



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
March 17, 2026

The City of Signal Hill appreciates your attendance. Public 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, March 17, 2026. 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 MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

(3) PLEDGE OF ALLEGIANCE**(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA****(5) PRESENTATIONS**

- a. PLANNING MANAGER CARLOS LUIS WILL INTRODUCE GREG KAPOVICH, THE NEW COMMUNITY DEVELOPMENT DIRECTOR.

(6) DIRECTOR'S REPORTS

- a. PLANNING COMMISSIONERS ACADEMY FOLLOW UP

Summary:

Chair Miller and Commissioners Lopez, Parker, and Savoulian, attended the Planning Commissioners Academy conference, held on March 11-13, 2026. Commissioners will share information learned at the conference.

Strategic Plan Goal(s):

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

Recommendation:

Receive and file.

(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 February 17, 2026.

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 LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN
VICE CHAIR BELL
CHAIR MILLER

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, April 21, 2026, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC 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, Greg Kapovich, Commission Secretary of the Planning Commission, do hereby affirm that a copy of the foregoing agenda was posted at City Hall 72 hours in advance of this meeting.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/17/2026

AGENDA ITEM

TO:

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

FROM:

**CARLOS LUIS
PLANNING MANAGER**

SUBJECT:

PRESENTATION

Summary:

Planning Manager Carlos Luis will introduce Greg Kapovich, the new Community Development Director.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/17/2026

AGENDA ITEM

TO:

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

FROM:

**GREG KAPOVICH
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

PLANNING COMMISSIONERS ACADEMY FOLLOW UP

Summary:

Chair Miller and Commissioners Lopez, Parker, and Savouljian, attended the Planning Commissioners Academy conference, held on March 11-13, 2026. Commissioners will share information learned at the conference.

Strategic Plan Goal(s):

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

Recommendation:

Receive and file.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/17/2026

AGENDA ITEM

TO:

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

FROM:

**GREG KAPOVICH
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

PREVIOUS MINUTES

Summary:

Regular meeting of February 17, 2026.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION February 17, 2026

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on February 17, 2026.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR SAEIDA MILLER
COMMISSIONER GEGE LOPEZ
COMMISSIONER VICTOR PARKER
COMMISSIONER SONIA SAVOULIAN

ABSENT: VICE CHAIR PERICA BELL

(3) **PLEDGE OF ALLEGIANCE**

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

There was no public business from the floor.

(5) **DIRECTOR'S REPORTS**

a. 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Associate Planner Martinez, Assistant Planner Lopez Sevilla, and Associate Engineer Saldaña gave the staff report.

Commissioners asked clarifying questions regarding the National CORE projects and other City projects.

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

The report was Received and Filed.

(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 LOPEZ to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR MILLER
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

(7) COMMISSION NEW BUSINESS

Commissioners Lopez, Miller, Parker, and Savouljian will be attending the League of California Cities Planning Commissioners Academy March 11-13, 2026.

(8) ADJOURNMENT

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER PARKER to adjourn to the regular meeting of the Planning Commission on Tuesday, March 17, 2026 at 7:00 p.m. in the Council Chamber, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The following vote resulted:

AYES: CHAIR MILLER
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

CHAIR SAVOULIAN adjourned the meeting at 7:33 p.m.

SONIA SAVOULIAN

CHAIR

Attest:

CARLOS LUIS
ACTING
COMMISSION SECRETARY



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STAFF REPORT

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3/17/2026

AGENDA ITEM

TO:

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

FROM:

**GREG KAPOVICH
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the February 24, 2026, City Council meeting:
 - City Council presented a Black History Month Spotlight Award to Civil Service Commissioner Diana Phillips.
 - City Council approved changes to the structure of ad hoc Committees.
 - City Council approved a resolution amending the Fiscal Year 2025-26 Budget.
 - City Council scheduled the Budget Workshop for Tuesday, May 19, 2026.
- 2) At the March 10, 2026, City Council meeting:
 - City Manager Carlo Tomaino introduced Community Development Director Greg Kapovich.
 - City Council authorized a lease agreement between the City of Signal Hill and Clear Channel Outdoor, LLC for the removal of the existing City-owned billboard and installation, operation, and maintenance of a new digital billboard at 3100 California Avenue.
 - City Council authorized staff to submit the General Plan Annual Progress Report and the Housing Successor Annual Report to the Governor's Office of Land Use & Climate Innovation and to the State's Department of Housing and Community Development.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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3/17/2026

AGENDA ITEM

TO:

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

FROM:

**GREG KAPOVICH
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: 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.
12/23/24	Comments provided to applicant requiring revisions to the proposed HHRA methodology.

01/10/25	The property has requested a meeting to discuss comments. Meeting will be scheduled between 01/27 through 02/06.
01/29/25	Meeting has been scheduled for 02/04/25. Applicant will be discussing HHRA requirements as well as other environmental topics. Staff has requested the applicant provide an update on the Developer Outreach that was recommended for the project. Staff also requested applicant's questions in advance to the meeting to better assist answering questions during the meeting.
02/05/25	Applicant's submitted a memo outlining revised approach to the data gap and HHRA. Submitted for review to consultants.
03/07/25	Comments sent to applicant informing them to prepare a revised work plan for the new scope. Awaiting submittal.
04/10/25	Applicant has applied for well leak testing. Application is currently under review.
06/12/25	Applicant has requested a meeting to discuss environmental requirements. Staff will be coordinating the meeting request.
06/25/25	Met with applicant and their representatives and provided clarification on comments/corrections to their environmental documents. Requested revisions address comments. Awaiting resubmittal.
03/12/26	Applicant requested review of alternative mitigation and are currently under review.

COMMERCIAL – INDUSTRIAL

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

Project Title	Costco Gas Queuing	Staff	CTD
Address	2200 E Willow St	Zoning	SP-1
Applicant	PERFORM PROPERTIES OWNER LLC	Dep Acct #	N/A
Current Status	Temporary Queuing is pending		
Next Step	Install Temporary Queuing		

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 queueing 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 queueing 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.
02-13-2024	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.
03/11/2024	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.
03/11/2025	Staff have not received any updates from COSTCO or ShopCore and therefore intend to initiate regular meetings with both parties to assist with moving the re-queuing design forward.
05/07/2025	Staff reached out again to COSTCO Corp. with an offer to set up the "trial queuing" by demolishing the planters to test before formally submitting to City and revising commercial center tenant leases.
06/11/2025	Staff continued to reach out to COSTCO administration to implement the recommended re-design of the gas facility queueing. A conversation with the General Manager is pending.
08/11/2025	Staff made contact with ShopCORE Corporate management and was informed ShopCORE is now Perform Properties and there have been staff changes, but they will circle back to schedule a meeting to get re-queuing back on track.
09/29/2025	The applicant (COSTCO) submitted an application for a demolition permit and lighting plan to support the pilot/temporary queuing project to re-direct the gas facility queuing to reduce queuing time and area. Staff has approved the plan and are working with COSTCO to get the temporary improvements installed prior to the holidays and associated traffic.

12/17/2025	Costco has implemented temporary queuing for the holidays
02/12/2025	Costco has received approval of modifications to previously approved temporary vehicle queuing plan. Lights will no longer be relocated and will remain in place with added barricades. Removal of planters and installation of barricades are pending.
3/10/2026	Work to commence soon

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
06-04-2025	Followed up with the applicant on the application and determine if applicant would like to continue with the project. Pending follow up.
08-13-2025	Applicant stated that they will be continuing with the project.

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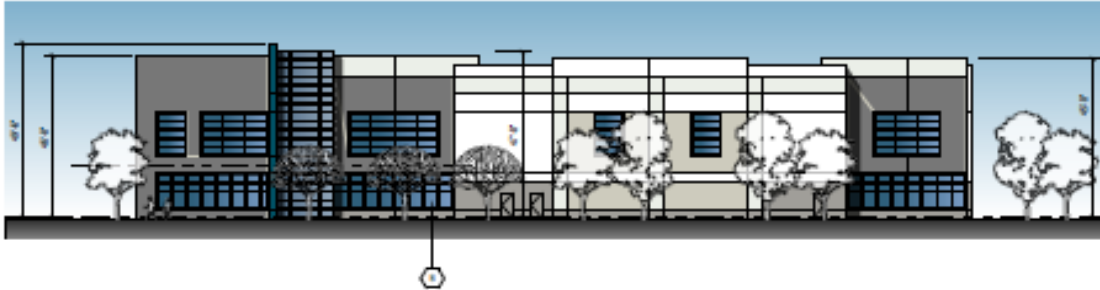
Date	Notes/Updates
09/19/2020	Well discovery.
09/14/2020	Previous applicant (SHP) submitted a new industrial conceptual plan.

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.
04/26/2021	Application submitted.
05/20/2021	Determination of Incomplete Submittal email sent to applicant.
06/28/2021	Rough grading permit issued.
08/23/2021	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.
01/19/2022	2nd Notice of Incomplete Submittal letter was mailed to the applicant per TSA deemed inadequate.
03/23/2022	Demo permit for the wooden poles, netting, and four light poles issued.
04/04/2022	Applicant provided a signed Reimbursement Agreement.
4/07/2022	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.
07/07/2022	City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report.
07/28/2022	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.
08/01/2022	City selected Orion Environmental, Inc. as the City's consultant. Orion returned the signed letter agreement.
08/10/2022	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.
01/09/2024	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.
03/11/2025	Staff intends to reach out to the applicant for status of their project.
05/07/2025	Staff has reached out to property owner/applicant to inquire about project status and a response is pending.
07/11/2025	Applicant has notified staff that they are marketing the property for sale and for future residential development.
02/12/2026	Applicants and prospective residential developers have met with staff to discuss residential development requirements. Staff provided requirements including a zone change, general plan amendment, specific plan, development agreement, environmental reviews, etc. required for a residential project.

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.
11/14/24	Applicants submitted a revised Development Agreement for review. City Attorney currently reviewing the revised Agreement.
01/10/25	Staff met with City Attorney to discuss comments and proposed changes. Additional changes will be prepared by the City Attorney's Office.
01/13/25	Comments were emailed to applicant on their 2 nd draft of the Development Agreement. Anticipate the applicant will request a meeting with legal team and the City Attorney to discuss comments.
02/05/25	Applicants agreed to the Development Agreement and will be pursuing the entitlements for the project. Staff is currently checking with consultants on environmental documents and technical studies necessary for the project.

06/12/25	Applicant has agreed to enter into a reimbursement agreement for contract Planning services. Staff is preparing a draft agreement for review.
07/14/25	Draft Second Amendment to the reimbursement agreement was sent to the applicant for review.
07/17/25	Applicant provide comments requesting clarification on document.
08/11/25	A revised draft second amendment to the reimbursement agreement was provided to the applicant for review addressing their comments. Awaiting response.
10/16/25	Applicant has agreed to the Amendment to the reimbursement agreement and is being prepared for signature. Next steps are to finalize contract planner contract to initiate entitlement processing.
02/12/26	Contract planners have been retained and kick off meeting was held on 01/27/26. Draft documents (CEQA, Specific Plan, etc.) are currently being prepared
03/12/26	CEQA documents will require revisions to evaluate current requirements previously not considered when the studies were originally prepared Draft specific plans and development standards are being prepared.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

Project Title	Verizon Wireless	Staff	SM
Address	2766 Saint Louis Avenue	Zoning	CI
Applicant	Leticia Smith, Smartlink	CUP #	25-01
Project Description	New mono-palm location for the installation of twelve (12) Verizon antennas		
Current Status	Planning Commission Consideration		
Next Step	Present to City Council		

Date	Notes/Updates
01-15-2025	Applicant submitted plans for review on 11/21/2024. Applicant was asked to provide an updated 6409 compliance letter identifying how the project was within the limitations of 6409. Application was found to be compliant, and corrections were issued out to the applicant. Pending resubmission plans.
04-01-2025	Applicant has resubmitted submittal packet for review. Plans and supplemental information is under review.
04-30-2025	Issued incomplete letter to applicant. Pending resubmittal of plans.
06-12-2025	Applicant resubmitted plans. Plans are under review.
07-01-2025	Letter of Completeness Issued
08-13-2025	Project prepared for PC public hearing
08-19-2025	Project was presented to Planning Commission and was approved with two added conditions of approval.
10-14-2025	Project prepared for CC public hearing
10-16-2025	The City Council approved the proposed project, subject to conditions during the 10/14/2025 Council meeting.
2-12-2026	Pending building permit submission, applicant is preparing to submit in the next month or two

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 E. 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 #	24-04
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.
01-15-2025	Story Pole Plan is under review. Applicant is working on obtaining Fire Department approval/review. Methane Workplan is under review.
03-12-2025	Applicant is pending water flow test with the water department.
04-09-2025	Water flow is complete with the Public Works Department. Issued out PW corrections and Story Pole comments. Pending resubmittal.
08-13-2025	Story pole plan resubmitted. Story pole plan approved. Prepared story pole notice. Poles installed.
10-10-2025	Project had no request for view impact analysis. Bids for CEQA proposals were routed and pending bid submittal.
02-12-2026	Applicant is conducting methane testing. Applicant pulled permit and pending submittal of methane assessment.

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.		

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.
05/07/2025	No updates are available; however staff reached out to property owner for sand bag repair and property maintenance. Property in compliance.

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	Adopted by CC on 12/10/2024		

SPDR #	46-02 24-01
PC Approval Date	05/17/2016 10/15/2024
SPDR Exp Date	10/15/2025 (Demo. permit issued 5/16/2024)
1 st Extension Exp Date	
2 nd Extension Exp Date	

ZOA #	46-03 24-01
PC Approval Date	
CC Introduction Date	16-03 DENIED 2017, 24-01CC Intro. 11/12/2024
CC Adoption Date	24-01 Adopted 12/10/2024
COA Signed Date	10/21/2024

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

Date	Notes/Updates
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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.
01/16/2025	Project ZOA was adopted 12/10/2024 and preparation of construction plans is underway.
05/07/2025	A demolition notice will be mailed on 05/12/2025, a demolition permit will be issued the same week and demolition of existing buildings will begin 05/19/2025. First round plan check comments were provided 05/07/2025.
07/11/2025	Demolition was completed and no reports of concern or damage were received from adjacent neighbors. Construction plans are under review by the City.
09/24/2025	Shoring permit issued. Notification of neighbors for final demolition of retaining wall. Need soils management plan approved to proceed with boring or shoring foundation.
10/06/2025	Cesspool discovered. Dave Lucero and Susan Mearns in discussions about how to remove. Boring to resume after notification process to allow Dr Mearns to observe. Code Enforcement contacted developer about track out and parkway maintenance.
12/18/2025	Shoring at north wall complete, grading plans and cesspool to be removed by approved work plan
3/10/2026	Ongoing grading, Shoring completed at north wall, 1 oil well capped

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.
12/19/24	A meeting with the property owner, Councilmember Woods, Community Development Director, and the Planning Manager was held to discuss owner's concerns with completing the project. At the conclusion of the meeting, owner agreed to request an inspection during the week of January 13 th .
12/26/24	The property owner requested until the January 31, 2025 to call for an inspection.
01/14/25	Staff informed the property owner that her request would be granted and to have an inspection on January 30, 2025. Awaiting property owner's confirmation.
01/29/25	Owner requested to postpone inspection date to February 6, 2025. Staff has granted the request and has scheduled the inspection on February 6, 2025. Owner has confirmed time and date.
03/05/25	Inspector has closed the original permit from 2017 as "up to drywall". A new permit was issued for this year and is good for only one year to complete for "set finish". Owner has received final corrections but items were not installed and not accessible so further corrections may follow. Carlos Luis, the Planning Manager is in contact with the owner to request more inspections.
03/06/25	Property owner submitted revised landscape plans identifying a requested change to the front yard hardscape. Plans are currently under review. The property owner also informed staff they are waiting to complete the exterior portion of the project before scheduling inspections to discuss corrections.
03/13/25	Planning corrections were provided to the property owner.
03/31/25	Property owner resubmitted revised landscape plan for the project.

04/02/25	Planning corrections were provided to the applicant requiring revisions to plans.
04/08/25	Revised Landscape Plans were submitted for review. Plans are currently under review.
05/07/25	Fire Sprinkler inspection review. Rough inspections verified. Installing finish now and will call LA County Fire for final.
06/10/25	Applicant submitted a request to build the outdoor chimney to 6'-0" in height. Currently under review by staff.
08/12/25	Carlos and Eric did a site visit to update construction status. Owner has been working on exterior elements such as bbq, fireplace, and getting ready to pour flatwork. No interior changes.
10/09/25	Asked Carlos to schedule a site meeting for Joe.
10/16/25	Contacted owner to schedule an inspection. Awaiting property owner response to schedule inspection.
12/18/2025	Spoke with homeowner will call for inspection by January 2026
03/10/2026	Met with homeowner provide corrections

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



Project Title	Residential Project Title TBD	Staff	CTD/CL
Address	2020 Walnut Ave	Zoning	LI
Applicant	Tideline Partners	Dep Acct #	6223
Current Status	Application Pending		
Next Step	Process Entitlements		

SPDR #	25-XX
PC Approval Date	
SPDR Exp. Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

GPA #	25-XX
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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.
11/15/2024	Applicant submitted revised HHRA and routed to consultant for review
11/26/2025	Applicant submitted revised Fault Study. Routed to consultant for review
12/03/2024	Revised Fault Study was approved and approval memo was provided to the applicant.
12/23/2024	Consultant completed review and comments were emailed to applicant. Comments required revisions to the work plan. Awaiting resubmittal.
04/08/2025	Consultants submitted application for leak testing of two oil wells located on the subject site. Application is currently under review. Consultant also informed staff they continue to work on revisions to the Phase II and HHRA. Awaiting resubmittal of environmental documents.
05/02/2025	Revised HHRA work plan was submitted for review by the applicant. Revised HHRA was routed to consultant for review.
05/07/2025	Consultant completed review and provided comments requiring revisions to work plan. Comments were emailed to applicant and awaiting resubmittal.
05/27/2025	A developer's deposit replenishment request was emailed to the owner of the property. Awaiting payment submittal.

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.
01-16-2025	All demolition is completed. Site has BMPs installed, a retention basin, and fence with screening.
03/11/2025	The City has approved the applicant's Phase II soils sampling workplan.
05/07/2025	Soil sampling was conducted in March and vapor sampling was conducted in April with reports from the applicant pending.
10/28/2025	Grading started net with contractor onsite
11/04/2025	Ongoing grading
12/17/2025	On going grading

RESIDENTIAL

DEVELOPMENT STATUS REPORT: Vacant Lot at Ohio Avenue and Hill Street

Project Title	New Single-Family Dwelling	Staff	ALS
Address	1924 Ohio Ave – APN: 7215-027-032	Zoning	SP-2
Applicant	Sarah McDonald	Dep Acct #	6229
Current Status	Methane Assessment Review		
Next Step	Preliminary SPDR & MMD Plan Review		

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

Date	Notes/Updates
	The project is for the construction of a single-family dwelling unit on a vacant lot.
2/3/2025	Applicant inquired about the development standards at the subject property. All the information was provided via email.
03/17/2025	Applicant informed staff that the subject site had been purchased and wanted to submit a Methane Assessment to start the development process. The necessary guidance was provided via email and via phone.
3/19/2025	The applicant submitted a complete Methane Assessment workplan and Phase I. Phase II did not provide a recommendation whether a Phase II is required. However, they and their consultant conducted methane testing before the workplan was reviewed by the City's consultant. Staff informed the applicant that this did not comply with the City's code requirements and that corrections may be required.
3/25/2025	Staff sent the complete workplan to the City's consultant for review. Comments are expected on 4/8/2025.
4/7/2025	The City's consultant provided comments on 4/7/25, which were sent to the applicant for review on 4/8/25.
5/7/2025	Applicant resubmitted a revised methane assessment, and it was sent to the City's consultant for review.
5/15/2025	The City's consultant approved the work plan and instructed the applicant to proceed with pulling a methane assessment permit.
5/22/2025	Applicant paid for the permit, and the permit was issued by our Permit Technician.

5/28/2025	Applicant informed staff that the testing will be performed on 5/30/2025. Applicant is to provide our inspector with photos and documentation of the testing.
5/29/2025	Staff informed applicant to submit a Preliminary Site Plan & Design Review before proceeding with methane mitigation phases.
08/27/2025	The applicant has informed staff that they are currently coordinating with Signal Hill Petroleum regarding surface rights that Signal Hill Petroleum holds on the property. Upon resolution, the applicant will submit all required applications to proceed with the project.
12/17/2025	No update has been received.
2/10/2026	The applicant has informed staff that Signal Hill Petroleum has relinquished its surface rights on the property and released them to the owner. The applicant and owner have submitted a revised methane report. Staff has routed the report to the consultant for approval.
2/16/2026	The City's consultant has approved
2/16/2026	The City's consultant approved methane report and has requested methane mitigation plans.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

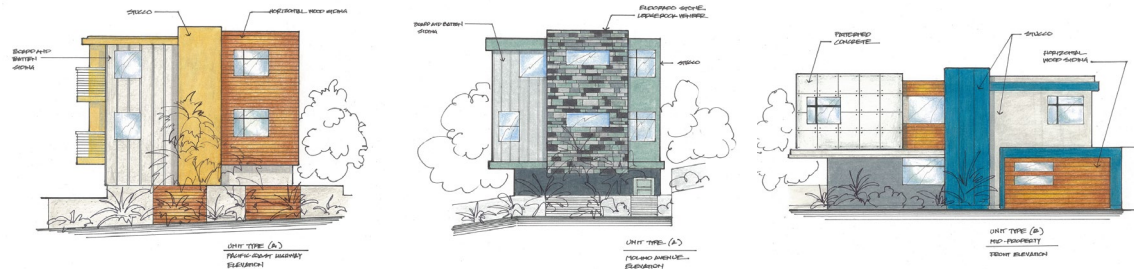
Project Title	New Duplex	Staff	ALS
Address	2260 Walnut Ave	Zoning	RLM-2
Applicant	Morgan Pickard	Dep Acct #	6217
Current Status	Pending Formal Application for SPDR		
Next Step	Deem application complete		

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 single-family dwelling units on a vacant lot.
10/10/2024	Applicant submitted physical copies of plans for the proposed project. However, no formal applicant was submitted.
10/16/2024	Issued redlined comments and requested a formal application be submitted for review.
12/23/2024	Applicant reached out asking for Methan Assessment Requirements.
1/21/2025	Provided the applicant with all the steps in order to proceed with reviewing this project. Applicant has been adamant about starting leak testing. I provided the application requirements for leak testing.
4/7/2025	Applicant has not submitted new documents for review.
7/18/2025	Staff met with the applicant to discuss the status of the project, review Planning comments, and discuss the project's next steps. The applicant has agreed to submit a formal application for Site Plan and Design Review (SPDR).

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.
01/15/2025	Applicant is ready to sign reimbursement agreement and submit replenishment of the account.
01/27/2025	Applicant replenished account and reimbursement agreement is being sent to applicant for execution. Process is being taken through CEQA analysis.
04/09/2025	Emailed applicant to provide information for CEQA analysis. Pending submittal of documentation.
06/04/2025	Applicant submitted questionnaire and sent to CEQA consultant.
08/13/2025	Working with CEQA consultant on pending information.
10/10/2025	Issued comment letter to applicant regarding missing information for CEQA analysis. Working with applicant on submittal of documents.
02/12/2026	Working with applicant to submit all required documents to complete the CEQA project description.

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

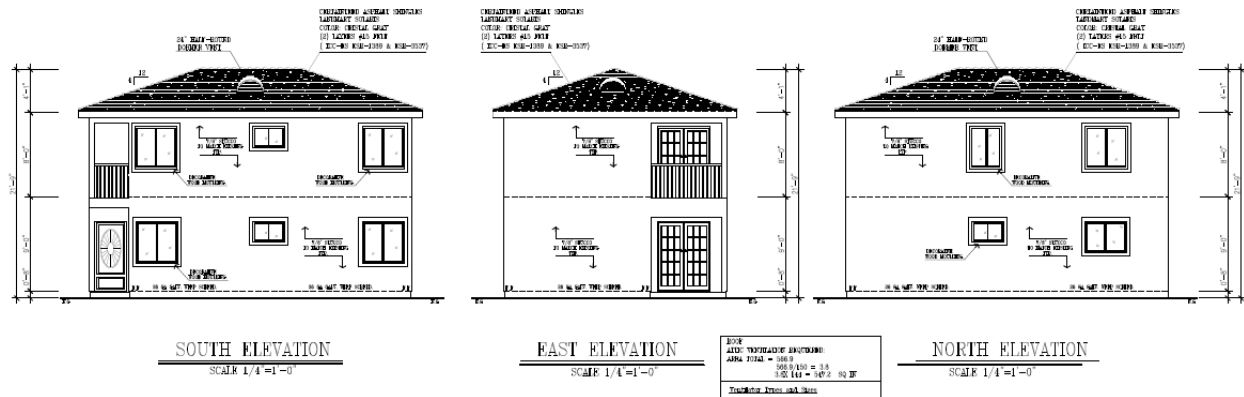
Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was 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 OEHA on 4/8/20.
05/28/2020	OEHA 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.
01/16/2025	Building has been demolished and removed from site. Final approved.
03/12/2025	Recent field conditions will require modifications to the design of the project. Staff has provided options to the applicant. The applicant is working with their engineers and property owner on preparing plans reflecting one of the options. Awaiting response from the applicant and property owner.

04/10/2025	Continue to wait for revised plans. Architect has informed staff they have selected one of the options and has initiated revisions to plans. Awaiting submittal of revised plans.
04/28/2025	Applicant submitted revised plans for review.
05/02/2025	Staff met with applicant to discuss next steps for the project, which will require a presentation to the Planning Commission as a conformity report. The project has been revised to accommodate in the field conditions, but did not increase the units height or size. As a result, the project remains in substantial conformance with the SPDR approval. The item will be scheduled for the June 17, 2025 Planning Commission meeting.
06/12/25	Field condition driven modification to previously approved plans will be presented to Planning Commission on 06/17/25 as a conformity report. The proposed changes have been deemed in substantial conformance with the previously approved plans.
07/23/25	Applicant resubmitted plans for Building and Safety Plan Check review. After review, the application was determined to be incomplete. Applicant informed of missing information and requested a resubmittal that includes all missing information. Awaiting resubmittal.
09/10/25	Second submittal submitted for Building and Safety plan check review
10/15/25	Second review was completed and comments will be sent to applicant once other department and consultant reviews are completed.
11/14/25	Building and Landscaping comments provided to applicant. Corrections required.
11/17/25	Public Works comments provided to applicant. Corrections required.
11/21/25	Methane Mitigation Design (MMD) Plans submitted for review by applicant.
11/21/25	Comments on MMD Plans provided to applicant. Corrections required.
12/02/26	Applicant submitted revised plans for Building and Safety Plan check review.
01/21/26	Comprehensive corrections from all departments provided to applicant. Awaiting resubmittal.
02/26/26	Plans were resubmitted for review and are currently under review.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

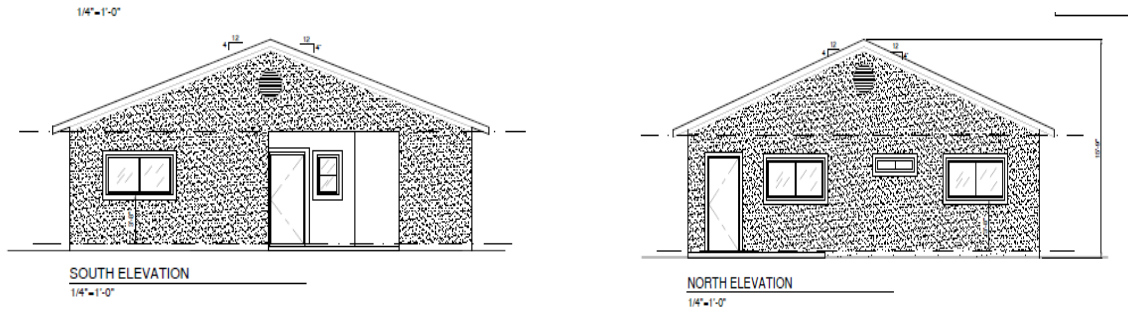


Project Title	909 ½ E 25 th St	Staff	CL/SM
Address	909 ½ E 25 th St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan Check review and obtain 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.
03/05/25	Owner was sent an email for update on start date.
08/12/25	Met with owner to view survey markers. Preconstruction meeting approved.
09/24/2025	Foundation and Methane Inspections conducted. Ok to pour provided.
10/09/2025	Ok to pour slab. Smoke test for methane conducted.
11/05/205	Floor sheathing approved
11/13/2025	Roof sheathing approved
03/10/2026	No progress

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.		
03/10/2026	Project at drywall stage		

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.
03/05/25	Exterior lath approved.
08/12/25	Inspection to update construction. Making progress. Work being done by owner only. No help.
09/24/2025	Provided multiple corrections to owner for MEPs.
10/29/2025	Conducted rough electrical inspection, several issues with wire management, Home owner must provide a report from a license electrical Contractor to state the work meets compliance.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1917 ½ JUNIPERO AVENUE

Project Title	1917 ½ JUNIPERO ST	Staff	ALS
Address	1917 ½ JUNIPERO ST	Zoning	RLM-2
Applicant	Raul Flore	Dep Acct #	6232
Project Description	Detached 785 SF ADU		
Current Status	Building Plan Check		
Next Step	Permit Issuance		

Date	Notes/Updates
6/6/2025	Applicant submitted a methane assessment application. However, the workplan is missing setbacks and application is pending a copy of their title report. I asked their applicant to provide this information.
6/10/2025	Applicant submitted an updated workplan, but is still missing the title report and the payment to set up their developer deposit account.
6/11/2025	Applicant submitted a developer deposit. The project will be routed after a copy of the title report is provided.
6/25/2025	The workplan has been routed to the City's consultants for review.
7/01/2025	The workplan was approved for methane assessment, and the methane assessment permit was issued on 7/18/25.
8/12/2025	Applicant is to submit methane assessment findings to be reviewed by the City's consultant.
8/14/2025	Applicant submitted the methane assessment report and staff routed it to the consultant.
8/19/2025	The consultant reviewed and instructed the applicant to submit methane mitigation design (MMD) plans since methane was found.
9/26/2025	Applicant to submit MMD plans to be reviewed and approved.
10/31/2025	Applicant submitted MMD plans and were routed to the consultant for review.
11/12/2025	Comments were received by the consultant and were routed to the applicant.
11/17/2025	Staff requested a Developer Deposit replenishment in order to continue reviewing the project. Applicant submitted a replenishment on the same day.
11/20/2025	Revised MMD plans were received and routed to the consultant for approval.
12/4/2025	The consultant's approved MMD plans.
12/8/2025	Staff provided comments on the architectural set of plans. Once reviewed, the project will be routed to Building plan check.
2/3/2026	Applicant resubmitted plans and included Planning comments. Staff routed plans to Building and Safety for plan check.

2/4/2026	The applicant has yet to submit the LID plans for Public Works review.
2/26/2026	First round of building plan check comments were issued. LID review is still pending Public Works review.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2179 ½ Temple Ave

Project Title	2179 1/2	Staff	SM
Address	2179 ½ Temple Avenue	Zoning	Hilltop Specific Plan
Applicant	Steven Sennikoff	Dep Acct #	
Project Description	New detached two-story accessory dwelling unit		
Current Status	In Public Works Plan Check		
Next Step	Permit Issuance		

Date	Notes/Updates
08/22/2025	Applicant submitted ADU plans for review. Corrections issues.
09/02/2025	Applicant submitted revised plan, project under planning review.
09/03/2025	Approved by Planning
09/24/2025	Project undergoing LID review. Issued out various corrections and is pending resubmittal

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2234 ½ CERRITOS AVENUE

Project Title	2234 ½ CERRITOS AVE	Staff	ALS
Address	2234 ½ CERRITOS AVE	Zoning	RLM-2
Applicant	Raul Flore	Dep Acct #	6235
Project Description	Existing garage conversion to ADU		
Current Status	Pay Methane Assessment Permit Fee		
Next Step	Submit Methane Assessment Findings		

Date	Notes/Updates
12/09/2025	Applicant submitted a methane assessment application and workplan. Staff routed the documents to the consultant for review.
12/15/2025	The consultant approved the methane assessment workplan. Applicant is to pay the methane assessment permit fee and submit findings.
1/06/2026	The City's consultant approved methane report that was submitted on 1/05/26. A methane mitigation plan is required, and the applicant has not yet submitted one.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3259 ½ Lewis Ave

Project Title	3259 ½ Lewis Avenue	Staff	SM
Address	3259 ½ Lewis Avenue	Zoning	RLM-2
Applicant	Ilda Washington	Dep Acct #	
Project Description	New ADU on top of a new two car garage		
Current Status	In Building Plan Check		
Next Step	Permit Issuance		

Date	Notes/Updates
01/27/2025	Applicant submitted ADU plans for review. Corrections issues. Applicant is attempting to finalize the methane process, Applicant submitted MMD plans for review.
03/13/2025	Applicant completed methane assessment process and ADU plans are under review with the Building Division.
04/09/2025	Plans are under review with Public Works. Project triggered LID requirements.
8/13/2025	Applicant needed to resubmit updated MMD plans. MMD plans were approved. Plans are currently in plan check with Building and Safety.
10/23/2025	Footings approved
10/31/2025	Methane vents and gravel approved
11/6/2025	Slab approved
12/15/2025	Partial frame inspection for first floor
03/10/2026	Drywall stage

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.
01/13/2025	Applicant submitted payment for the Developer Deposit. Continued the plan check review process.
01/21/2025	Applicant was informed that LID plans were required for the proposed project. Awaiting submittal of LID plans.

City of Signal Hill
Community Development Department
Development Status Report
March 17, 2026

Business Licenses and Permit Summary

In February:

- Planning Department staff reviewed and approved 4 business licenses.
- Building Department staff issued 48 permits. The valuation of the projects is approximately \$710,000 with permit revenues at approximately \$39,000.

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 has negotiated terms of site control for Walnut Bluff and continues to conduct 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. A request to develop the housing element of the project as a first phase is under consideration.
- 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. Geotech and soils analysis are underway.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

3/17/2026

AGENDA ITEM

TO:

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

FROM:

**GREG KAPOVICH
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:

- Crackdown on Corporate Home Buying - LA Times
- Family Business - Architectural Record
- North Star - Architectural Record

CALIFORNIA

Newsom and Trump have vowed to crack down on corporate home buying. A new bill aims to curb it



Democratic Assemblymember Matt Haney of San Francisco speaks at the Capitol in Sacramento in 2023. (Rich Pedroncelli / Associated Press)



By Jack Flemming
Staff Writer | [Follow](#)

Feb. 24, 2026 3 AM PT

- Assembly Bill 1611 would eliminate a tax loophole used by corporations to outbid individual home buyers, banning companies that own at least 50 homes from using the strategy.
- The loophole — the 1031 exchange — allows investors to defer capital gains taxes when replacing one property with another, costing California \$1.2 billion annually in lost revenue.
- Gov. Gavin Newsom and President Trump recently aligned on cracking down on corporate home buying, with California's homeownership rate among the nation's lowest.

In a rare moment of political alignment last month, Gov. Gavin Newsom and President Trump vowed to [crack down on corporate home buying](#). Now, a new bill aims to make it a reality.

Assembly Bill 1611, introduced by Assemblymember Matt Haney (D-San Francisco) in January, would eliminate a "tax loophole" that Haney says corporate landlords and investment firms use to buy up single-family homes across the state.

"It's shocking to me that by design, our tax system lets large firms take advantage of tax breaks in order to outbid California families when buying homes," Haney said. "They're able to use a tax loophole to give themselves an upper hand."

The so-called loophole takes the form of a 1031 exchange — a tax-filing strategy that allows real estate owners to defer capital gains taxes when they sell an investment property, such as a single-family home, as long as they buy a similar “like-kind” property within 180 days. Essentially, it allows investors to replace one investment property with another, avoiding taxes in the process.

The bill would ban companies that own at least 50 single-family homes from taking advantage of the tax break. It would apply to sales completed after Jan. 1, 2026.

California has the [second-lowest homeownership rate](#) in the country at 56%, and Haney said corporations shouldn’t be shirking real estate taxes in the midst of a housing crisis. The California Department of Finance estimated that during the current fiscal year, the [state lost \\$1.2 billion](#) in revenue due to like-kind exchanges.

Lenny Goldberg, the policy director for the California Tax Reform Assn., worked with Haney to develop the bill. He said he has viewed like-kind exchanges as a rip-off for years, but it’s an ongoing issue with a powerful lobby behind it.

“They’re called like-kind exchanges, but they’re not actually like-kind,” he said. “You can exchange an office building for a hotel, or an apartment building for a single-family home.”

He added that corporate investors aren’t buying up high-end neighborhoods; it’s mostly working-class or middle-class areas, where the affordability crisis is more acute.

Goldberg said the ban would help in two ways. First, it would result in more tax dollars being paid by corporations. And second, it would stop allowing corporations to dominate bidding wars for homes.

Currently, corporate owners can afford to bid more on a home than an individual, knowing that when they eventually sell it, they can avoid the capital gains tax by buying a different property, making it a more valuable asset. If they didn’t have access to that benefit, that advantage would be gone.

He sees it as a modest proposal; a more ambitious effort would be to eliminate like-kind exchanges altogether. But this is a good place to start, and it still lets mom-and-pop landlords or investors who own fewer than 50 properties to take advantage of the tax break, he said.

The corporate home buying trend became a focal point during the pandemic emergency, when low interest rates sent the housing market into a frenzy, and first-time home buyers competed with investors viewing the house as an asset, not a home. During the second quarter of 2021, 23% of home sales in L.A. County [went to investors](#) rather than someone wanting to live there.

But data show that corporate ownership still makes up a much smaller share of the overall market. Analysis from the [California Research Bureau](#) showed that 2.8% of single-family homes in the Golden State are owned by companies that own at least 10 properties.

The biggest chunk of that appears to be smaller mom-and-pop landlords rather than giant corporations. Companies with more than 50 properties own roughly 110,000 homes in California, whereas companies with 10 to 49 properties, which would be exempt from the ban, own roughly 235,000 properties.

Haney said now is the right time for the bill, given the momentum provided by Newsom and Trump last month.

Newsom vowed to take a tougher stance on corporate home buying in his final State of the State speech, saying that “it’s shameful that we allow private equity firms in Manhattan to become some of the biggest landlords in many of our cities.”

It's unclear which form the crackdown will take; Newsom said it means more oversight and enforcement, and potentially changing the tax code.

A few weeks prior, Trump announced immediate steps to ban institutional investors from buying single-family homes, but no specific actions have been announced.

Haney said it's also timely in the aftermath of the Palisades and Eaton fires, since data show that [investors are flooding the market](#) for burned-out lots, replacing longtime locals. A recent [Redfin report](#) said at least 40% of lot sales in fire-damaged areas went to investors in the third quarter of 2025.

"It shows you that this shouldn't be a partisan issue. Whatever your political leaning, you should want regular families to have access to homeownership," Haney said. "Maybe this is one of the rare issues where there's broad agreement across political stripes, and we can actually solve a problem."

A different bill addressing institutional investors, [AB 1240](#), took a different approach. Introduced by Assemblymember Alex Lee (D-San José), it looked to ban investors that own at least 1,000 single-family properties from buying more homes in order to rent them out.

[Nine companies](#) own more than 1,000 single-family homes in California. The largest is Invitation Homes, which owns more than 11,000 homes in the state and has faced a litany of lawsuits related to unpermitted renovations, unfair eviction practices and withheld security deposits.

Lee's bill passed the state Assembly last year but stalled after fierce opposition from real estate agents and the California Apartment Assn. It awaits a Senate committee hearing.

More to Read

Investors keep buying up burned lots in Altadena, Pacific Palisades. Could Congress limit such sales?

March 3, 2026



Is California's proposed billionaire tax smart policy? History holds lessons

Jan. 26, 2026



Explaining California's billionaire tax: The proposals, the backlash and the exodus

Jan. 19, 2026



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Jack Flemming

Jack Flemming covers real estate for the Los Angeles Times. He was raised in St. Louis and studied journalism at the University of Missouri. Before joining The Times as an intern in 2017, he wrote for the Columbia Missourian and Politico Europe.



Family Business

Near Seaside, Florida, Jennifer Bonner designs a rule-bending house for her mother.

BY PATRICK TEMPLETON
PHOTOGRAPHY BY TIMOTHY HURSLEY

THE CLICHÉ is that architects get their first commission from their parents. For Jennifer Bonner, it was her second.

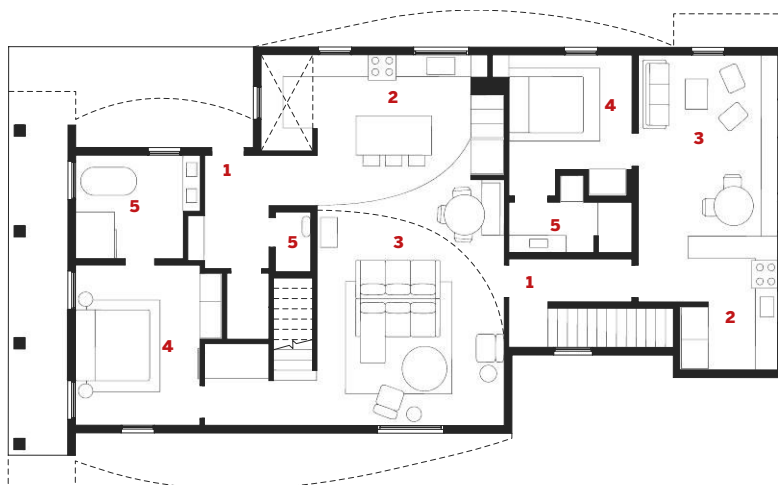
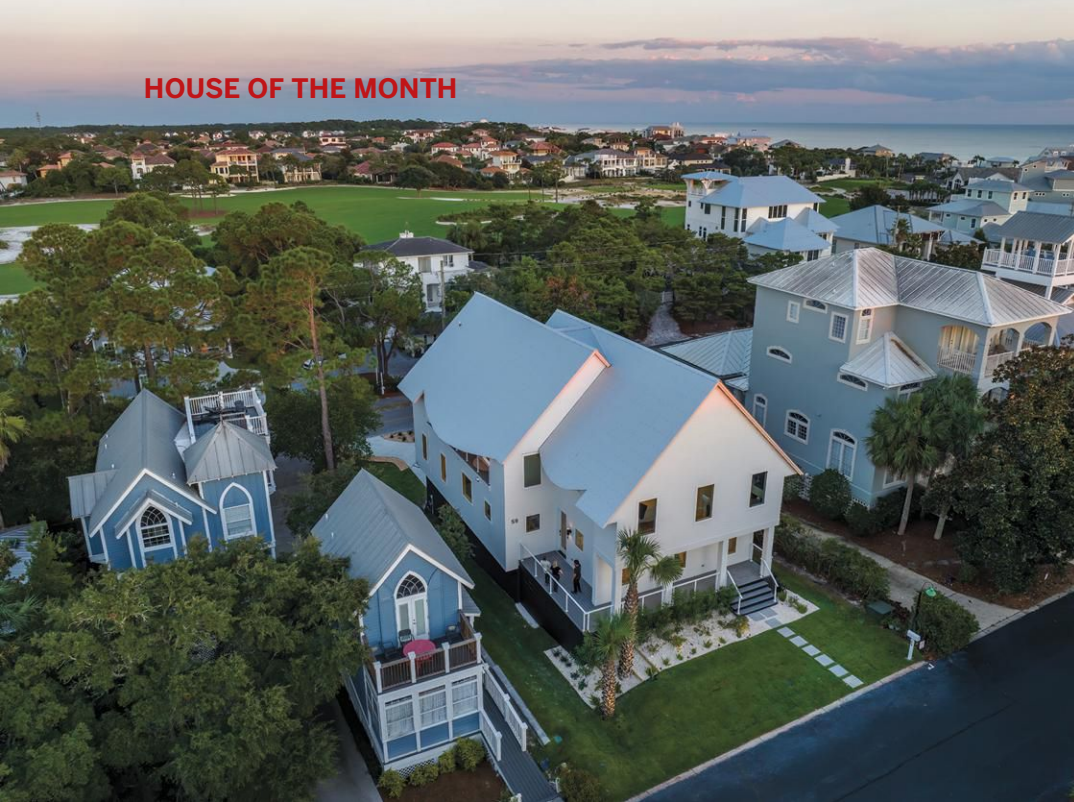
Bonner founded MALL—which playfully stands for either Mass Architectural Loopty Loops or Maximum Arches with Limited Liability—in 2009. Since then, the Alabama native has established a career exhibiting work internationally, lecturing widely, and writing. She has taught at schools of architecture including the Georgia Institute of Technology, the Harvard Graduate School of Design, and, currently, Rice University. Following Haus Gables, completed in Atlanta in 2018,

Kate's House is only her firm's second built project, but it exemplifies an ethos that has become associated with MALL's practice.

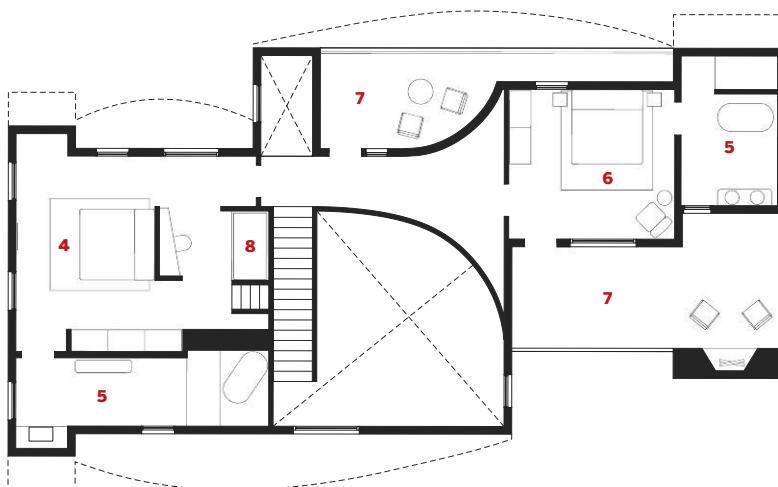
Shortly after Haus Gables finished, Bonner's mother and stepfather purchased a plot of land in Santa Rosa Beach, Florida, intending to have her design a house for their retirement. The small community on the Florida Panhandle is populated mostly by middle-class retirees, drawn to its weather, sugar-white sands, and favorable tax laws. Bonner recalls her mother's saying, "It's a homeowners association, Jennifer. It's going to be hard for you to get your ideas through, but let's try."

Plans for the house and for retirement were thrown into uncertainty, however, when, in 2021, her stepfather unexpectedly died. His death left Bonner's mother to manage their shared carpentry business. Ultimately, the family decided to proceed with construction, but its program changed so the house could flexibly serve as a vacation rental, family retreat, and eventually a retirement home with an attached, rentable accessory dwelling unit. Bonner designed the house, navigating (and bending) the strict homeowners association rules, while her brother worked as a contractor installing all the carpentry. Her sister now

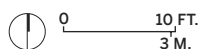
HOUSE OF THE MONTH



LEVEL 1 PLAN



LEVEL 2 PLAN



manages the rental listings.

In the early stages of design, the architect on the local review committee drew a sketch and handed it to Bonner. “This is the only facade that I’m going to accept,” she recounts his saying. It was two stories and symmetrical, with a gabled roof and a porch. Feeling boxed in, she looked to nearby precedents for ways to subvert the normative suburban house. “It’s just part of the MALL recipe to misbehave,” Bonner explains.

Santa Rosa Beach is less than 10 miles west of Seaside—the planned community, notorious as the setting of the *Truman Show*—where, in the 1980s, Andrés Duany and Elizabeth Plater-Zyberk put New Urbanism principles into practice. It is also an abecedarium of houses by famous designers, including Samuel “Sambo” Mockbee, the Southern architect who cofounded the Rural Studio at Auburn University, where Bonner studied.

The house Mockbee designed there includes all the standard elements and uses the typical materials—a gabled metal roof, wood siding, and window shutters—abiding by Seaside’s stringent building ordinances. But the forms are exaggerated, so much so that the house was dubbed “Birdie’s” because it looks more like a birdhouse than an ordinary bungalow. The June 2004 issue of *RECORD*, which was posthumously dedicated to his legacy, quoted Mockbee’s explanation of his design sensibility: “I’m drawn to anything that has quirkiness to it, a mystery to it.”

Bonner shares this fascination and aimed to achieve the same quirkiness and mystery with the beach house for her mother. The front facade is what it had to be—symmetrical and plain—leaving the sides and the back, where Bonner imagined the corrugated metal roof to be “bangs” that hang down as exaggerated eaves. The back, which Bonner considers the primary facade, is asymmetrical, with a peekaboo side swoop partially covering the second-story porch. It’s not the design the homeowners association approved, but Bonner took an “act first, ask for forgiveness later” approach that seems to have paid off.

This intimate upper-level porch is attached to the primary bedroom—her mother’s only

- | | |
|-----------|-------------------|
| 1 ENTRY | 5 BATHROOM |
| 2 KITCHEN | 6 PRIMARY BEDROOM |
| 3 LIVING | 7 PORCH |
| 4 BEDROOM | 8 BUNK BED |



The eaves are reimagined as “bangs” (opposite and above). Original Samuel Mockbee drawings decorate the interiors (right).

programmatic request. The undersides of the bangs/eaves are painted a pinkish-orange hue named “blushing,” which reflects sunset tones into the interiors. Bonner’s subtle yet playful use of color here builds on her studies of art-photography gels and architectural models, which culminated in her 2016 exhibition *Still Life* at the Harvard Graduate School of Design.

The spaces inside are densely packed, with the connected accessory dwelling unit occupying half the first floor. It is accessible and can be closed off, via the back entry stairs and hallway. In the main house, the three bedrooms are dispersed around the double-height living space on the first and second floors. The curved geometries of the eaves are echoed in the living space by rounded white oak paneling, which looks like exposed





The decor combines everyday objects with artworks (left) or uses common materials, like oversize tiles, in uncommon ways (below, left).



wood stud framing but is an appliqué.

Beyond drawing inspiration from Sambo's architecture, Bonner has been close friends with his daughter, Carol Mockbee, since their college days. She invited her, an interior designer and principal of Mockbee Design Studio in Jackson, Mississippi, to work on the house. "I don't have 15 projects," says Bonner, "so when I have an opportunity to collaborate with people, I have to make it happen."

For Carol, her father's work was about "pushing the limits and then pulling back," she says, which is a resonance she feels in MALL's work. Carol's approach to the decor was to juxtapose everyday materials and objects, like seashells gathered nearby or the denim of back-to-back sofas in the living room, with works of art, such as the vibrant color-block paintings by Patrick Puckett or one of the first photographs Timothy Hursley took upon arriving in the South.

"In the South, everything is either juxtaposition or contradiction," says Bonner. In that sense, the house is both an intimate family undertaking and also one that has to serve as a business venture. Bonner's design mostly plays by the rules, but she has found ways to maintain a defiant independence. While it might only be MALL's second built work, it inherits from—and continues—a rich architectural legacy. ■

Credits

ARCHITECT: Jennifer Bonner / MALL

INTERIOR DESIGNER: Mockbee Design Studio

ENGINEERS: Bayside Engineering & Consulting (structural); Nautilus Civil Engineers (civil)

CONSULTANT: Trimco (carpentry)

GENERAL CONTRACTOR: withheld

CLIENT: Donna Kate Simpson

SIZE: 2,650 square feet

COST: \$1.35 million (total)

COMPLETION: September 2025

Sources

CLADDING: Nichiha fiber cement

DOORS: Neuma Patio Impact Doors, Coastal Insulation (garage door)

HARDWARE: Kwikset, Eufy Wifi Locks

MILLWORK: RTA Wood Cabinets (kitchen), Ikea (closets), Trimco (custom carpentry)

TILE: Tilebar, Kobe, Tile Club

LIGHTING: Blueprint Lighting, Radilum, Design Within Reach, Residence Supply

PLUMBING: Rainlex, VIGO, Duravit, Concretti

NORTH END COMMUNITY CENTER | SAINT PAUL, MINNESOTA | SNOW KREILICH ARCHITECTS

North Star

Amid heartbreak and havoc, a new community center offers refuge in an underserved neighborhood.

BY MATT HICKMAN

PHOTOGRAPHY BY COREY GAFFER



DURING ORDINARY TIMES, you might frequent a neighborhood community center for a pickup game, after-school programs, or canasta. During extraordinary times, such indispensable civic anchors offer the above—plus a needed sense of normalcy and communion. They provide protection in times of distress.

Minneapolis–Saint Paul is one place going through extraordinary times. A source of neighborhood pride since it opened last spring, the \$30 million North End Community Center (NECC) in Saint Paul has kept its doors open to those seeking comfort in the familiar during a period of uncertainty and unease that has gripped the Twin Cities since late last year.

“It’s less a fortress, more a sanctuary,” says architect Julie Snow. Her Minneapolis firm, Snow Kreilich Architects, designed the 25,280-square-foot building fronting Rice Street, the main commercial corridor through one of the largest, poorest, and most diverse neighborhoods in Saint Paul. “With all the intensity going on,

the center offers a calm and engaging presence,” adds Snow.

The intensity Snow speaks of is the occupation of the Twin Cities by agents with United States Immigration and Customs Enforcement (ICE), whose stated purpose under the Department of Homeland Security is to detain and deport undocumented immigrants. This includes targeted groups such as Somali, Ecuadoran, Hmong (from Laos), and Karen (from Myanmar) refugees—all of whom have a concentrated presence in Saint Paul’s North End. Since ICE’s Operation Metro Surge commenced in late November (and sharply escalated early this year), an unknown number of U.S. citizens, legal residents, and lawful asylum seekers have been detained in and around the Twin Cities. Countless protesters, constitutional observers, and civilian bystanders have been arrested or brutalized. **RECORD** first discussed the North End Community Center with Snow, and project manager and architect James Howarth, between the fatal shootings of Minneapolis residents Renee Good and Alex Pretti on January 7 and January 24, respectively,

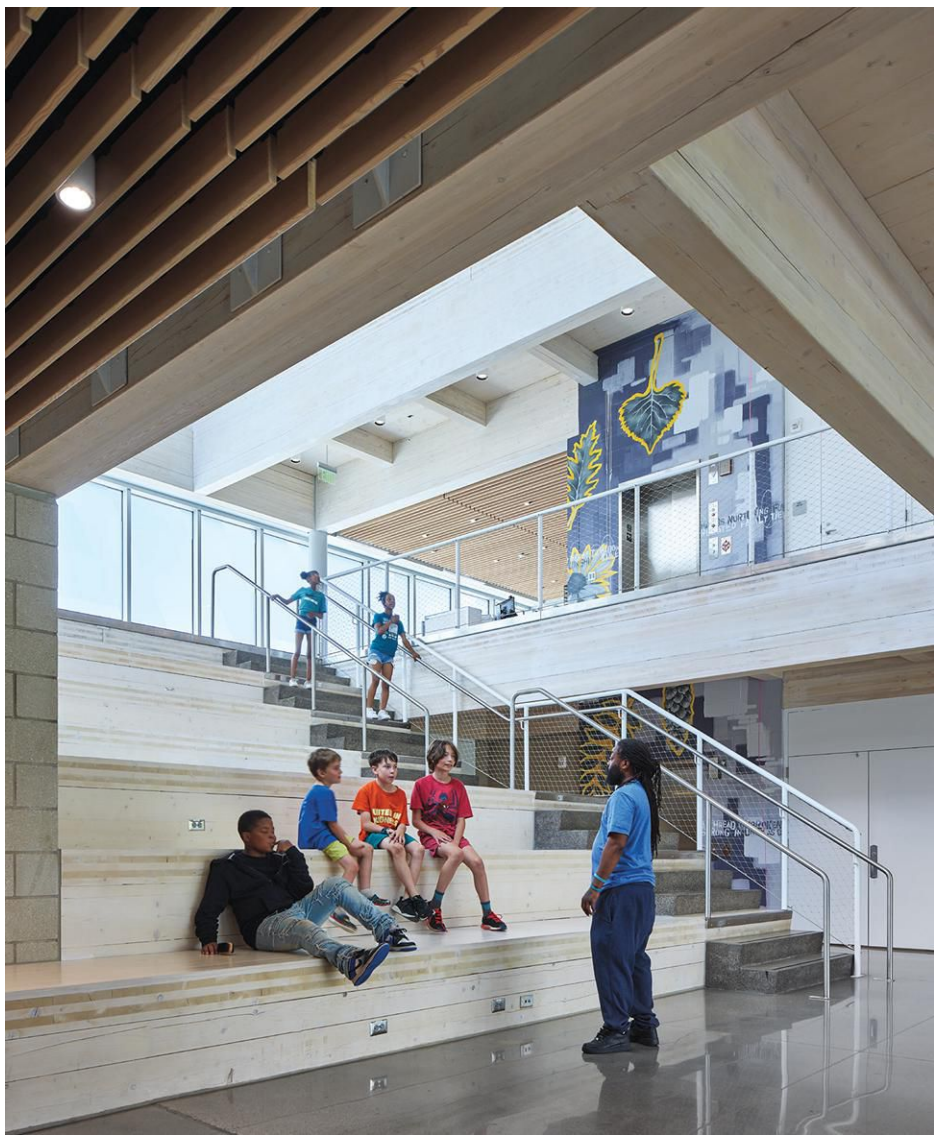


Facing Rice Street (opposite), the center contains a gym (above) and social spaces, like a triple-height “town hall” (right).

by armed ICE agents. As of this writing, thousands of federal officers remain on the ground in the Twin Cities. Large-scale nationwide protests decrying the federal government’s actions in Minnesota and the killings of Good and Pretti continue.

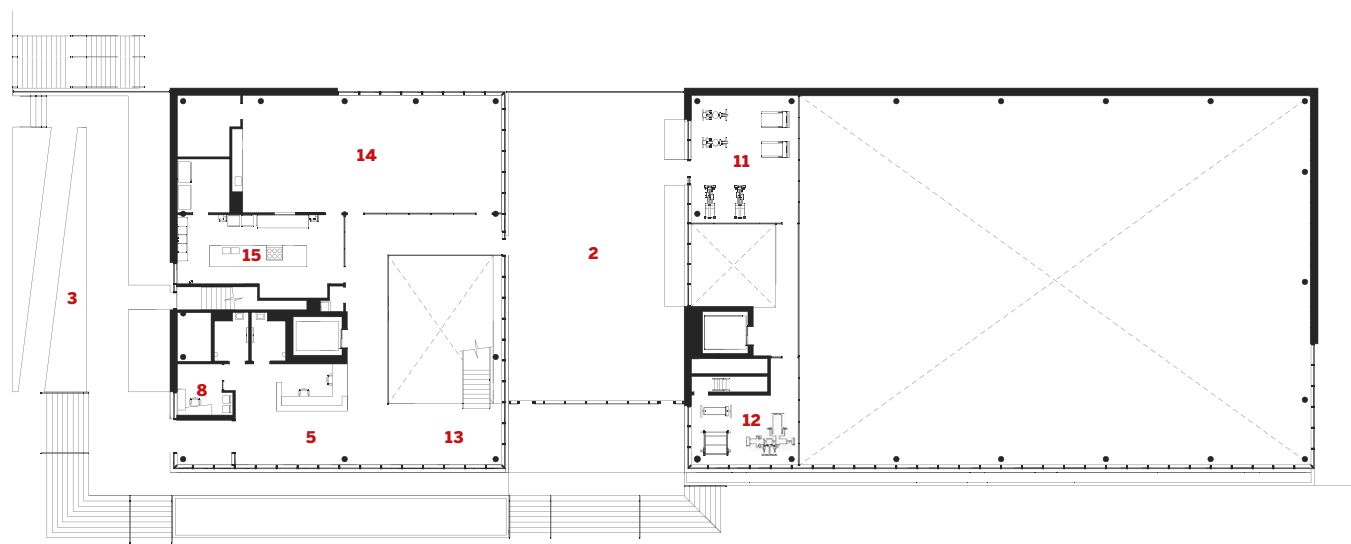
Saint Paul Parks and Recreation, which owns and operates the NECC, relayed to RECORD a statement saying it has extended the facility’s hours to accommodate students and programs looking to utilize the space, which is located opposite a public library branch on Rice Street. There has also been an increase in permitted events at the center to help further bring locals together. “Recreation centers play a pivotal role in the mental and physical well-being of our residents, and NECC will always be an available asset to our community, especially in times of increased need,” said a department spokesperson.

Long before the immigration raids, there was pressing demand for a multitasking municipal hub that would offer a wide range of recreational amenities and community programs to this fast-growing and underserved pocket of Saint Paul. The NECC replaces the old Rice Recreation Center, located in a cramped and hidden-away space leased by the city’s school district. Because of that venue’s relative marginality, Howarth says “identity

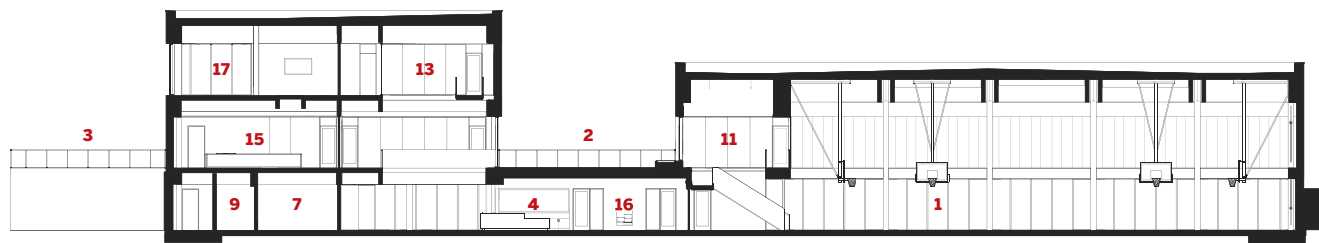
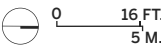




PARK-LEVEL FLOOR PLAN



STREET-LEVEL FLOOR PLAN

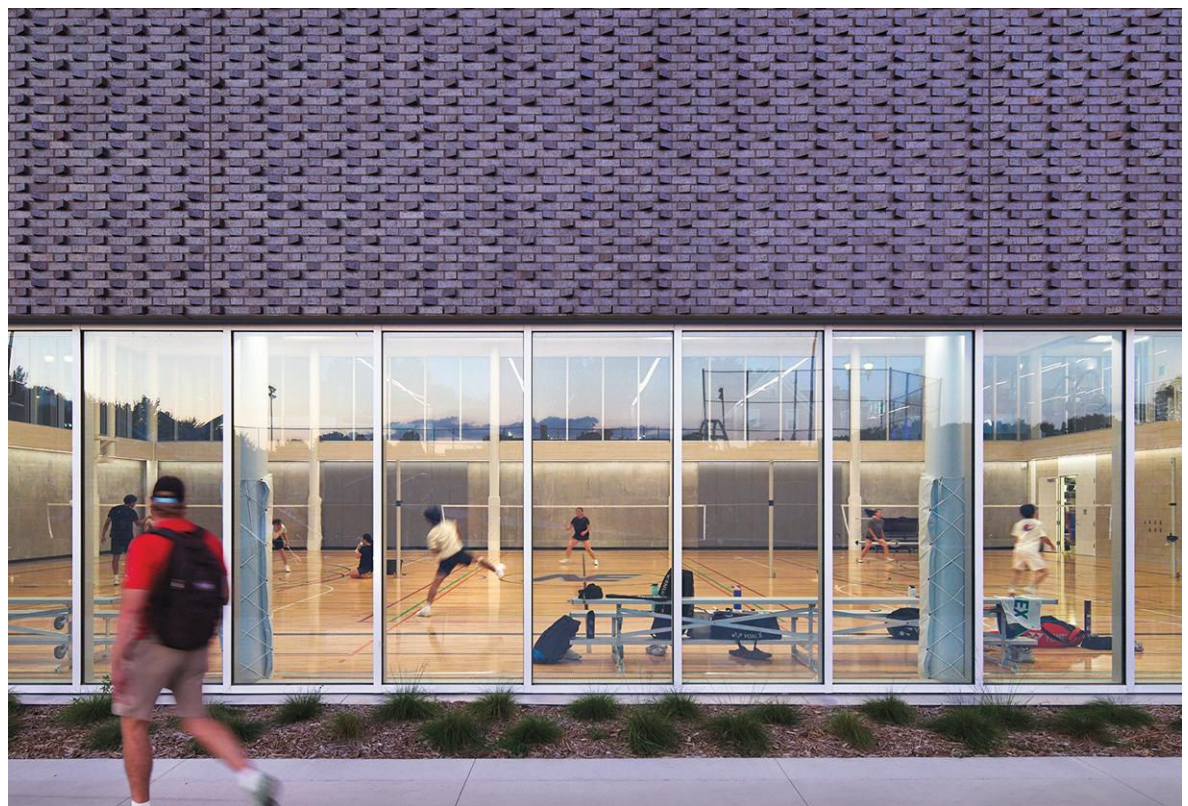


SECTION A - A

- | | | | |
|-------------|---------------------------|----------------------|--------------|
| 1 GYM | 6 DANCE/YOGA STUDIO | 11 FITNESS MEZZANINE | 16 LOCKERS |
| 2 COURTYARD | 7 CLASSROOM | 12 WEIGHTS | 17 TEEN ROOM |
| 3 PLAZA | 8 OFFICE | 13 TOWN HALL | |
| 4 LOBBY | 9 STORAGE | 14 MULTIPURPOSE ROOM | |
| 5 RECEPTION | 10 MAINTENANCE/MECHANICAL | 15 KITCHEN | |



Community spaces are spread across three daylit levels with exposed timber (above); passersby can watch gym activity from both the street and Fritz Klark Park (right).





Community members, whose faces are represented in murals both inside the center (below, left) and out (opposite), can access the lobby through the adjacent sunken park (left).

and the clarity of this being *your* space was important to the project.”

To that end, NECC offers much of what you would expect from a contemporary city-run community center: a large gymnasium, multipurpose rooms, a dance and yoga studio, dedicated teen space, and fitness and weight facilities. Flooded with daylight, these spaces are split between two distinct wings dedicated to community and recreational functions; an open-air central courtyard accessible from Rice Street divides the boxy, masonry-faced volumes. Reflective of the cultural diversity of the neighborhood, the NECC offers foot-washing stations for Muslim and other users, while a large teaching kitchen enables community members to engage with each other through the universal language of food. The neighboring 6-acre Fritz Klark Park, on whose southeast corner the center sits, recently emerged from a major renovation with new play equipment, an artificial-turf field, improved lighting and landscaping, and dedicated courts for *sepak takraw*, or kick-volleyball, a sport popular in Southeast Asia.

The North End’s “cultural mix was something that was really influential on our thinking about the project,” says Snow. “How do you create a framework for many cultures to come together and exchange?”

Also guiding the design were the low-slung brick-faced commercial storefronts of Rice Street. In deference to the scale of the historically working-class neighborhood, once white and now majority Black and Asian, the center rises a modest two stories at the street. It grows to three stories where the building, situated atop an embankment, meets the lower-level park at its rear elevation. In a move that promotes transparency and porosity, generous expanses of glazing connect pedestrians on Rice Street with the park *through* the building. Snow says that the intricate brickwork cladding the center’s upper levels acts as a foil to the “plain” brickwork of neighboring buildings. “There are so many different brick types along Rice Street—our approach reflects this but also gives a great deal of animation and warmth.”

Individual community members themselves appear in the center’s decor, depicted in photo stencils that are realized as interior murals and an “art fence” between the center’s courtyard and Rice Street. The murals





were created by Peyton Scott Russell, a Minneapolis artist best known for his *Icon of a Revolution* mural of George Floyd. “This representation of the community confers an automatic sense of ownership on the space,” says Snow of Russell’s murals.

The NECC is billed by the city as its most sustainable community center to date. It is Saint Paul Parks and Recreation’s first mass-timber building, with glulam beams and cross-laminated timber (CLT) decking adding warmth to the interior with the benefit of reduced embodied carbon. These attributes resonated with the client, long accustomed to all-steel construction. The decision to proceed with a hybrid steel and mass-timber project, however, required some exploration—and convincing—at first, says Howarth. The project ultimately helped familiarize local suppliers and installers with the use of CLT, which is somewhat of a rarity in the region. Atop the gym’s roof is a 39-kilowatt direct-current solar array while, buried beneath Fritz Klark Park, is a 44-well geothermal field providing all the building’s heating and cooling energy. Also installed beneath the park during its renovation—carried out in tandem with the construction of the NECC—is a million-gallon stormwater-management system mighty enough to safeguard the North End from back-to-back 100-year storms. “They never asked us to reduce the quality of the building to achieve this high level of resilience,” says Snow.

Referring to the NECC as a “kid- and security-centered space,” Snow adds that Saint Paul Parks and Recreation approached the project from a sustainability standpoint as an investment in the future of its younger users.

The city could never have anticipated the turmoil of the present when the center broke ground in the spring of 2023. It is good fortune, however, that it was completed ahead of a time when community members of all ages and backgrounds, many scared and vulnerable, are most in need of a safe public place to coalesce, let off steam, or just greet a friendly face. The North End Community Center stands strong. ■

Credits

ARCHITECT: Snow Kreilich Architects — Julie Snow, partner in charge; James Howarth, project manager and architect

ENGINEERS: Studio NYL (structural); Larson Engineering (civil); Salas O’Brien (MEP, lighting design)

CONSULTANTS: Saint Paul Parks and Recreation (landscape architecture); SEH (stormwater lift pump station pump design); Sunde Land Surveying

GENERAL CONTRACTOR: Donlar Construction

CLIENT: Saint Paul Parks and Recreation

SIZE: 25,280 square feet

COST: \$30 million (total)

COMPLETION: May 2025

Sources

EXTERIOR CLADDING: Endicott Clay Products (masonry); W.R. Meadows (moisture barrier); Nordstrom Architectural Sheet Metal, MG McGrath (metal panels); Kawneer (curtain wall)

VEGETATED ROOFING: Columbia Green Technologies

GLAZING: Viracon (glass); Solatube International (skylights)

GYMNASIUM FLOORING: Action Floor Systems

ENERGY: Johnson Controls (energy-management system); Renewable Energy Partners (photovoltaics); Waterfurnace Commercial Solutions (geothermal)

STORMWATER MANAGEMENT: Storm Trap Stormwater Solutions