending reimbursement agreement and developer deposit for CEQA.
11/14/2024	Applicant resubmitted Traffic Study addressing comment from Traffic Engineer. Traffic Engineer reviewed the document and all comments were addressed. Pending reimbursement agreement.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



Project Title	SH Smart Homes	Staff	CL
Address	2750 E 20 th St	Zoning	RH
Applicant	Bozena Jaworski	Dep Acct #	6060
Current Status	Approved		
Next Step	Applicant is preparing for plan check submittal		

SPDR #	19-02
PC Approval Date	10/18/2022
SPDR Exp Date	10/18/2023
1 st Extension Exp Date	4/18/23
2 nd Extension Exp Date	Extended to 10/18/24

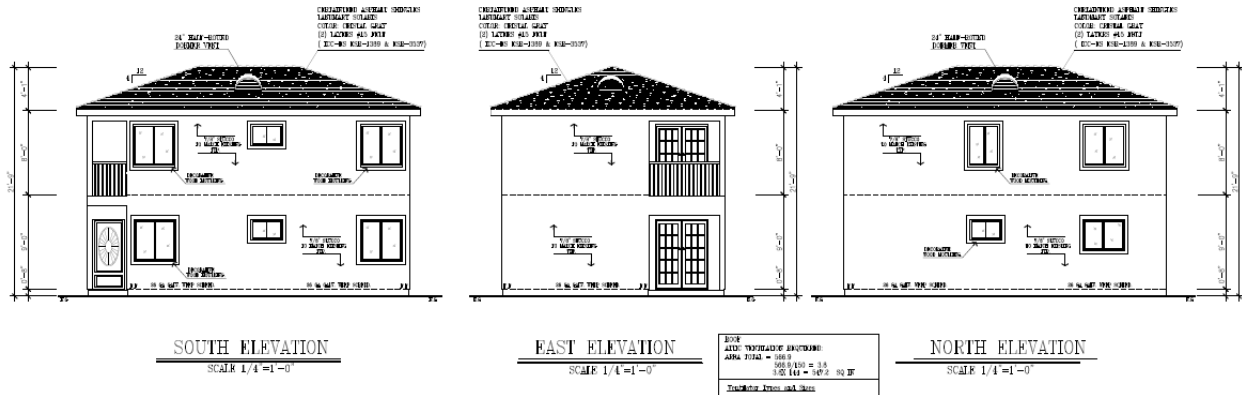
TTM #	082172
PC Approval Date	10/18/2022
TTM Exp Date	10/18/2024
Extension	Extended to 10/18/2025

Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was held to review the modified plans.
02/26/2020	The limited Environmental Phase II soil sampling was completed.
03/17/2020	Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing.
04/08/2020	HHRA was submitted to OEHHA on 4/8/20.
05/28/2020	OEHHA memo received on 5/28/20.
08/20/2020	Tribal consultation conducted on 8/20/20.
09/01/2020	EDCO approved trash pick-up operations on 9/1/20.
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the project applicant and the project applicants to the immediate south (Courtyard) to discuss possible options to coordinate sewer and drainage systems between the two sites.

09/02/2021	On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property.
11/16/2021	Applicant re-leak tested the two wells on 11/16/21.
09/20/2022	On 9/20/22, the public hearing was continued to a future date uncertain.
10/18/2022	On 10/18/22, the Planning Commission approved the proposed project.
	The applicant provided staff with a letter from CalGEM regarding construction site well review.
03/2023	Review of the letter is still pending. It is being reviewed by City's Petroleum Eng. and City Attorney 3/23.
06/2023	Staff met with a CalGEM Supervisor who agreed to re-review the project and correct items noted during the meeting 6/23.
07/2023	Received re-submittal items from applicant's agent and submittal pending 7/23.
09/07/2023	Pursuant to SHMC 20.52.110, the Community Development Director approved an SPDR approval time extension. SPDR approval extended until October 17, 2024.
09/2023	Staff reached out to CalGEM representative to inquire about status of updated CSWR report. No response to date.
12/06/2023	CalGEM responded that decisions to build over or in close proximity to abandoned wells was the authority of the local jurisdiction.
01/09/2024	The City Petroleum Engineer is preparing a response letter for the file. The applicant is preparing plans for plan check submittal for City review.
01/29/2024	A methane assessment workplan was submitted for the project. Workplan was routed to City's consultant for review.
01/31/2024	Methane assessment workplan was approved by the City and testing to commence per the approved workplan.
02/14/2024	Architect is preparing plans for plan check submittal. Awaiting submittal of plans.
02/21/2024	Applicant submitted methane assessment report to the City for review. Report was routed to City consultant for review. Currently under review.
05/22/2024	Applicant submitted for plan check
08/09/2024	Applicant's agent/architect has inquired about proceeding with demolition of existing bldgs.. on site.
09/17/2024	Applicant requested the 1 year extension for the TTM allowed pursuant to Section 18.12.090 of the Municipal Code.
10/04/2024	Owner has applied for demolition permit.
10/08/2024	Planning review completed and demolition plan approved. Routed to Building and Safety for review. Currently under review by Building and Safety.
11/12/2024	Pre demolition meeting with owner and contractor. Will access through lower properties to Temple for demolition. Will post signs. Will obtain meter water. Will send mailing notices and provide verification.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

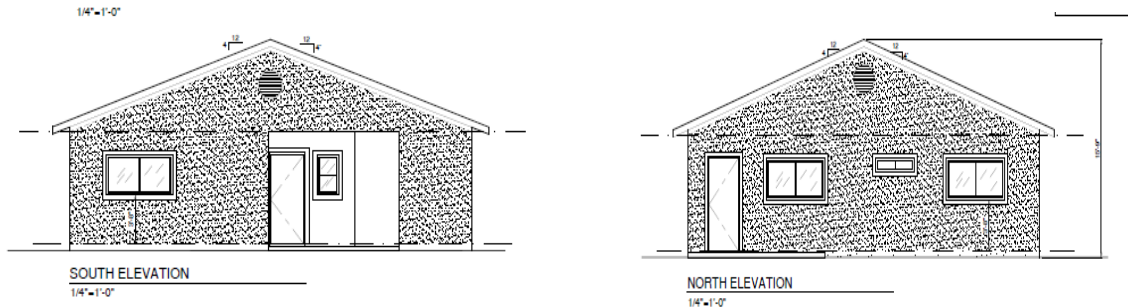


Project Title	909 ½ E 25 th St	Staff	CL/SM
Address	909 ½ E 25 th St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan Check review and obtain Building Permits		
11/13/2023	Building and Safety Plan Check application submitted via the City's electronic portal.		
11/14/2023	Building and Safety completed first review and emailed applicant corrections. Awaiting resubmittal or revised plans.		
06/12/2024	Methane Mitigation Required for the project. Applicant submitted updated Methane Mitigation Plans for review.		
08/14/24	Revised plans were received and reviewed by the City and City Consultant. Comments were provided after review of revised plans.		
	Revised plans were submitted on 08/09/24 to the City and are currently under review.		

Date	Notes/Updates
	Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review.
	Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.
02/24/2023	On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.
03/02/2023	On 03/02/23, Mearns Consulting provided corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.
04/23/2023	On 04/23/23, revised workplan submitted and is currently under review.
04/26/2023	City consultant provided comments requiring revisions to the workplan. Awaiting resubmittal.
08/14/2023	Revised workplan was submitted and routed to City consultant for review.
08/21/2023	Comments were provided to the applicant requiring revisions to the workplan. Awaiting resubmittal.
09/05/2023	Methane workplan approved by the City.
10/04/2023	Methane report was submitted for City review. Currently under review.
10/09/2023	Methane report was approved by the City. Next steps are to submit for Building and Safety Plan Check. Awaiting submittal.
11/13/2023	Building and Safety Plan Check was submitted by owner. First review was completed on 11/30/2023 and comments provided to applicant. Awaiting resubmittal of revised plans.
01/10/2024	Revised plans have not been resubmitted by the applicant. Awaiting resubmittal of plans.
09/05/2024	The applicant submitted revised Methane Mitigation Design (MMD) Plans for review. Plans are currently under review.
09/27/2024	MMD approved and included with Architectural plans.
09/18/2024	Owner submitted payment and verification of school fee payment.
09/20/2024	Permits issued to owner for construction. Project under construction.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST



Project Title	921 ½ E 25 th St	Staff	CL
Address	921 ½ E 25 th St	Zoning	RH
Applicant	Efren Corona	Dep Acct #	
Project Description	New detached ADU		
Current Status	Methane testing complete.		
Next Step	Submittal of construction plans.		
12/12/2023	Applicant submitted Building and Safety Plan Check application.		
02/11/2023	Building and Safety approved plans.		
02/14/2023	Building permits issued and construction to initiate.		

Date	Notes/Updates
	Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assessment requirements. Awaiting additional information from applicant.
	Applicant submitted a desktop study to determine if the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations.
	Oil Consultant completed review and has recommendations for next steps.
	Staff reviewed recommendations and also require a methane assessment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan.
04/06/2023	On 04/06/23, the applicant submitted a Methane Assessment Workplan. Plan has been routed to S. Mearns for review. Currently under review.
04/18/2023	On 04/18/23, the Methane Assessment Workplan was approved by S. Mearns.
04/26/2023	On 04/26/23, the permit was issued after payment was received on 04/21/23. Currently performing work per approved workplan.
06/07/2023	On 06/07/23, methane report was submitted to the City for review.
07/03/2023	On 07/3/23, comments were provided to applicant identifying a data gap and additional requirements. Applicant is currently working with consultant on addressing gap. Awaiting submittal of additional information from applicant.
07/20/2023	Applicant was provided with comments from the City's consultant. Awaiting resubmittal.
	Applicant resubmitted report.
08/23/2023	City consultant and City approved the report. Next step is for the applicant to submit plans for Building and Safety Plan Check review. Awaiting submittal.
12/11/2023	Applicant submitted Building and Safety Plan Check application and plans. Currently under review.
12/13/2023	Corrections provided to applicant. Awaiting additional information regarding easements on property, if any.
05-16-2024	Existing foundation approved. Additional anchor bolts installed as per epoxy deputy. Walls framed. Working with owner on framing details.
10/08/2024	Roof framing approved and sheeting being installed. Exterior wall sheer approved. Should be ready to dry in before winter.
11/13/2024	Roof Sheeting and exterior sheer approved. Ok to wrap for weather.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1110 ½ E BURNETT



Project Title	1110 ½ E. Burnett St.	Staff	CD/EK
Address	1110 ½ E. Burnett St.	Zoning	
Applicant	N/A	Dep Acct #	
Project Description	Conversion of existing gar w/ unpermitted studio conversion to ADU		
Current Status	Under review.		
Next Step	Went into plan check and never resubmitted corrections.		

Date	Notes/Updates
10/13/2020	Plans submitted for Bldg. plancheck (10/13/20).
12/03/2021	Plan check comments were provided on 12/3/2021.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1357 ½ A and 1357 ½ B E 23RD ST

Project Title	1357 ½ A&B E 23 rd St	Staff	SM
Address	1357 ½ A&B E 23 rd St	Zoning	RH
Applicant	Salvador Carbajal	Dep Acct #	
Project Description	2 New ADUs: ADU NO. 1 (684) ADU NO. 2 (684) = (1368)		
Current Status	Methane Assessment		
Next Step	Submit methane workplan		

Date	Notes/Updates
08/2023	PT and SM reviewed. Planning will need to review new parking spaces for zoning. ADUs will need to do methane testing as per EK.
02/08/2024	Building issued out building correction, including methane assessment requirements. Project reviews methane testing before proceeding.
03/22/2024	Property owner has placed the project on hold.

RESIDENTIAL

DEVELOPMENT STATUS REPORT:1830 Stanley Ave Unit C



Project Title	ADU Conversion	Staff	EK
Address	1830 Stanley Ave Unit C	Zoning	
Applicant	Darryl McCullers	Dep Acct #	
Project Description	ADU Conversion		
Current Status	Completed		
Next Step			

Date	Notes/Updates
3/17/2022	Completed

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1890 1/2 Saint Louis Avenue

Project Title	1890 ½ Saint Louis Ave	Staff	CL
Address	1890 ½ Saint Louis Ave	Zoning	RLM-2
Applicant	Bruce Brandstad Jr.	Dep Acct #	
Project Description	Proposed New detached ADU		
Current Status	Methane Assessment under review		
Next Step	Methane Assessment testing		

Date	Notes/Updates
02/22/24	Workplan submitted and routed to City's consultant for review
03/06/24	Workplan approved and permit issued.
03/29/24	Report submitted for review.
04/02/24	Report routed to City's consultant for review.
04/10/24	Report approved by Planning and City's consultant. Project will require methane mitigation measures. Awaiting submittal of Building Permit application and construction plans.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



Project Title	1900 ½ Temple Ave.	Staff	CTD/EK
Address	1900 ½ Temple Ave.	Zoning	RL
Applicant	Roger Vititow Trust Bozena Jaworski (RPP Architects)	Dep Acct #	
Project Description	A new second-story ADU above a detached 2-car garage.		
Current Status	Under Review		
Next Step	Pending Correction Submission		

Date	Notes/Updates
03/2020	Applicant's agent submitted conceptual plans for initial comments on 3/20.
09/2020	Applicant proposes to build SFD over the abandoned oil well and a WAR was submitted and review is complete (9/20).
	Phase I, II and HHRA were submitted to OEHHA for the site and a recommendation to conduct additional sampling was provided.
08/2021	Additional soils sampling is complete and OEHHA memo received 8/21.
11/16/2021	PC Public Workshop (for the SFD only) was held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. ADU is not subject to Commission review.
04/19/2022	PC Public Hearing (for the SFD only) was held on 4/19/22. The Commission approved the project by a 4/0 vote (one abstain).
03/2023	CSWR letter received from CalGEM and shared 3/23
04/24/2023	Public Works sent plan check corrections to applicant.
09/2023	ADU plan check re-submittal still pending. Permit cannot be issued until plan check for 1 st floor garage is completed.
04/11/2024	Property owner has resubmitted their SPDR due to pending expiration which will be heard by PC on 04/16/2024.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

Project Title	1919 ½ Dawson Avenue	Staff	SM
Address	2323 ½ Lemon Avenue	Zoning	RLM-2
Applicant	Todd Castillo	Dep Acct #	
Project Description	New 502 square foot ADU		
Current Status	In Building Plan Check		
Next Step	Permit Issuance		

Date	Notes/Updates
07/02/2024	Applicant completed methane testing; no methane mitigation required for project.
08/13/2024	Plans are in Building plan check.
10/09/2024	Plans are approved by all departments and is ready for issuance.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1965 ½ DAWSON



Project Title	1965 ½ Dawson	Staff	CD
Address	1965 ½ Dawson Ave	Zoning	RLM-2
Applicant	George Vega	Dep Acct #	
Project Description	Construct new detached two-bedroom ADU (1,045 SF) in rear adjacent to alley.		
Current Status	Pending Methane Assessment		
Next Step	Applicant must submit methane mitigation plans		

Date	Notes/Updates
01/12/2021	Agent submitted conceptual plans on 1/12/21, which were routed to Public Works for comments.
01/19/2021	Public Works' comments were provided to agent on 1/19/21.
01/27/2021	Agent resubmitted revised plans on 1/27/21.
07/07/2021	7/7/21 - Construction Plans approved.
09/15/2021	Agent resubmitted revised LID plans on 9/15/21.
11/03/2021	On 11/3/21, PW provided LID corrections to applicant.
11/19/2021	On 11/19/21, the applicant resubmitted revised LID plans.
12/08/2021	On 12/8/21, PW provided LID corrections to applicant.
02/2022	February 2022 - LID plan approved.
May 2022	Applicant must submit methane mitigation plans

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



Project Title	1991 ½ Junipero Avenue	Staff	EK
Address	1991 ½ Junipero Avenue	Zoning	RLM-2
Applicant	Scot Chamberlain	Dep Acct #	6168
Project Description	New detached ADU.		
Current Status	Under Construction		
Next Step	Inspections ongoing.		

Date	Notes/Updates
06/27/2022	On 6/27/22, applicant submitted Methane Site Assessment workplan.
07/11/2022	On 7/11/22, corrections were emailed to applicant.
08/2022	Applicant had requested clarification and alteration of one plancheck comment. EK clarified. Applicant should be resubmitting plans (8/22).
08/22/2022	August 22, 2022 methane assessment report submitted.
	Susan Mearns approved methane assessment report.
	Applicant must submit methane mitigation installation plans.
	Methane and construction plans approved.
5/3/2023	Issued Permit
10-11-2023	Foundation and methane mitigation approved. Framing. Revision on windows approved.
12-06-2023	Building approved plans
2-13-2024	Owner has started construction and the city is doing inspections.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2027 1/2 JUNIPERO

Project Title	2027 1/2 Junipero Ave	Staff	CL
Address	2027 1/2 Junipero Ave	Zoning	RLM-2
Applicant	Marie Rumion	Dep Acct #	
Project Description	Convert (283) of an existing house into JADU. New BA & Studio Area w/ Kitchenette		
Current Status	Under review.		
Next Step	Submit covenant agreement.		

Date	Notes/Updates
12/19/2022	1st email with Covenant Agreement was emailed to group on 12/19/22.
01/19/2023	Followed up with a 2nd email to applicant, designer, and property owner requesting status of the Covenant Agreement on 01/19/23.
10-11-2023	completed
01/10/2024	Applicant did not complete the Covenant Occupancy Restriction required for the JADU. Verifying with Building and Safety if plan check approvals have expired.
02/07/2024	Building and Safety sent letter to owner informing them of status of application. If no response is provided, the application will be closed out.
02/23/2024	Pre-expiration letter was sent to property owners informing them their permit will be void if they do not respond within 90 days of the letter. Awaiting response from owner.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



Project Title	2060 ½ Raymond	Staff	CTD/EK
Address	2060 ½ Raymond Ave	Zoning	RLM-2
Applicant		Dep Acct #	6066
Project Description	Detached 1,198 SF ADU in conjunction with a 2nd story addition of an existing SFD with 2-car garage and third driveway parking space.		
Current Status			
Next Step			

Date	Notes/Updates
06/27/2018	Application submitted 6/27/18
07/2018	Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18).
12/2018	Permit issued (12-18).
01/2019	Utilities and foundation started (1-19).
02/2019	1st floor framing approved (2/19).
03/2019	2nd floor framing approved (3/19).
04/2019	Windows in and stucco started (4/19).
09/2019	Sm. Site LID plans required prior to final (9/19).
02/2020	Inspected electrical & Sent clearance to Edison (2/20).
	Construction has stalled. Staff is contacting the applicant for status of continuation of construction.
	Final Bldg inspection completed;
10/2020	CofO pending PW and Planning inspections and release of recorded substandard status by owner (10/20).
02/08/2022	Posted notice to call for final 2/8/22
03/07/2022	Minor building corrections 3/7/2022
04/13/2022	Waiting on owner to call for final 4/13/2022
09/2022	Sm Site LID report is pending 9/22
01/2023	LID plan approved and installation pending 1/23
10-11-2023	Completed
12-06-2023	Building approved plans

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



Project Title	2100 ½ Ohio Avenue	Staff	CTD/EK
Address	2100 ½ Ohio Avenue	Zoning	SP-2
Applicant	Bozena Jaworski for SHP	Dep Acct #	6162
Project Description	ADU Attached To New Construction SFD		
Current Status	New property owner.		
Next Step	Pending formal submittal.		

Date	Notes/Updates
	Applicant submitted demo plans for the existing damaged SFD and an incomplete SPDR package for a new SFD and attached ADU.
	In 2022, Agent terminated SPDR and ADU projects.
05/2023	Property sold to new ownership. Required demolition is pending escrow time frame.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



Project Title	2132 ½ Ohio Avenue	Staff	EK
Address	2132 ½ Ohio Avenue	Zoning	SP-2
Applicant	Antonio Navarro	Dep Acct #	
Project Description	Convert storage room to ADU (336 SF)		
Current Status	Under construction.		
Next Step	Inspections ongoing.		

Date	Notes/Updates
09/16/2020	Conceptual plans submitted on 9/16/20 and providing to Building for review and comment.
01/2021	Reviewing parking for dwelling units (1/21). Proposing raising garage height.
5/16/2022	open
10-11-2023	completed

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2211 1/2 Cherry Ave

Project Title	2211 ½ Cherry Ave	Staff	CL
Address	2211 ½ Cherry Ave	Zoning	CR
Applicant	Michael Sabo	Dep Acct #	
Project Description	Proposed New detached ADU		
Current Status	Methane Assessment under review		
Next Step	Submit building permit and construction plans		

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2225 1/2 Cherry

Project Title	2225 ½ Cherry Ave	Staff	CL
Address	2225 ½ Cherry Ave	Zoning	CR
Applicant	Michael Sabo	Dep Acct #	
Project Description	Proposed New detached ADU		
Current Status	Methane Assessment under review		
Next Step	Submit building permit and construction plans		

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2323 ½ Lemon Ave

Project Title	2323 ½ Lemon Avenue	Staff	SM
Address	2323 ½ Lemon Avenue	Zoning	RH
Applicant	Angelica Giraldo	Dep Acct #	
Project Description	Conversion of two (2) existing garages 500 square foot garages into two ADU's		
Current Status	Pending methane testing		
Next Step	Determine if mitigation measures are required		

Date	Notes/Updates
03/29/2024	Applicant submitted for review.
04/11/2024	Corrections were issued to applicant, including requiring methane testing
04/30/2024	Applicant submits workplan and is sent for review.
05/01/2024	Workplan is approved and applicant is informed and permit is pulled for testing to commence.
05/24/2024	Applicant submitted methane assessment. City reviewed report and concurred with Methane Company conclusion of requiring a methane mitigation system sub slab. Applicant to submit Methane Mitigation Design Plan.
06/10/2024	Applicant submitted Methane Mitigation Design Plan and is under review.
08/13/2024	Methane Mitigation Design Plan are under review.
09/12/2024	Applicant was issued out corrections and resubmitted MMP for review.
10/09/2024	Plans have been approved by all departments and is pending payment for permit issuance.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2636 ½ WALL

Project Title	2636 ½ Wall Street	Staff	CL
Address	2636 ½ Wall Street	Zoning	RH
Applicant	Bruce Branstad	Dep Acct #	
Project Description	New detached ADU		
Current Status	Methane Assessment		
Next Step	Submit Methane Assessment Report for review		

Date	Notes/Updates
04/12/24	Methane Assessment application submitted online
04/15/24	Requested Methane Assessment Developer's Deposit from Applicant
04/16/24	Applicant submitted Developer's Deposit payment and Methane Assessment workplan was sent to City's consultant for review.
04/18/24	City consultant recommended approval of workplan.
04/19/24	Planning Division approved workplan.
04/24/24	Methane Assessment Permit was issued. Pending report submittal.
08/13/24	Plans are under review with Building and Safety.
08/23/24	Building and safety review completed and comments emailed to applicant. Awaiting resubmittal.
11/14/24	Pending Planning and Public Works final review of construction plans.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3201 ½ Orange Ave

Project Title	3201 ½ Orange Avenue	Staff	SM
Address	3201 ½ Orange Avenue	Zoning	RLM-2
Applicant	Jahaziel Romero	Dep Acct #	
Project Description	Conversion of existing 428 square foot accessory structure		
Current Status	Under review		
Next Step	Issue out corrections or approve by Planning.		

Date	Notes/Updates
02/14/24	Plans are under review.
03/05/24	Issued out corrections to applicant. Pending resubmittal of plans. Applicant required Methane Testing prior to continuing with review.
04/11/24	Applicant submitted LA County Assessors data to determine if permits were issued for storage area proposed to be converted. Information provided is under review.
05/14/2024	Applicant submitted for Methane Testing. Pending deposit payment.
06/12/2024	Workplan was approved and permitted issued for Methane Testing. Pending submittal of methane assessment.
08/13/2024	Methane Assessment is completed. Methane Mitigation System is required for the project. Pending submittal of Methane Mitigation Design Plan.
11/13/2024	Followed up with applicant to verify if the applicant will be continuing with the project.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3269 1/2 LEWIS

Project Title	3269 1/2 Lewis Ave	Staff	CL
Address	3269 1/2 Lewis Ave	Zoning	RLM-2
Applicant	Jahaziel Romero	Dep Acct #	
Project Description	Proposed New 2-Story ADU composed of 1 - Car Garage & 2 - Car Garage on the 1st Floor. 2BD/2BA Accessory Dwelling Unit on 2nd Floor (1677)		
Current Status	Under review.		
Next Step	Submit corrected plans.		

Date	Notes/Updates
03/01/2023	Preliminary Planning comments were emailed to the applicant comments on 03/01/23. Awaiting revised plans and construction details.
02/28/2023	When Methane Mitigation measures are included in construction plans, route to CL for Planning review for garage portion of project. ADU portion routed to Building for plan check. ADU and attached garage shall be at least 50'-0" from existing oil tank at northwest side of alley. (2/28/23) (JS)
06/02/2023	On 06/02/23, Planning completed 2nd review and provided comments. Awaiting resubmittal.
06/14/2023	On 06/14/23, revised plans were submitted for a 3rd round of Planning review. Plans are currently under review.
06/15/2023	On 06/15/23, 3rd review completed and comments emailed to applicant.
07/06/2023	On 07/06/23, 4th review submitted.
07/12/2023	On 07/12/23, 4th review completed and comments provided to applicant.
08/21/2023	Plans were approved by Planning and routed to Building and safety for review.
08/23/2023	Corrections were issued regarding methane system.
09/07/2023	Building corrections were issued to applicant. Awaiting resubmittal.
01/10/2024	Pending revised plans resubmittal since 09/07/23. No updates at this time.
09/06/2024	City emailed applicant informing them Methane portion of the project was completed and replenishment of their Developer's Deposit is required. Awaiting payment and updates from the applicant.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3288 1/2 LEWIS

Project Title	3288 1/2 Lewis Ave	Staff	CL
Address	3288 1/2 Lewis Ave	Zoning	RLM-2
Applicant	Hannah Tann	Dep Acct #	
Project Description	Convert existing garage into ADU		
Current Status	Under review.		
Next Step	Building Plan Check		

Date	Notes/Updates
04/29/24	Application submitted and applicant was informed application would be placed on hold until Methane Mitigation Work Plan was completed first.
08/04/24	Methane Mitigation work plan, testing, and report were approved on 08/04/24. Report concluded mitigation measures were required. Informed applicant to prepare Methane Mitigation Design (MMD) plans and submit for Building Plan Check. Awaiting submittal of architectural plans and MMD.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3369 ½ Cerritos

Project Title	3369 ½ Cerritos Ave	Staff	CL
Address	3369 ½ Cerritos Ave	Zoning	
Applicant	Bruce Branstad	Dep Acct #	
Project Description	Proposed garage conversion into ADU		
Current Status	In Environmental Review		
Next Step	Complete Environmental Review and prepare plans accordingly.		
08/06/24	Methane Assessment Workplan application submitted for review.		
08/09/24	Applicant was informed Developer's Deposit was required in order to initiate review.		
08/13/24	Developer's Deposit received.		
08/14/24	Workplan routed to City Consultant for review		
08/22/24	Review completed and comments require revisions to plans and emailed to applicant.		
08/26/24	Comments were emailed once more to applicant. Awaiting resubmittal.		
08/27/24	Resubmittal received and routed to consultant for review.		
09/03/24	Workplan approved.		
09/11/24	Permits for Methane Assessment testing were issued.		
10/30/24	Applicants submitted testing report for review.		
11/06/24	City Consultant approved testing report. Methane Mitigation Design Plans were routed to consultant for review. Construction plans were also routed for Plan Check review.		
11/13/24	City Consultant approved MMD Plans.		

Date	Notes/Updates
	Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review.
	Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.
02/24/2023	On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.
03/02/2023	On 03/02/23, Mearns Consulting provided corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.
04/23/2023	On 04/23/23, revised workplan submitted and is currently under review.
04/26/2023	City consultant provided comments requiring revisions to the workplan. Awaiting resubmittal.
08/14/2023	Revised workplan was submitted and routed to City consultant for review.
08/21/2023	Comments were provided to the applicant requiring revisions to the workplan. Awaiting resubmittal.
09/05/2023	Methane workplan approved by the City.
10/04/2023	Methane report was submitted for City review. Currently under review.
10/09/2023	Methane report was approved by the City. Next steps are to submit for Building and Safety Plan Check. Awaiting submittal.
11/13/2023	Building and Safety Plan Check was submitted by owner. First review was completed on 11/30/2023 and comments provided to applicant. Awaiting resubmittal of revised plans.
01/10/2024	Revised plans have not been resubmitted by the applicant. Awaiting resubmittal of plans.

City of Signal Hill
Community Development Department
Development Status Report
November 19, 2024

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 13 business licenses.
- The Building Department staff issued 25 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$606,000 with permit revenues at approximately \$22,800.

Training/Tours/Events/Miscellaneous

- Community Development Director Doan chaired the Gateway Cities COG Planning Directors meeting on November 13, 2024.

Potential Development Projects

- The City Council has selected National Community Renaissance (National CORE) as the City's development partner for the Orange Bluff and Walnut Bluff workforce housing sites, an Exclusive Negotiation Agreement for development was approved by City Council in February 2024 and National CORE is conducting due diligence on both sites.
- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

11/19/2024

AGENDA ITEM

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

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

SUBJECT:
IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

Articles include:

- House of the Month - Architectural Record
- How Anchorage Eliminated Single-Family-Only Zoning - Planning Magazine
- Long Beach street vending rules are off to a slow start - Long Beach Post News

HOUSE of the Month

AN ARCHITECT ELEVATES A WEEKEND RETREAT TO PRESERVE A MARSHY SITE ON MARTHA'S VINEYARD. BY MOLLY HEINTZ



ANCHORING OPPOSITE ends of the Eastern seaboard, Martha's Vineyard and Miami Beach could not be more different as oceanfront destinations. But below the sandy soil, these locales share a common element: the use of helical-pile foundations, intended to withstand tidal surges. One advocate of this technology is Boston-based architect Maryann Thompson, who applies the latest hurricane standards for Miami-Dade County to the residences she designs on the water's edge in Martha's Vineyard, where hurricanes may land less frequently but can wreak the same devastation (in 1991, Hurricane Bob pulled many Vineyard houses off their foundations). For the recently completed Egret Meadow House on the Vineyard's eastern shore, Thompson relied on this type of pile—thin, screw-like steel piers that, when driven deep into the ground, eliminate the need for a poured concrete foundation—as the basis of her design. The hard-working but invisible

steel elements bolster the resilience of what sits just above: an airy house that seems to float at the edge of a meadow surrounded by marshland.

"It's a machine for living pleasantly," says Thompson, whose design for the weekend house was inspired by close observation of local flora and fauna and their seasonal cycles. "A lot of the forms are created by environmental strategies." The clients, a couple with three adult children who visit often, wanted to avoid disrupting the surrounding ecosystem but also maximize opportunities to enjoy it by erasing the boundaries between outside and inside—a challenge in a climate with a broad range of weather. Radiant floor heating, triple glazing, an ample fireplace, and a ceramic-tiled woodstove imported from Sweden help keep the house snug in winter, while additional clerestory windows allow for ample daylighting year-round. "When you're outside, light is coming from above, and when

Helical piles pin the Egret Meadow House to its marshland site in Edgartown, Massachusetts, and help lift the house above the ground.

you're inside, it typically comes from the side," says Thompson, who aimed to create an ambiguous condition between the two.

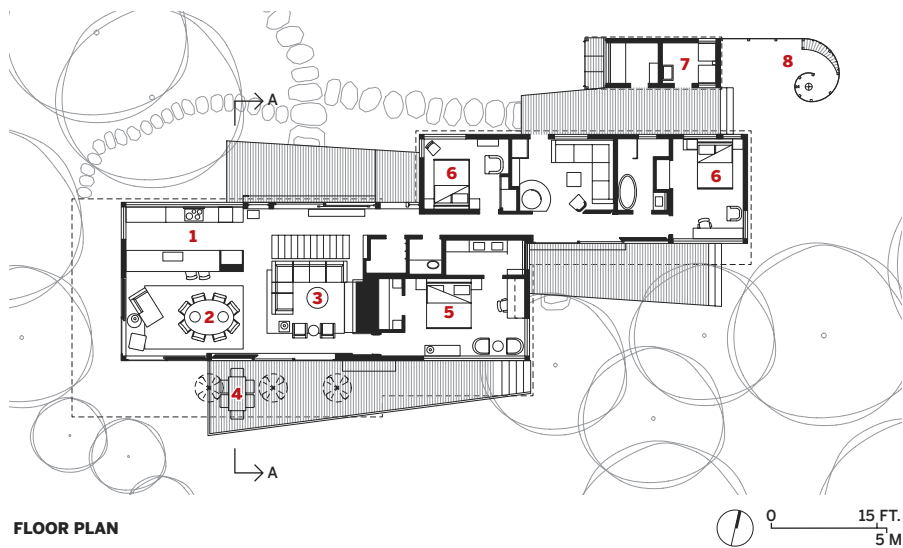
Throughout the small house, custom-made sliding doors roll back to reveal expansive screens that offer substantial cross-ventilation in warmer months. The living area, where two of them meet at a corner, almost seems to transform the space into a screened porch. With the sliding doors open and operable clerestory windows, it's also possible to take advantage of a stack effect for additional cooling. A 4-foot-tall hatch at the top of the stairs gives access to a rooftop gathering space and, when open, pulls warm air out of the house. Overhangs on the sunny southern elevation, along with deciduous trees on the property, create extra shading and a cool deck where large ceiling fans move still air



and help keep mosquitoes at bay. The fans are another feature imported from the South, says Thompson.

Almost as much square footage is dedicated to outdoor space (1,200 square feet) as indoor (1,800 square feet), and a few unexpected features distinguish an otherwise simple plan. The laundry room is in an outhouse attached to the northern deck, a move that prioritizes a breath of fresh air over convenience. An outdoor shower, thanks to its clever nautilus-shaped plan, does not require a door. These elements and the house's exterior are clad in unpainted yellow cedar that has already begun to weather to a soft gray.

Inside, reclaimed barn siding from Vermont covers the ceiling, and vintage light fixtures sourced from the legendary Brimfield Antique Market in western Massachusetts add texture and history to an otherwise minimalist palette that defers to the views.



FLOOR PLAN

- | | |
|-----------|------------------|
| 1 KITCHEN | 5 PRIMARY SUITE |
| 2 DINING | 6 BEDROOM |
| 3 LIVING | 7 LAUNDRY |
| 4 DECK | 8 OUTDOOR SHOWER |

Credits

ARCHITECT: Maryann Thompson Architects
— Maryann Thompson, Rachel Stevens, Zander Auerbach

ENGINEERS: Roome & Guarracino (structural); Mark Rosenbaum (sustainability); Schofield Barbini & Hoehn (civil); TE2 Engineering (m/e/p)

CONSULTANTS: Kris Horiuchi (landscape); Beautiful Country Homes (interior design)

GENERAL CONTRACTOR: Holmes Hole Builders

CLIENT: withheld

SIZE: 1,800 square feet

COST: withheld

COMPLETION DATE: February 2023

Sources

MOISTURE BARRIER: Tescon Vana (tape)

ROOFING: Kemperol (membrane)

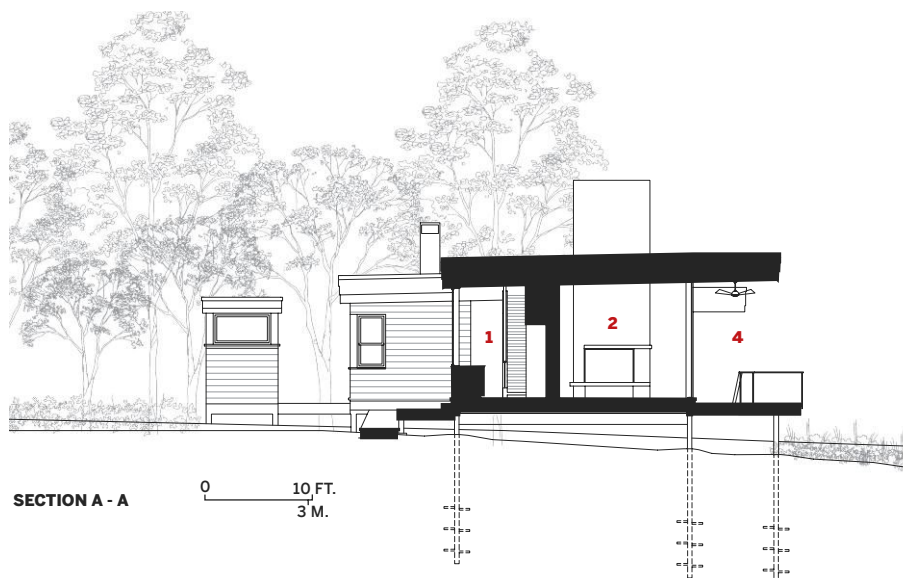
WINDOWS, SKYLIGHTS & DOORS: Hirschman

HARDWARE: Hoppe, Rocky Mountain

PLUMBING FIXTURES: Waterworks

INTERIOR FINISHES: Deschenes & Cooper (paneling); Vermont Plank (flooring); Artistic Tile (tile); Alpha Stone (mantel, bench, hearthstone)

STOVE: Gabriel Kakelugnar



SECTION A - A



Ample glazing and sliding doors break down the boundary between inside and out (above), while a roof deck (right) offers views of the nearby marsh (opposite).

Designed for maximum transparency, the house is defined by striking vistas through the interior and toward the sea; details, such as the stair, are intentionally pared back so as not to compete. “We made the stair very diaphanous, so that it participates in the seeing-through,” says Thompson. “It’s just horizontal, without risers.”

Compact custom cabinetry designed by a boatbuilder turned woodworker defines an efficient kitchen and underscores the feeling that the house is indeed a machine for living. But this machine ultimately aims to disappear into its garden. Once fully planted next summer, the green roof of the house will offer a new habitat for small animals and insects. Waterfowl, who may themselves have second homes in Florida during the winter, now have unobstructed access from the meadow to the marsh. ■





[Join \(/join/\)](#)

[Log In \(/login/?next=/planning/2024/oct/how-anchorage-effectively-eliminated-single-family-only-zoning/\)](#)



MENU

Enter keyword or phrase

Search

[Home \(/\)](#) > [Knowledge Center \(/knowledgecenter/\)](#) > [APA Publications \(/publications/\)](#) > [Planning Magazine \(/planning/\)](#) >

PLANNING MAGAZINE

How Anchorage Effectively Eliminated Single-Family-Only Zoning

Elected officials (including a planner) and a housing advocate share in their own words what it took to adopt zoning reform and turn a “no” vote into “yes.”

[INNOVATIONS \(/PLANNING/SECTION/INNOVATIONS/\)](#) HOUSING



The Housing Opportunities in the Municipality for Everyone (HOME) Initiative, passed by the Anchorage Assembly in June, allows duplexes as a permitted use in every residential zoning district and redefines two-family dwellings to include detached structures. The aim is to spur housing options in the city, like the multifamily housing found in Grass Creek Village

Oct. 31, 2024

By JON DEPAOLIS

How do you fix a housing crisis?

The simple answer — build more housing — isn't always possible. Construction costs, labor shortages, land acquisition, and even shipping delays can make a project infeasible. There may not be a public or governmental appetite for rentals or multifamily developments. Anchorage, Alaska, faces several of these challenges — some of which don't impact communities in the Lower 48 nearly as often.

Solutions do exist, however, and over the past year, three Anchorage Assembly members — including Anna Brawley, AICP, an urban planner who was elected in April 2023 — worked hard to overcome NIMBY attitudes and a hard-to-change zoning code to pass the [Housing Opportunities in the Municipality for Everyone \(HOME\) Initiative](https://www.muni.org/Departments/Assembly/Pages/HOME-Initiative.aspx) (<https://www.muni.org/Departments/Assembly/Pages/HOME-Initiative.aspx>), which essentially eliminates single-family-only zoning in most of the city.

It was a bold move — and an uphill battle. Read on for the story of how they did it, in their own words.

Assembling the team

Affordable places to live in Anchorage are hard to come by, with the [median home price estimated at \\$415,000](https://www.redfin.com/city/781/AK/Anchorage/housing-market) (<https://www.redfin.com/city/781/AK/Anchorage/housing-market>). It follows a [trend nationally](https://www.redfin.com/news/housing-market-tracker-april-2024/) (<https://www.redfin.com/news/housing-market-tracker-april-2024/>), as Redfin reported a record high for home prices in April 2024.

For Assembly Member Daniel Volland, an Anchorage optometrist, some of the key issues that drove him to run for political office — creating more affordable housing and eliminating parking minimums — sure make him sound like a planner. But his support shows that zoning reform issues impact everyone.



Assembly Member Daniel Volland, standing in his district outside the recently completed Block 96 Flats apartment complex, ran for office to try to create more affordable housing and eliminate parking minimums in Anchorage's zoning code.

DANIEL VOLLAND: "We've had a sort of a general trend, a slow decline in population over the last decade, and I really want to reverse that. I think housing is part of that. Folks aren't going to come to Anchorage if they can't find housing that meets their needs."

It's also hard to build in the city because the housing of the 1970s and '80s has not been kept up to code, making it difficult to reuse existing buildings. Brawley says rules also were designed to prioritize greenfield subdivisions, not infill.

ANNA BRAWLEY: "And the cost of new construction in Anchorage is super high. I mean, it's twice the cost per square foot of a lot of other cities."

In May 2023, Assembly Vice Chair Meg Zaletel put forward [a proposal](https://www.muni.org/Departments/Assembly/PressReleases/Pages/Assembly-Members-Cross,-Zaletel-Introduce-Residential-Zoning-Reform.aspx) (https://www.muni.org/Departments/Assembly/PressReleases/Pages/Assembly-Members-Cross,-Zaletel-Introduce-Residential-Zoning-Reform.aspx) to revise the city's land use plan and consolidate all 15 residential zoning districts into just two. To Zaletel, a local lawyer, it was intended to start a very serious conversation about what zoning did or didn't do for the community.

MEG ZALETEL: "What I have found is that until someone affirmatively puts something forward, you don't necessarily get real traction."

To say the proposal caused a stir would be an understatement. Volland says it was referred to by some in the community as a "zoning bomb." While it did spur dialogue, it was too much for the community to even consider. For the [second attempt](https://www.muni.org/Departments/Assembly/PressReleases/Pages/Members-Volland-and-Zaletel-Propose-HOME-Initiative,-a-Refined-Residential-Zoning-Reform.aspx) (https://www.muni.org/Departments/Assembly/PressReleases/Pages/Members-Volland-and-Zaletel-Propose-HOME-Initiative,-a-Refined-Residential-Zoning-Reform.aspx), introduced in August 2023, Volland helped pare the land use plan down from the 15 zoning districts to five.

VOLLAND: "Effectively, the biggest thing we would do would be to get rid of single-family zoning."

The August draft also had a new co-sponsor in Brawley. Originally from Columbus, Ohio, the Cornell planning grad was eager to put her skillset to use on this issue.



Anna B. Brawley, AICP, standing outside a newly developed duplex built this past summer in her district of West Anchorage, put her planning background to use when engaging community members during the process to get HOME passed this past year.

BRAWLEY: "It's unusual for somebody who is usually a policy expert or someone working in that field to come in and be a decision-maker. So, I feel like that really helped me jump in and not have to ask, 'What is the most effective solution?' I know those things already, so it was [more] knowing where to focus."

Knowing the path forward was a leg up, especially since Brawley and Co. would see plenty of potholes along the way.

Activating advocates for zoning reform

While they worked through the process, the sponsors put forward two substitute versions of the ordinance in September 2023 and January 2024. During that time, they tried working with city staff and the mayor's office but found resistance.

BRAWLEY: "It's not common for an assembly member to initiate a change to our zoning code.

"We continued to make attempts to work together, but we were not willing to simply slow the process down or make it take another year. We did what we could to keep it on track."

However, that created an impression in some residents' minds — as well as some assembly members' — that they were working around the city instead of with them. Brawley says they made good faith efforts, but if there wasn't going to be support from staff, they would need to be proactive in gathering help and taking their message directly to the people.

Zaletel credits Brawley for the robust community engagement efforts.

ZALETTEL: "The planner in her really came through."



Anchorage Assembly Vice Chair Meg Zaletel got the ball rolling for HOME in 2023. Her initial proposal consolidated Anchorage's 15 zoning districts to just two.

The sponsors held about two dozen meetings with the public, including groups that hadn't been typically brought into land use conversations — like the [Alaska Black Caucus](https://www.thealaskablackcaucus.com/) and the [Alaska Native Brotherhood and the Alaska Native Sisterhood](https://www.anbangc.org/) — and heard their stories on the difficulty of finding housing. They also [wrote op-eds](https://www.adn.com/opinions/2024/06/21/opinion-what-we-heard-about-the-home-initiative-and-residential-zoning-reform/) in the *Anchorage Daily News*.

ZALETTEL: "Young professionals [are] unable to have the housing they want even though they are working hard. Alaska is a great place for young professionals, and there aren't enough people to do the work. You get great opportunities [here] that you wouldn't get to do for maybe a decade down in the Lower 48. But if you can't find housing that works for you, then that opportunity isn't there."

These issues were exacerbated by COVID-19. Erin Baldwin Day — a member of the Anchorage Housing Club, a group of residents who meet to discuss critical Anchorage housing issues — has seen it firsthand while organizing mutual aid services.

ERIN BALDWIN DAY: "Post-pandemic, there was a really troubling uptick in the number of folks who were having to make these really untenable decisions, particularly around either paying for food and basic necessities or paying their rent.

"Anchorage has something like a 97 percent occupancy rate right now in rental properties, which is wild. And, with that, the housing stock in Alaska is also aging. We have not built enough housing in Anchorage to keep up with the decline in the stock that we already have, plus just general demand for housing."

Adding to the problem are the rental properties that aren't maintained, including those that are unsafe or unhealthy due to issues like mold. But a lack of other housing choices means tenants stay put. Meanwhile, rents have skyrocketed, with some complexes raising rents 20 and 30 percent year over year. Day knows teachers and other essential workers in the community who are struggling to find housing.

DAY: "You can't build a town, and you can't sustain a city without workers — and you can't have workers without housing."



Erin Baldwin Day, lead organizer of the Mutual Aid Network of Anchorage, stands outside of Z.J. Loussac Library, which houses the Anchorage Assembly Chambers. Day and other pro-housing advocates were key in building momentum to get HOME passed.

On the other side of the spectrum, the sponsors saw editorials in the newspaper decrying their proposal and heard from residents who were not supportive of any change to the zoning code. While there were typical concerns, like impacts to neighborhoods, traffic, and noise levels, they also heard uglier complaints.

BRAWLEY: "I wasn't quite prepared for how much of a backlash there would be and how it was basically what I would call the elders of the city saying . . . 'This was already decided, and you don't have our permission to change it.'"

"There was so much demonization of renters or this assumption that if a renter moves into your neighborhood — setting aside that they are probably already there — that it was going to ruin the neighborhood."

Public hearings on HOME were held before the Planning & Zoning Commission in March and May. Then, at the P&Z meeting in early June, the commission members voted to recommend approval of the ordinance by the Assembly. The stage was set for a final hearing on June 25, 2024.

Getting across the finish line

On the night the Assembly was to have its final discussion of HOME, Brawley and her cosponsors believed the item would fail by a split six-to-six vote and were strategizing their next move. This, even though they revised the proposal (https://www.muni.org/Departments/Assembly/SiteAssets/Pages/HOME-Initiative/AO%202023-87%28S-1%29%2c%20As%20Amended_Clean%20Copy.pdf) to take out the language consolidating the zoning districts and just focusing on making duplexes a permitted use by right in every residential zone and redefining two-family dwellings to include detached structures.

Then, the testimony started — and those in favor of the change outnumbered the detractors by a two-to-one margin. People like Brandy Bowmaster (<https://www.youtube.com/watch?v=hUQ7BMVFOZg&t=7801s>), who rents a duplex in the North Star community and spoke to the challenges of finding a place to rent that fits her needs and budget. People like Will Walker (<https://youtu.be/hUQ7BMVFOZg?si=2R9khqZf48-B74cK&t=8028>), a duplex renter in Spenard who dreams of being able to buy his first house in Anchorage. People like Catherine Rocchi (<https://youtu.be/hUQ7BMVFOZg?si=wVHYz4AQ6Y4Xtzod&t=8117>), who rents a single-family home in Lower Hillside and lives there with a group of other young adults, illustrating how single-family zoning already serves more than just single families.

The show of support was meaningful to Assembly Member Karen Bronga, who taught in the area for two decades and raised her children in Anchorage. Her experiences gave her unique insight into the housing challenges of young adults, some of whom contacted her in the lead-up to the meeting begging her to get rid of single-family-only zoning.



Karen Bronga, an Assembly member representing East Anchorage, cast the deciding vote for HOME. Initially against the proposal, Bronga switched sides because she felt compelled to "honor" community feedback and the HOME sponsors' willingness to compromise on aspects of the plan.

She was not in favor of HOME, but she still met with a housing reform advocate to hear his thoughts. In that conversation, she homed in on an area of town that she felt didn't mesh with the proposal. It was on a hillside and had just one road in and out — a potentially dangerous situation, especially in Alaska. The housing reform advocate suggested Bronga propose an amendment, and when she did, the sponsors agreed to it.

KAREN BRONGA: "I just felt at that point that they have compromised so big from their start and have worked so hard. I have to honor that."

BRAWLEY: "I think that this is exactly how the legislative process works, ideally. There's value in compromising."

With Bronga's support, HOME had the votes. It passed 7-5 (<https://www.adn.com/alaska-news/anchorage/2024/06/26/anchorage-assembly-narrowly-approves-zoning-initiative-allowing-duplexes-in-single-family-areas/>).

In the days after the meeting, Bronga received an email from a former student of hers, who is now studying law in Seattle but trying — and struggling — to find a home back in Anchorage.

BRONGA: "He just thanked me profusely, saying that if he doesn't see that he has the ability to purchase a home or find [one to] rent here, then coming back is not attractive."

'A generator of hope'

HOME's sponsors know it won't solve the housing crisis, but it may make incremental improvements over time.

ZALETEL: "In the short-term, the win is that there's the opportunity to do it [and add] more housing units. You can only solve a housing crisis with more housing units."

BRAWLEY: "[Another] success is really continued engagement from those folks who have felt disenfranchised or whose voices just aren't heard at the table in these conversations — because that was the missing piece that has made the difference. I think that is the only way to move forward and truly have policy that is representative of our community's priorities."



Tiny houses constructed in the South Addition neighborhood. The HOME initiative allows multiple structures, like these tiny homes, to be built on a single lot by right.

VOLLAND: "I think we're at this moment in Anchorage right now where a lot of young people are realizing that they have access to their assembly members, and they can drive a positive vision for their city."

Brawley also sees some lessons planners can take and apply to their own efforts, like partnering with the organizations already doing advocacy work.

BRAWLEY: "Community organizing is completely compatible with community planning. I think to the extent that they use public engagement techniques that planners use, we should also think about how [to] use community organizing techniques."

Meanwhile, Anchorage Housing Club member Day thinks HOME's success story is a win for the community.

DAY: "I think we're living at a point in time . . . where hope is in really short supply. I think that people engaging in the public square on these kinds of issues and seeing that their voice and their presence makes a substantive difference is a generator of hope. It's a catalyst for people to feel that there is still room for your Average Joe citizen to make a meaningful impact in their community and to do something positive for [their] neighbors."

Jon DePaolis is APA's senior editor.

NEWS

Difficult permitting, hamstrung enforcement: Long Beach street vending rules are off to a slow start

 by John Donegan
October 17, 2024



Al pastor a preparation of spit-grilled as is cooked up as the crew of Tacos Uziel prepares food for a line of customers in Long Beach, Tuesday, Aug. 13, 2024. Photo by Thomas R. Cordova.

This story is available for republication. Please see our policy [here](#).

Grace Yoon compared it to the first arduous moments of riding a bicycle.

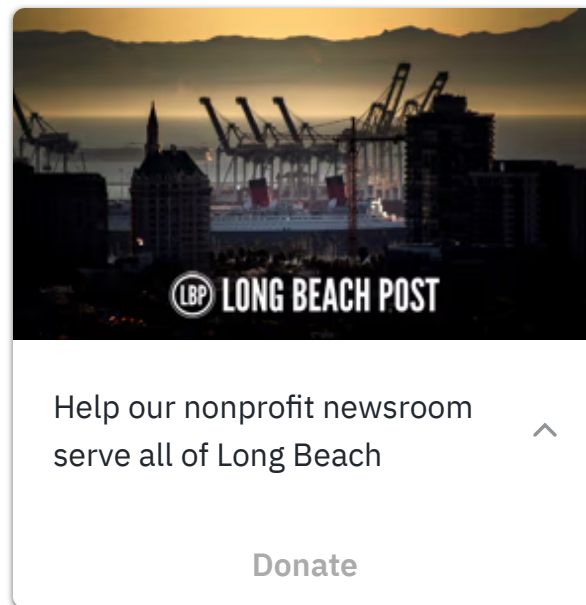
“When you first start pedaling, it takes a lot of effort to get moving,” Yoon, one of Long Beach’s deputy city manager, said. “... But with each pedal, momentum builds.”

The description, explained with a smile, was the preface to the city of Long Beach’s first update on how it is implementing a new sidewalk vending ordinance.

This ordinance, established in February and enforced starting in July, requires that food vendors — those who hawk anything from hot dogs to horchata — obtain a health permit, insurance and business license, or face strict penalties.

But **the rollout has been difficult** — hindered by public confusion and hamstrung by overlapping state law — with few vendors becoming licensed and enforcement not yet fully operational.

In a 53-page report Yoon presented to the council on Tuesday, she reported the city has received 118 applications for business licenses from food vendors. Two have so far been approved. No vendor has yet received a health permit, which is required for most types of food.



Reactions to the figures were scattered.

Some blame rests on vendors, officials said. According to city Environmental Health Bureau Director Judith Luong, 72% of applicants filed their applications wrong. Many have since been unreachable.

“Many of them were called, left messages, left voicemails. ... We want them to be able to come to us,” Luong said.

Some applicants, she continued, are waiting to see if they will be awarded a free cart — **one of the 40 the city has earmarked as part of the rollout**. As of Tuesday, no carts have been awarded; 17 of the 22 applications are still pending, while the other five didn’t qualify because they were either outside the city limits or not eligible.

In public testimony, residents lambasted the ordinance as confusing and tedious, with some suggesting there has been too much emphasis placed on enforcement.

James Suazo with Long Beach Forward noted that while many California cities took a year to implement their ordinances, Long Beach completed the process in less than six months.

“The result of that, I think, we see in this presentation,” Suazo said.

The ordinance stems from a new state law, Senate Bill 946, that decriminalized sidewalk vending. It ordered cities to establish their own regulatory framework that wrangles an entire economy that has for decades lived outside the law.



A street fruit stand venter in North Long Beach Wednesday, Sept. 18, 2024. Photo by Thomas R. Cordova.

But it remains unclear who will count as a legal vendor.

Luong explained that while state law bans criminal penalties against virtually all vendors, state health code doesn't allow “pop-up restaurants,” a larger operation where raw food is cooked onsite, as they are too

susceptible to foodborne illness.

“Because of all those things, a pop-up restaurant is currently not allowed in the health and safety code,” Luong said.

This leaves a large swathe of taco stands and other local vendors in legal limbo, as they are unable to obtain a health permit.

Qiana Mafnas, a co-owner of the well-known barbecue popup Axiom Kitchen, said she had to close her shop after she couldn't secure a permit. They also lost their slot at one of the two shared kitchens, or commissaries, in the city.

“We're not making money, we depend on that money to feed our family,” Mafnas said.

Mafnas' business remains in abeyance. While she works locally, she does not live in a qualified area. And their cuisine — smoked meat — is supposedly not allowed by local law. If it did, she said, it would cost about \$100,000 to purchase all the necessary equipment to come into compliance.

Food vendor Angelica Franco argued that the city is using this as “a loophole” to force hot vendors to change their business model.

“If you move forward in the way this ordinance is written, you are erasing the culture of Long Beach at the very core of what we are,” she said.



Jose Badajoz, 50, hands tacos to Long Beach resident Eduardo Carrasco at the outdoor 562 Taco stand in West Long Beach on July 6, 2020. Photo by Crystal Niebla.

Despite a presentation and discussion that spanned nearly four hours, city officials on Tuesday did not clearly state whether there will eventually be a legal pathway for these types of vendors.

None of the carts available in the giveaway program can be used to cook or store raw ingredients. But at the inquiry of Councilmember Megan Kerr, officials said they'd be open to finding these carts, so long as they're pre-approved by the state.

Conversation then shifted towards enforcement.

Citations and confiscation of food and equipment are tools the city will eventually use, officials said, but only as a last resort, after education and warnings have been exhausted.

Police can only become involved when the vendor is “a threat to public safety,” presents an “imminent” risk of death or violence, or is breaking some other law.

Otherwise, if there is not an immediate threat, enforcement is typically handled by the city’s Compliance Resource Team.

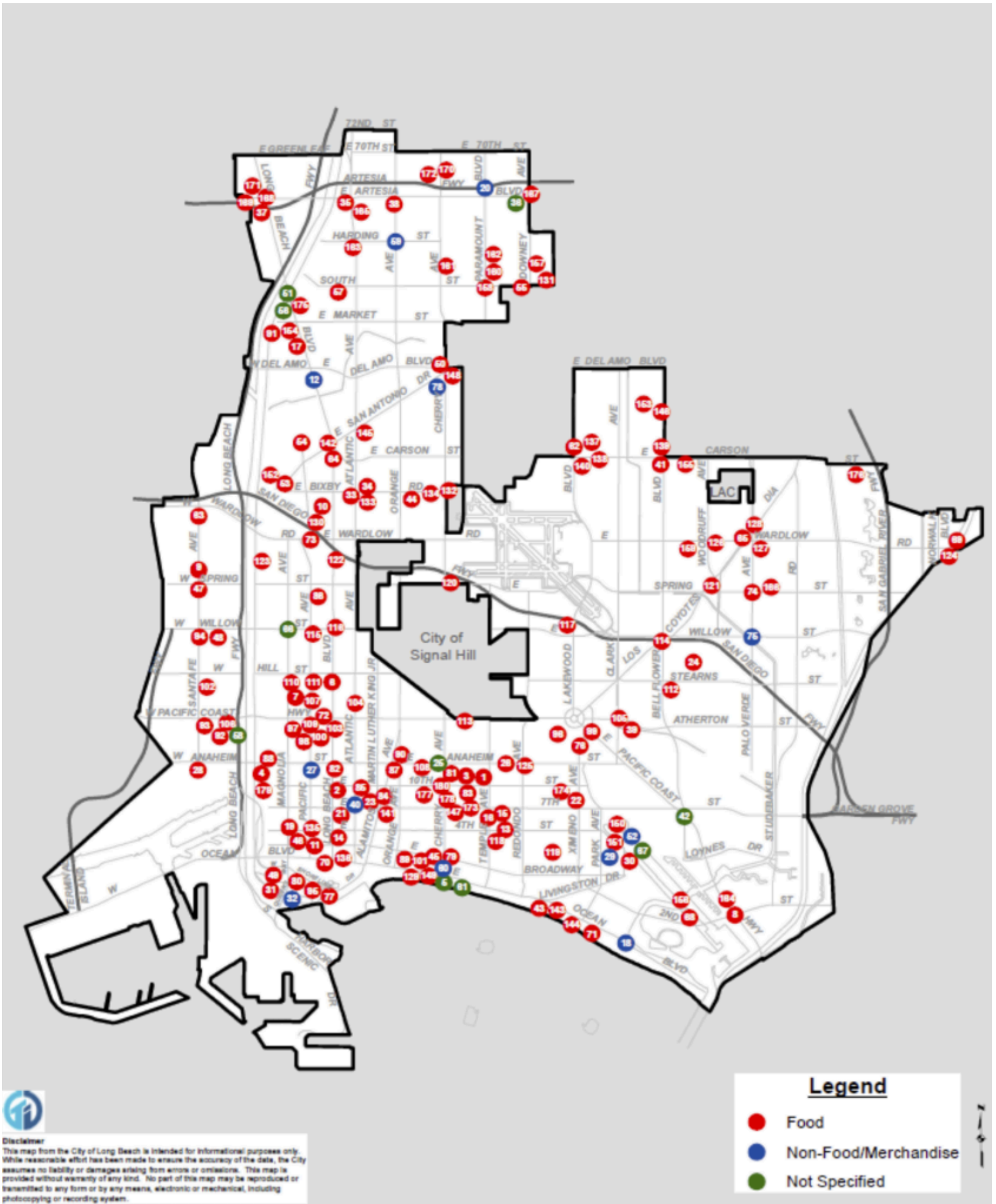
But the team has been grounded for more than a year, after an incident in September 2023 in which inspectors were harassed and threatened led to the city’s employee union to intervene with with safety concerns.

The union first met with the city in April and they are in the “final stages” of negotiations, Yoon said. Once that is finished, there will be a training period before they start working on “key cases.”

Some residents felt there was too little time offered to vendors to figure out the rules before the city began issuing citations. Councilmember Mary Zendejas, who represents Downtown and areas where many vendors operate, worried the city’s rollout focused too heavily on enforcement.

Councilmembers Kristina Duggan and Daryl Supernaw, however, felt the city’s rules lack any teeth.

Residents routinely flood their offices with phone calls and letters that vendors block the right-of-way, blare music and sell unsafe food. A map of complaints details concentrations in Downtown, along the oceanfront and around the Alamitos Beach neighborhood.



A map of complaints about street vendors submitted to the city council in Oct. 17, 2024.

Since the ordinance’s introduction, the city has logged 266 business license complaints and 275 health complaints. There have been 53 cease-and-desist orders issued for health violations and 24 notices of violation related to business licensing, with two hearings held to address these issues.

“Of those 53 orders issued, how many have ceased and desisted,” Supernaw said. “We would want to know if this is an effective tool and working.”

This surge in workload is tacked onto the 17 complaints the city’s nine inspectors typically receive each month from about 2,400 permitted food facilities. Officials noted that three of the eight business license inspector positions are vacant, while more than half of the 11 health inspector roles are unfilled.

Some on the council likened it to growing pains. “We knew from the beginning that this process wasn’t going to be easy,” said Councilmember Cindy Allen. “... We really are trying to get it right.”