



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A SPECIAL
PLANNING COMMISSION MEETING
February 06, 2025

The City of Signal Hill appreciates your attendance. Citizen interest provides the Commission with valuable information regarding issues of the community. Regular 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 Thursday, February 6, 2025. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

CHAIR SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE

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

(5) PRESENTATIONS

- a. PUBLIC WORKS WILL PROVIDE AN UPDATE ON THE UPCOMING CLOSURE OF CALIFORNIA AVENUE FOR STREET IMPROVEMENTS.

(6) PUBLIC HEARING

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE ON PROPERTY LOCATED AT 3300 EAST WILLOW STREET WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on January 24, 2025; was mailed to property owners within a 300' radius of the subject site on January 24, 2025; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on January 24, 2025.

The applicant, Robert Chavez, is requesting approval of a Conditional Use Permit for a church use on property located at 3300 East Willow Street. The church proposes to offer services Tuesdays - Fridays consisting of Bible Study, Marriage/Family Support, Music/Vocal Classes, Small Group meetings, Young Adult Meetings, and Substance/Anger Management Groups. Group service hours start at 6:00 p.m. The church also offers weekly worship services on Wednesdays at 7:00 p.m. and Sundays at 9:00 a.m. and 11:00 a.m., which can be considered off-peak business hours, when surrounding businesses are closed.

Strategic Plan Goal(s):

None.

Recommendation:

Adopt a resolution recommending City Council approval of Conditional Use Permit 23-02 allowing for a church use, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE AT 3300 EAST WILLOW STREET

WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

(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 January 21, 2025.

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 PARKER
COMMISSIONER LOPEZ
COMMISSIONER BELL
VICE CHAIR MILLER
CHAIR SAVOULIAN

(9) ADJOURNMENT

The regular meeting of February 18, 2025 is cancelled. Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, March 18, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

CITIZEN PARTICIPATION

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

AFFIDAVIT OF POSTING

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



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/6/2025

AGENDA ITEM

TO:

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

FROM:

**JESUS SALDAÑA
ASSOCIATE ENGINEER**

SUBJECT:

PRESENTATION

Summary:

Public Works will provide an update on the upcoming closure of California Avenue for street improvements.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/6/2025

AGENDA ITEM

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

FROM:
**CARLOS LUIS
PLANNING MANAGER**

SUBJECT:
**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 23-02 ALLOWING
A CHURCH USE ON PROPERTY LOCATED AT 3300 EAST WILLOW STREET
WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING
THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA
GUIDELINES SECTION 15301**

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on January 24, 2025; was mailed to property owners within a 300' radius of the subject site on January 24, 2025; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on January 24, 2025.

The applicant, Robert Chavez, is requesting approval of a Conditional Use Permit for a church use on property located at 3300 East Willow Street. The church proposes to offer services Tuesdays - Fridays consisting of Bible Study, Marriage/Family Support, Music/Vocal Classes, Small Group meetings, Young Adult Meetings, and Substance/Anger Management Groups. Group service hours start at 6:00 p.m. The church also offers weekly worship services on Wednesdays at 7:00 p.m. and Sundays at 9:00 a.m. and 11:00 a.m., which can be considered off-peak business hours, when surrounding businesses are closed.

Strategic Plan Goal(s):

None.

Recommendation:

2/6/2025

Adopt a resolution recommending City Council approval of Conditional Use Permit 23-02 allowing for a church use, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE AT 3300 EAST WILLOW STREET WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

Background:

In October of 2022, the City's Code Enforcement Division received a report of a church operating within the existing building located at 3300 East Willow Street. Upon reviewing Planning files and Business License records, the Code Enforcement Officer confirmed that the church had not received approval from the City to operate at the location. As a result, a Code Enforcement case was opened. Property management and church operators were contacted informing them of the violation.

On November 11, 2022, Pastor Robert Chavez contacted the Planning Division to obtain information on the necessary requirements to obtain permits and approvals from the City to operate a church use at the location. Staff informed Pastor Chavez to submit a written business operation plan and architectural plans for preliminary review.

On January 12, 2023, Pastor Chavez and church representatives met with staff to review conceptual plans. Pastor Chavez was provided comments and was informed that a written business operation plan was required. The church representatives were also informed that a Conditional Use Permit (CUP) was required in order to establish a church use at the location. Staff explained the application and review process.

On January 25, 2023, church representatives submitted revised preliminary plans to the Planning Division for review.

On January 27, 2023, City comments were provided to representatives of the church that required revisions to the conceptual plans and clarification on the business plan. Subsequently, J2Architects contacted Planning staff informing them they would be the new designers for the project and would be assisting the church in processing their CUP application.

On August 23, 2023, Pastor Chavez submitted a Conditional Use Permit Application to allow the church to continue to operate at the current location. According to Pastor Chavez, the lapse in submittal time was due to challenges with obtaining the property management's notarized signature on the application. At the time of submittal, Pastor Chavez was informed that a Developer Deposit payment and the business operation plan were required in order to deem the application complete and process the application. On August 29, 2023, Pastor Chavez submitted payment and on September 13, 2023, a business operation plan was submitted.

On October 23, 2023, comments were provided to the applicants requiring revisions or clarification on the plans. In addition, staff recommended the applicants prepare a Parking Study for the project

given the business operation plan identified the assembly component (worship service, group services) taking place in the evening hours and on Sundays.

On March 15, 2024, the applicant resubmitted revised plans and a Parking Study; on April 2, 2024 the applicant submitted a separate deposit to cover the review costs and review was initiated.

On May 17, 2024, staff met with Pastor Chavez and J2Architects to discuss the parking concerns for the project. Staff informed them that based on parking requirements in the SHMC, the site was not in compliance with the appropriate number of parking spaces which is largely determined by the size of the worship area proposed. The worship area is 6,806 square feet and would require 170 parking spaces. As a result, Pastor Chavez and J2Architects were provided with options, which included (1) revising plans to reduce the size of the church in order to comply with the required parking of the SHMC or (2) moving forward with the CUP application in its current floor plan configuration. Pastor Chavez was informed that proceeding with option 2 may result in an unfavorable recommendation from staff, given the off-street parking requirements.

The options, above, were provided to the applicant prior to the applicant being aware of Assembly Bill (AB) 2097. AB 2097, effective January 1, 2023, generally provides development projects that are located within a half mile of public transit with relief from the City's Municipal Code parking requirements. After reviewing AB 2097, it was determined that the CUP application to allow a church use is eligible for the relief from required parking. The applicant has requested their project be reviewed pursuant to AB 2097.

Analysis:

Site Description

The site is located on the south side of East Willow Street, between Redondo Avenue to the east and North Palm Drive to the west. The site measures approximately 262,231 square feet and is currently developed with five multi-tenant buildings. Businesses occupying the site include light industrial uses (warehousing, assembly) and commercial uses (contractors office, fitness studios, delicatessen, music lessons). The site also has an existing wireless telecommunication facility located along southeast portion of the property. The existing zoning designations and land uses for the project site and adjacent properties are as follows:

Direction	Zoning Designation	Existing Land Use
Project Site	Commercial Industrial (CI)	Multi-tenant Light Industrial, Commercial, and parking
North	City of Long Beach	East Willow Street
South	General Industrial (GI)	Oil Tank Farm and Industrial Uses
East	Commercial Industrial (CI)	Warehouse and Office
West	Not Applicable	North Palm Drive

VICINITY MAP



Land Use

Pursuant to SHMC Section 20.20.020, Churches are allowed subject to approval of a Conditional Use Permit in the Commercial Industrial (CI) zone.

Church Operations

The church is operated by “Victory Outreach Church” which according to the operation plan (Attachment A), serves the community by offering a variety of programs and services aimed at empowering individuals to realize their possibilities in life. The following are the proposed days and times services and programs are offered:

- Tuesday - Thursday:** Marriage/Family Support from 6:00 p.m. to 9:00 p.m. by appointment
- Tuesday:** Substance/Anger Management from 7:00 p.m. to 8:30 p.m.
- Wednesday:** Worship Service 7:00 p.m.
- Thursday:** Music/Vocal Classes from 7:00 p.m. to 9:00 p.m.
- Friday:** Young Adult Groups from 7:00 p.m. to 8:30 p.m.
- Sunday:** Worship Service at 9:00 a.m. and 11:00 a.m.

The church’s administrative offices are also open as follows:

- Tuesday - Thursday:** 10:00 a.m. to 3:00 p.m.

The church serves 75 to 140 people from the community and surrounding area. According to the

operation plan, services are provided with firm commitment of inclusion, fairness, respect, and the overall well-being of the community members. The sanctuary area where worship services are conducted can include a maximum of 299 attendees. This total includes pastors, assistants, congregation attendees, childcare teachers and children. The CUP allows the City to place conditions of approval on a project to ensure the projects do not create nuisances or issues of concern within the surrounding area. Condition Number 9 has been included requiring church operations to be consistent with the schedule in the submitted operation plan. For purposes of the condition, Marriage/Family, Substance/Anger Management, Music/Vocal Classes, and Young Adult Group services will be referred to as "Group Support Meetings or Group Classes" allowing group support meeting/class topics to be interchangeable should they be needed. Condition Number 10 would also prohibit the church from conducting worship services and/or group support meetings during standard business hours, Monday through Friday from 6:00 a.m. to 5:00 p.m. This condition is recommended in order to assist with ensuring sufficient parking is available for existing uses on the site, which operate during traditional business hours.

The church has been in operation since 2022; however, without a required CUP. Upon receiving a report of church operations, staff inspected the property and provided corrective notices to church representatives. In addition to informing the operators to obtain City approval of a CUP for the church use, the notices also required addressing Building Code requirements associated with the change of occupancy type, from a commercial occupancy to assembly. Building Code concerns included Americans with Disability Act (ADA) requirements and fire watch requirements. The church expressed their desire to remain open for services as several group and worship services were already scheduled. The Principal Building Inspector informed the applicant that if the church was able to provide temporary measures addressing the ADA and Fire requirements, the operations would be allowed to continue while the CUP application was being processed. The church provided temporary measures addressing ADA and fire concerns to the satisfaction of the Building Inspector. Conditions of Approval Numbers 11 and 12 are recommended in order to ensure permanent measures are implemented requiring submittal of plans for Building and Safety Plan Check and submittal of copies of Los Angeles County Fire Department inspection. Since implementing the temporary measures, the church has offered services consistent with their business operation plan, including worship services on Wednesday evenings and Sundays with no complaints reported to the City. The City's Code Enforcement also monitors the site regularly and has not observed any concerns with the operation of the church on the property.

Floor Plan

The church occupies a tenant space in the building located at the northeast corner of the property. The building measures approximately 17,600 square feet and is developed as a multi-tenant building. The church space measures approximately 12,100 square feet and consists of a sanctuary, office spaces, a breakroom, restrooms, electrical rooms, and storage room. The area utilized as the sanctuary measures approximately 6,806 square feet. Seating in the sanctuary is non-fixed seating which allows seats to be reconfigured as needed. One worship service on Wednesday evenings and two Sunday worship services are held in the sanctuary on a weekly basis and have an average attendance of 60 worshippers on Wednesdays and 120 worshippers on Sundays.

The office space areas are utilized by two volunteers, who are responsible for processing administrative duties, including managing calendar events, addressing phone inquiries and messages, and scheduling meetings. Group services (marriage/family support, substance/anger

management, young adult groups) are also held in the office space area. According to the Pastor, group services are by appointment only, typically include 10 people, and are scheduled so they do not conflict with worship services.

Off-Street Parking

SHMC Section 20.70.030 provides for a parking standard of one space per five permanent seats or one space per 40 square feet of assembly area whichever results in the greatest number of parking spaces for churches. This Code section also provides a parking standard for offices of one space per 250 square feet of gross floor area. Given the church does not utilize fixed seating, the one parking space per 40 square feet of assembly area formula applies to calculate the parking requirement for the assembly (sanctuary) area. All other areas would be calculated utilizing one space per 250 square foot formula. A total of 190 parking spaces would be required for the church use based on the SHMC formulas. When factoring in other existing uses on the site, the total required parking for the comprehensive site is estimated at 428 parking spaces. The site was developed with a total of 273 parking spaces. The site would be under parked by 155 parking spaces.

Pursuant to AB 2097, development projects located within a half mile of public transit are allowed to be processed without imposing or enforcing a minimum number of parking requirements. Under AB 2097, development projects are not limited to new construction but may also apply to existing developments. Public transit is defined as an existing rail or bus rapid transit station, a ferry terminal served by either bus or rail, or the intersection of two or more major bus routes with buses coming at least every 20 minutes or less during the morning and afternoon peak commute periods, or a major transit stop included within the applicable regional transportation plan.

The applicant submitted a request to apply AB 2097 to remove the minimum parking requirement for their project. Since AB 2097 may apply to existing developments, the CUP application is eligible for AB 2097 parking relief. The applicant has identified the intersection of East Willow Street and Redondo Avenue as the intersection of two major bus routes with buses running at least every 20 minutes. The bus lines are operated by Long Beach Transit and run east and west on East Willow Street and north and south on Redondo Avenue. Bus route schedules confirming buses run at least every 20 minutes during peak morning and afternoon hours are included as Attachment B of the staff report.

Although off-street parking requirements are not applicable under AB 2097, the applicant prepared a parking study (Attachment C) for the proposed project. The parking study's objective was to determine if adequate off-street parking spaces exist for all uses located on the property, including the church. The Parking Study was prepared by a licensed traffic engineer and utilized three methodologies in assessing the parking needs. One of the methodologies included field survey data that was collected through observations over three days (Sunday, Wednesday, and Friday). During the three-day observation, the maximum number of vehicles observed parking in the parking lot was 122 on Sunday, 109 on Wednesday, and 93 on Friday. The study concluded that the existing 273 parking spaces on the site meet the needs for the church and other existing uses. Additionally, the hours of operation for the church are typically when other businesses on the property are not in operation. This also supports the conclusion of the Parking Study that there are sufficient on-site parking stalls available for the church use.

Taken together, there is sufficient parking for all uses on the site, including the church, and there are

no negative impacts in applying AB 2097 to the project.

CEQA Categorical Exemption

This project is categorically exempt from the requirements CEQA pursuant to State CEQA Guidelines Section 15301 Class 1 (Existing Facility). Class 1 consists of the “operation...permitting, leasing...of existing private structures...involving negligible or no expansion of existing or former use.” The proposed project qualifies for the Class 1 categorical exemption because the project does not involve expansion of the existing building or require offsite utility improvements and would allow a church use within an existing building located on a lot that is developed with other commercial and industrial buildings/uses, subject to conditions of approval (Attachment D).

Further, none of the exceptions to the exemptions as set forth in State CEQA Guidelines Section 15300.2 apply. Specifically, for the proposed Project:

- a. There is no possibility of a cumulative impact of the same type of project in the same place over time. The proposed project involves the use of a church within an existing commercial/industrial building, subject to conditions of approval. Once the Project is completed, the likelihood of a successive project on this site is low and the probability of a cumulative impact is low.
- b. No Significant Effect. No adverse environmental impacts will occur as a result of the proposed Project's continued use of the existing building as a church. The project area is developed and does not contain any environmentally sensitive areas.
- c. Would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- d. Is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code because the project is not located in a hazardous site.
- e. Would not cause a substantial adverse change in the significance of a historical resource because there are no historical resources near the proposed project such that project impacts would not have any substantial adverse changes in the significance of a historical resource.

If the project is approved by the City Council, a Notice of Exemption would be filed with the County Clerk's Office and the Office of Land Use and Climate Innovation within five business days of such approval.

Conclusion

The church has operated at the site without any reported issues of concern since the initial report in 2022. Hours of operation for the church tend to be during non-peak business hours, when other businesses are closed, so that there is sufficient parking. Through surveys conducted by the applicant's Traffic Engineer, the site has been observed to have adequate parking for the church and other existing uses. Further the allowance provided by AB 2097 removes the City's minimum parking requirement for the church. With the recommended conditions, the church is expected to continue to operate without nuisances or issues of concern. Staff would monitor the site to ensure compliance with conditions and to note any concerns or violations on a regular basis as is done with all CUPs.

Following Planning Commission review and determination of this item, the application will be

2/6/2025

scheduled for City Council review for final consideration.

Approved:

Colleen T. Doan

Attachments:

- A. Victory Outreach Business Operation Plan
- B. AB 2097 Request and Long Beach Transit Bus Schedule
- C. Parking Study
- D. Project Plans
- E. Resolution No. XXX-02-06



6737 Bright Avenue, Suite B4
Whittier, CA 90601
T. (562) 522.0056
E. jcarrillo@j2architects.com

September 13, 2023

J2 Project #: 2022013

Carlos Luis
Planning Manager
Signal Hill Community Development
2175 Cherry Avenue Signal Hill CA 90755

Re: Victory Outreach Signal Hill - 3300 E Willow Street Signal Hill, CA 90755

Carlos,

Victory Outreach, committed to the noble task of evangelizing and discipling individuals worldwide with the message of hope and the divine plan of Jesus Christ, is dedicated to establishing ministries and training centers in strategic cities across the globe. Their central mission is to inspire individuals to unlock their potential in life, fostering a sense of dignity, belonging, and purpose. The ministry has intentionally chosen Signal Hill as a base to serve the community, offering a variety of programs and services aimed at empowering individuals to realize their possibilities in life.

The following are proposed days and times of operations:

Tuesday - Thursday: Marriage/Family Support (6 p.m. - 9 p.m.) by appointment only

Thursday: Music/Vocal Classes (7 p.m. - 9 p.m.)

Sunday: Small Groups - character traits development (6 p.m., space permitting)

Friday: Young Adults - social connection through a network of peers (7 p.m. - 8:30 p.m.)

The services are available to the community four days a week, with specific details as follows:

Service Days and Times:

Sunday: Bible Study (10 a.m. - 11:30 a.m.)

Tuesday: Substance/Anger Management & Marriage Support Groups (7 p.m. - 8:30 p.m.)

Wednesday: Bible Study (7 p.m. - 8:30 p.m.)

Friday: Young Adults - social connection through a network of peers (7 p.m. - 8:30 p.m.)

The office is open for inquiries and assistance on:

Office Hours Days and Times:

Tuesday - Thursday: 10:00 a.m. - 3:00 p.m.

J2 Architects
6737 Bright Avenue, Suite B4
Whittier, CA 90601 . Ph 562.522.0056
E-Mail jcarrillo@j2architects.com

Attachment A

Victory Outreach estimates that their services positively impact between 75 to 100 individuals from diverse backgrounds, including different races, ethnicities, nationalities, and genders. It is essential to note that their services are always provided with a firm commitment to inclusion, fairness, respect, and the overall well-being of the community members.

In terms of staffing, Victory Outreach currently employs two dedicated individuals and benefits from the contributions of two passionate volunteers. During office hours, the employees diligently handle administrative duties, including managing calendar events, addressing phone inquiries, returning messages, and scheduling meetings, among other responsibilities. The availability of parking spaces may be subject to change based on revised architectural plans and evolving property uses. Victory Outreach is dedicated to working collaboratively with the city to ensure the seamless integration of their activities into the community.

Please feel free to contact me if you have any questions.

Sincerely,



Jessie Carrillo – Principal



6737 Bright Avenue, Suite B4
Whittier, CA 90601
T. (562) 522.0056
E. jcarrillo@j2architects.com

January 24, 2025

J2 Project #: 2022013

Carlos Luis
Planning Manager
Signal Hill Community Development
2175 Cherry Avenue Signal Hill CA 90755

Re: Victory Outreach Signal Hill - 3300 E Willow Street Signal Hill, CA 90755
Formal request to City of Signal Hill for zoning AB2097

Carlos,

We formally request a parking exemption under AB 2097, as the proposed Victory Outreach location is within walking distance of several major bus routes. The following document includes details on the nearest bus stop, a parking analysis, a business plan summary, an excerpt of AB 2097, as well as images of the bus routes and site plan.

1. Proof of Proximity to Public Transit (see attached bus schedule)

Bus Stops:

Willow Street & Redondo Avenue: Served by Long Beach Transit routes 102,104, 111, and 131, all within walking distance.

Each of these bus stops is within a few hundred yards of the proposed church location at 3300 E Willow Street, ensuring convenient access for individuals who rely on public transportation. These routes operate frequently, with regular service during peak hours.

2. Parking Analysis

Current Parking Analysis at 3300 E Willow Street Signal Hill, CA 90755

- a. Shared Use:** The church is located within an industrial/business park at 3300 E. Willow Street and shares the parking lot with 33 other commercial tenants.
- b. Expected Parking Demand for Victory Outreach:** The church has a full-time administrative staff of 2 people. The average peak total attendance on a typical Sunday is about 140 people (total of pastors, assistants, congregation attendees, childcare teachers and children) for the first service and only about 40 for the second service.

J2 Architects
6737 Bright Avenue, Suite B4
Whittier, CA 90601 . Ph 562.522.0056
E-Mail jcarrillo@j2architects.com

Attachment B

3. Business Plan Summary

Victory Outreach Signal Hill - 3300 E Willow Street Signal Hill, CA 90755

a. Business Model:

Victory Outreach, committed to the noble task of evangelizing and discipling individuals worldwide with the message of hope and the divine plan of Jesus Christ, is dedicated to establishing ministries and training centers in strategic cities across the globe. Their central mission is to inspire individuals to unlock their potential in life, fostering a sense of dignity, belonging, and purpose. The ministry has intentionally chosen Signal Hill as a base to serve the community, offering a variety of programs and services aimed at empowering individuals to realize their possibilities in life.

b. Operating Hours:

Tuesday - Thursday: Marriage/Family Support (6 p.m. - 9 p.m.) by appointment only

Thursday: Music/Vocal Classes (7 p.m. - 9 p.m.)

Sunday: Small Groups - character traits development (6 p.m., space permitting)

Friday: Young Adults - social connection through a network of peers (7 p.m. - 8:30 p.m.)

The services are available to the community four days a week, with specific details as follows:

Service Days and Times:

Sunday: Weekly Sunday service (9 a.m. - 11:30 a.m.)

Tuesday: Substance/Anger Management & Marriage Support Groups (7 p.m. - 8:30 p.m.)

Wednesday: Weekly mid-week service (7 p.m. - 8:30 p.m.)

Friday: Young Adults - social connection through a network of peers (7 p.m. - 8:30 p.m.)

The office is open for inquiries and assistance on:

Office Hours Days and Times:

Tuesday - Thursday: 10:00 a.m. - 3:00 p.m.

c. Community Need:

Victory Outreach estimates that their services positively impact between 75 to 100 individuals from diverse backgrounds, including different races, ethnicities, nationalities, and genders. It is essential to note that their services are always provided with a firm commitment to inclusion, fairness, respect, and the overall well-being of the community members.

4. Excerpt of Relevant AB 2097 Provisions

Excerpt from AB 2097 - Parking Requirements Reduction for Transit-Rich Areas:

AB 2097 eliminates mandatory parking minimums for projects within a half-mile of public transit services, including bus lines that operate with frequent service. This allows for the efficient use of available commercial space while supporting the state's goals of reducing traffic congestion and greenhouse gas emissions.

Transit & Visitor Information Center and LBT Customer Care Call Center

If you need assistance planning your trip, you can contact our Customer Care team at **562.591.2301**, Monday–Friday from 6:30 a.m. to 7:30 p.m. and weekends from 8 a.m. to 5 p.m.

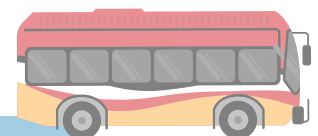
Routes: 102, 104

WESTBOUND, MON-FRI

Route ID	Civic Center & Ibex NE Stop ID #1804	NORWALK & WARDLOW NW Stop ID #1812	SPRING & EL DORADO PARK NW Stop ID #8518	SPRING & PALO VERDE NW Stop ID #1844	Long Beach Airport / Lot A Stop ID #1360	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & CHERRY NW Stop ID #1856	Willow & Long Beach Blvd Stop ID #1304	SANTA FE & 25TH NE Stop ID #0089
102	04:53	04:58	-	05:05	-	05:13	05:18	05:23	05:30
102	05:36	05:42	-	05:50	-	05:58	06:03	06:08	06:15
104	05:58	06:04	06:09	06:13	06:22	06:28	06:33	06:38	06:45
102	06:35	06:41	-	06:49	-	06:57	07:03	07:08	07:15
104	06:56	07:02	07:07	07:11	07:20	07:26	07:32	07:38	07:45
102	07:34	07:40	-	07:48	-	07:56	08:02	08:08	08:15
104	07:57	08:03	08:07	08:11	08:20	08:26	08:32	08:38	08:45
102	08:34	08:40	-	08:48	-	08:56	09:02	09:08	09:15
104	08:56	09:02	09:06	09:10	09:19	09:25	09:31	09:38	09:45
102	09:30	09:36	-	09:44	-	09:52	10:01	10:08	10:15
104	09:53	09:59	10:03	10:07	10:16	10:22	10:31	10:38	10:45
102	10:30	10:36	-	10:44	-	10:52	11:01	11:08	11:15
104	10:52	10:58	11:02	11:06	11:15	11:21	11:30	11:37	11:45
102	11:27	11:33	-	11:42	-	11:51	12:00	12:07	12:15
104	11:52	11:58	12:02	12:06	12:15	12:21	12:30	12:37	12:45
102	12:27	12:33	-	12:42	-	12:51	13:00	13:07	13:15
104	12:51	12:57	13:01	13:05	13:14	13:20	13:29	13:36	13:45
102	13:24	13:31	-	13:40	-	13:50	13:59	14:06	14:15
104	13:53	14:00	14:04	14:09	14:19	14:25	14:34	14:41	14:50
102	14:14	14:21	-	14:30	-	14:40	14:49	14:56	15:05
102	14:23	14:30	-	14:40	-	14:50	14:59	15:06	15:15
104	14:47	14:54	14:59	15:04	15:14	15:20	15:29	15:36	15:45
102	15:30	15:37	-	15:47	-	15:57	16:05	16:12	16:20
104	15:49	15:56	16:01	16:05	16:14	16:20	16:29	16:36	16:45
102	16:28	16:34	-	16:43	-	16:52	17:00	17:07	17:15
104	16:52	16:58	17:02	17:06	17:14	17:20	17:29	17:36	17:45
102	17:28	17:34	-	17:43	-	17:52	18:00	18:07	18:15
104	17:54	18:00	18:04	18:08	18:16	18:22	18:29	18:36	18:45
104	18:56	19:02	19:06	19:10	19:18	19:24	19:31	19:37	19:45
104	20:00	20:06	20:10	20:14	20:22	20:28	20:34	20:40	20:48

EASTBOUND, MON-FRI

Route ID	SANTA FE & 25TH NE Stop ID #0089	Willow & Long Beach Blvd SE Stop ID #1236	WILLOW & CHERRY SE Stop ID #1864	LAKEWOOD & WILLOW NE Stop ID #1870	Long Beach Airport / Lot A Stop ID #1360	SPRING & PALO VERDE SE Stop ID #1880	SPRING & EL DORADO PARK SE Stop ID #8513	NORWALK & WARDLOW NE Stop ID #1886	Civic Center & Ibex NE Stop ID #1804
104	05:10	05:18	05:24	05:30	05:36	05:46	05:49	05:53	05:57
102	05:50	05:58	06:04	06:10	-	06:19	-	06:28	06:32
104	06:25	06:34	06:40	06:46	06:52	07:02	07:05	07:09	07:13
102	06:55	07:04	07:10	07:16	-	07:25	-	07:34	07:38
104	07:25	07:34	07:40	07:46	07:52	08:02	08:06	08:10	08:15
102	07:45	07:54	08:00	08:07	-	08:16	-	08:25	08:30
102	07:55	08:04	08:10	08:17	-	08:26	-	08:35	08:40
104	08:25	08:34	08:40	08:47	08:53	09:04	09:07	09:11	09:15
102	08:55	09:04	09:11	09:18	-	09:27	-	09:36	09:40
104	09:25	09:33	09:40	09:47	09:53	10:03	10:07	10:11	10:15
102	09:55	10:03	10:10	10:17	-	10:26	-	10:34	10:38
104	10:25	10:33	10:40	10:47	10:53	11:03	11:07	11:11	11:15
102	10:55	11:03	11:10	11:17	-	11:26	-	11:34	11:38
104	11:25	11:33	11:40	11:47	11:53	12:03	12:07	12:11	12:15
102	11:55	12:03	12:10	12:17	-	12:26	-	12:34	12:38
104	12:25	12:33	12:40	12:48	12:54	13:05	13:09	13:13	13:17
102	12:55	13:03	13:10	13:18	-	13:27	-	13:35	13:39
104	13:25	13:33	13:40	13:48	13:54	14:05	14:08	14:12	14:16
102	13:55	14:03	14:10	14:18	-	14:27	-	14:36	14:40
104	14:25	14:34	14:41	14:49	14:55	15:06	15:09	15:13	15:18
102	15:00	15:10	15:18	15:26	-	15:35	-	15:44	15:49
104	15:25	15:35	15:43	15:51	15:57	16:07	16:10	16:14	16:19
102	15:55	16:05	16:13	16:21	-	16:30	-	16:39	16:44
104	16:30	16:40	16:48	16:56	17:02	17:12	17:15	17:19	17:24
102	16:55	17:05	17:12	17:19	-	17:28	-	17:36	17:41
104	17:25	17:34	17:41	17:48	17:54	18:04	18:07	18:11	18:16
102	17:55	18:04	18:11	18:18	-	18:26	-	18:34	18:39
104	18:25	18:34	18:41	18:48	18:54	19:04	19:07	19:11	19:15
104	19:15	19:23	19:30	19:36	19:42	19:51	19:54	19:58	20:02
104	20:10	20:17	20:23	20:28	20:34	20:43	20:46	20:50	20:54



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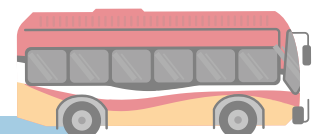
Routes: 102, 104

WESTBOUND, SATURDAY

Route ID	Civic Center & IbeX NE Stop ID #1804	NORWALK & WARDLOW NW Stop ID #1812	SPRING & EL DORADO PARK NW Stop ID #8518	SPRING & PALO VERDE NW Stop ID #1844	Long Beach Airport / Lot A Stop ID #1360	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & CHERRY NW Stop ID #1856	Willow & Long Beach Blvd Stop ID #1304	SANTA FE & 25TH NE Stop ID #0089
104	06:48	06:53	06:57	07:01	07:09	07:12	07:17	07:22	07:30
104	07:48	07:53	07:57	08:01	08:09	08:12	08:17	08:22	08:30
104	08:45	08:50	08:54	08:58	09:07	09:10	09:16	09:22	09:30
104	09:43	09:49	09:53	09:57	10:06	10:09	10:16	10:22	10:30
104	10:43	10:49	10:53	10:57	11:06	11:09	11:16	11:22	11:30
104	11:43	11:49	11:53	11:57	12:06	12:09	12:16	12:22	12:30
104	12:42	12:48	12:52	12:56	13:06	13:09	13:16	13:22	13:30
104	13:42	13:48	13:52	13:56	14:06	14:09	14:16	14:22	14:30
104	14:42	14:48	14:52	14:56	15:06	15:09	15:16	15:22	15:30
104	15:42	15:48	15:52	15:56	16:06	16:09	16:16	16:22	16:30
104	16:43	16:49	16:53	16:57	17:07	17:10	17:16	17:22	17:30
104	17:43	17:49	17:53	17:57	18:07	18:10	18:16	18:22	18:30
104	18:38	18:44	18:48	18:52	19:02	19:05	19:11	19:17	19:25

EASTBOUND, SATURDAY

Route ID	SANTA FE & 25TH NE Stop ID #0089	Willow & Long Beach Blvd SE Stop ID #1236	WILLOW & CHERRY SE Stop ID #1864	LAKWOOD & WILLOW NE Stop ID #1870	Long Beach Airport / Lot A Stop ID #1360	SPRING & PALO VERDE SE Stop ID #1880	SPRING & EL DORADO PARK SE Stop ID #8513	NORWALK & WARDLOW NE Stop ID #1886	Civic Center & IbeX NE Stop ID #1804
104	07:00	07:08	07:13	07:18	07:23	07:32	07:35	07:39	07:43
104	08:00	08:09	08:15	08:20	08:25	08:34	08:37	08:41	08:46
104	09:00	09:09	09:15	09:20	09:25	09:34	09:37	09:41	09:46
104	10:00	10:09	10:16	10:21	10:26	10:35	10:38	10:42	10:47
104	11:00	11:09	11:16	11:21	11:26	11:35	11:38	11:42	11:47
104	12:00	12:09	12:16	12:21	12:26	12:35	12:38	12:42	12:47
104	13:00	13:09	13:16	13:21	13:26	13:35	13:38	13:42	13:47
104	14:00	14:09	14:16	14:21	14:26	14:35	14:38	14:42	14:47
104	15:00	15:09	15:16	15:22	15:27	15:36	15:39	15:43	15:48
104	16:00	16:09	16:16	16:22	16:27	16:36	16:39	16:43	16:48
104	17:00	17:08	17:15	17:21	17:26	17:35	17:38	17:42	17:47
104	18:00	18:08	18:15	18:21	18:26	18:34	18:37	18:41	18:45



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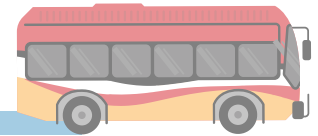
Routes: 102, 104

WESTBOUND, SUNDAY

Route ID	Civic Center & Ibox NE Stop ID #1804	NORWALK & WARDLOW NW Stop ID #1812	SPRING & EL DORADO PARK NW Stop ID #8518	SPRING & PALO VERDE NW Stop ID #1844	Long Beach Airport / Lot A Stop ID #1360	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & CHERRY NW Stop ID #1856	Willow & Long Beach Blvd Stop ID #1304	SANTA FE & 25TH NE Stop ID #0089
104	06:50	06:55	06:59	07:03	07:11	07:14	07:19	07:24	07:30
104	07:49	07:54	07:58	08:02	08:11	08:14	08:19	08:24	08:30
104	08:47	08:52	08:56	09:00	09:09	09:12	09:17	09:23	09:30
104	09:45	09:51	09:55	09:59	10:08	10:11	10:17	10:23	10:30
104	10:44	10:50	10:54	10:58	11:07	11:11	11:17	11:23	11:30
104	11:43	11:49	11:53	11:57	12:06	12:10	12:17	12:23	12:30
104	12:43	12:49	12:53	12:57	13:07	13:11	13:17	13:23	13:30
104	13:43	13:49	13:53	13:57	14:07	14:11	14:17	14:23	14:30
104	14:43	14:49	14:53	14:57	15:07	15:11	15:17	15:23	15:30
104	15:43	15:49	15:53	15:57	16:07	16:11	16:17	16:23	16:30
104	16:44	16:50	16:54	16:58	17:08	17:11	17:17	17:23	17:30
104	17:44	17:50	17:54	17:58	18:08	18:11	18:17	18:23	18:30
104	18:40	18:46	18:50	18:54	19:04	19:07	19:12	19:18	19:25

EASTBOUND, SUNDAY

Route ID	SANTA FE & 25TH NE Stop ID #0089	Willow & Long Beach Blvd SE Stop ID #1236	WILLOW & CHERRY SE Stop ID #1864	LAKWOOD & WILLOW NE Stop ID #1870	Long Beach Airport / Lot A Stop ID #1360	SPRING & PALO VERDE SE Stop ID #1880	SPRING & EL DORADO PARK SE Stop ID #8513	NORWALK & WARDLOW NE Stop ID #1886	Civic Center & Ibox NE Stop ID #1804
104	07:00	07:07	07:12	07:17	07:22	07:30	07:33	07:37	07:42
104	08:00	08:07	08:13	08:18	08:23	08:31	08:34	08:38	08:43
104	09:00	09:07	09:13	09:18	09:23	09:31	09:34	09:38	09:43
104	10:00	10:07	10:13	10:19	10:24	10:33	10:36	10:40	10:45
104	11:00	11:07	11:13	11:19	11:24	11:33	11:36	11:40	11:45
104	12:00	12:07	12:13	12:19	12:24	12:33	12:36	12:40	12:45
104	13:00	13:07	13:13	13:19	13:24	13:33	13:36	13:40	13:45
104	14:00	14:07	14:13	14:19	14:24	14:32	14:35	14:39	14:44
104	15:00	15:07	15:13	15:19	15:24	15:32	15:35	15:39	15:44
104	16:00	16:07	16:13	16:19	16:24	16:32	16:35	16:39	16:43
104	17:00	17:07	17:13	17:19	17:24	17:32	17:35	17:39	17:43
104	18:00	18:07	18:13	18:19	18:24	18:32	18:35	18:39	18:43



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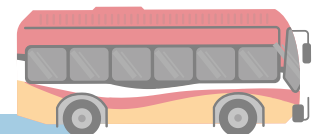
Routes: 111, 112

WESTBOUND, MON-FRI

Route ID	SOUTH & DOWNEY SW Stop ID #3052	LAKEWOOD & HARDWICK SW Stop ID #1375	CLARK & L.B.C. NW Stop ID #1290	Long Beach Airport / Lot A Stop ID #1360	LAKEWOOD & WILLOW SW Stop ID #1390	XIMENO & ANAHEIM SW Stop ID #1397	BROADWAY & CHERRY NW Stop ID #1415	FIRST & SHELTER C N Stop ID #4003
111	05:11	05:15	-	05:24	05:32	05:39	05:48	05:55
111	06:03	06:08	-	06:17	06:26	06:35	06:48	06:56
112	06:35	06:40	06:46	-	06:56	07:05	07:16	07:24
111	06:58	07:03	-	07:13	07:23	07:32	07:47	07:55
112	07:28	07:33	07:42	-	07:53	08:03	08:16	08:24
111	07:59	08:04	-	08:14	08:25	08:34	08:47	08:55
112	08:32	08:37	08:45	-	08:55	09:04	09:16	09:24
111	08:59	09:04	-	09:14	09:25	09:34	09:47	09:55
112	09:31	09:37	09:45	-	09:55	10:04	10:16	10:24
111	09:58	10:04	-	10:14	10:25	10:34	10:47	10:55
112	10:31	10:37	10:45	-	10:55	11:04	11:16	11:24
111	10:56	11:03	-	11:13	11:24	11:33	11:46	11:55
112	11:29	11:36	11:44	-	11:54	12:03	12:16	12:25
111	11:56	12:03	-	12:13	12:24	12:33	12:46	12:55
112	12:28	12:35	12:43	-	12:53	13:03	13:16	13:25
111	12:53	13:00	-	13:12	13:23	13:33	13:46	13:55
112	13:26	13:33	13:41	-	13:51	14:03	14:16	14:25
111	13:52	13:58	-	14:10	14:21	14:33	14:46	14:55
112	14:25	14:31	14:40	-	14:50	15:02	15:16	15:25
111	14:51	14:57	-	15:09	15:21	15:33	15:46	15:55
112	15:25	15:31	15:40	-	15:50	16:02	16:16	16:25
111	15:51	15:57	-	16:09	16:21	16:33	16:46	16:55
112	16:26	16:32	16:41	-	16:51	17:02	17:16	17:25
111	16:48	16:54	-	17:06	17:20	17:31	17:46	17:55
112	17:30	17:36	17:44	-	17:53	18:03	18:16	18:25
111	17:55	18:01	-	18:13	18:23	18:33	18:46	18:55
112	18:32	18:38	18:46	-	18:55	19:05	19:18	19:26
111	19:05	19:11	-	19:19	19:28	19:37	19:48	19:55
112	19:38	19:44	19:51	-	19:59	20:07	20:19	20:26
111	20:07	20:13	-	20:21	20:29	20:37	20:48	20:55
112	20:39	20:45	20:52	-	20:59	21:07	21:18	21:25
111	21:08	21:14	-	21:22	21:30	21:38	21:48	21:55
112	21:41	21:46	21:52	-	21:59	22:07	22:18	22:25
111	22:11	22:15	-	22:23	22:30	22:38	22:48	22:55

EASTBOUND, MON-FRI

Route ID	FIRST & SHELTER C N Stop ID #4003	BROADWAY & CHERRY SE Stop ID #1326	XIMENO & ANAHEIM NE Stop ID #1344	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & LAKEWOOD SE Stop ID #1428	Long Beach Airport / Lot A Stop ID #1360	CLARK & CARSON NE Stop ID #1250	CARSON & CLARK NW Stop ID #1291	LAKEWOOD & HARDWICK NE Stop ID #1370	SOUTH & DOWNEY SW Stop ID #3052
111	05:05	05:13	05:24	05:31	-	05:40	-	-	05:48	05:55
112	06:05	06:13	06:24	-	06:32	-	06:40	-	06:47	06:54
111	06:35	06:45	06:58	07:08	-	07:18	-	-	07:28	07:35
112	07:05	07:15	07:28	-	07:38	-	07:47	-	07:54	08:01
111	07:35	07:45	07:59	08:09	-	08:20	-	-	08:30	08:37
112	08:05	08:15	08:29	-	08:39	-	08:48	-	08:55	09:02
111	08:35	08:45	08:59	09:09	-	09:20	-	-	09:30	09:37
112	09:05	09:15	09:29	-	09:39	-	09:48	-	09:55	10:02
111	09:35	09:45	09:59	10:09	-	10:20	-	-	10:31	10:39
112	10:05	10:15	10:29	-	10:39	-	10:48	-	10:56	11:04
111	10:35	10:45	10:58	11:08	-	11:19	-	-	11:30	11:38
112	11:05	11:15	11:28	-	11:38	-	11:47	-	11:55	12:03
111	11:35	11:45	11:58	12:08	-	12:19	-	-	12:30	12:38
112	12:05	12:15	12:28	-	12:38	-	12:47	-	12:55	13:03
111	12:35	12:45	12:58	13:08	-	13:19	-	-	13:30	13:39
112	13:05	13:15	13:30	-	13:40	-	13:49	-	13:57	14:05
111	13:35	13:45	14:00	14:10	-	14:21	-	-	14:32	14:41
112	14:05	14:15	14:30	-	14:40	-	14:50	-	14:59	15:07
111	14:35	14:45	15:00	15:10	-	15:22	-	-	15:33	15:42
112	15:05	15:15	15:30	-	15:41	-	15:51	-	16:00	16:08
111	15:35	15:45	15:59	16:10	-	16:22	-	-	16:33	16:41
112	16:05	16:15	16:29	-	16:40	-	16:50	-	16:58	17:06
111	16:35	16:45	16:59	17:09	-	17:21	-	-	17:32	17:40
112	17:05	17:15	17:29	-	17:38	-	17:47	-	17:55	18:03
111	17:35	17:45	17:58	18:07	-	18:17	-	-	18:28	18:36
112	18:05	18:15	18:28	-	18:36	-	18:45	-	18:52	19:00
111	18:35	18:45	18:58	19:06	-	19:15	-	-	19:25	19:33
112	19:05	19:15	19:27	-	19:35	-	19:42	-	19:49	19:56
111	19:35	19:45	19:57	20:05	-	20:14	-	-	20:23	20:30
112	20:05	20:14	20:25	-	20:33	-	20:39	-	20:45	20:52
111	20:35	20:44	20:55	21:03	-	21:12	-	-	21:21	21:28
112	21:05	21:14	21:25	-	21:33	-	21:39	-	21:45	21:52
111	22:05	22:15	22:26	22:33	-	22:41	-	22:46	22:50	22:56



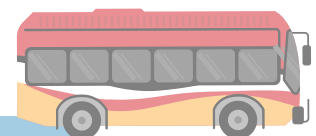
Routes: 111, 112

WESTBOUND, SATURDAY

Route ID	SOUTH & DOWNEY SW Stop ID #3052	LAKEWOOD & HARDWICK SW Stop ID #1375	CLARK & L.B.C. NW Stop ID #1290	Long Beach Airport / Lot A Stop ID #1360	LAKEWOOD & WILLOW SW Stop ID #1390	XIMENO & ANAHEIM SW Stop ID #1397	BROADWAY & CHERRY NW Stop ID #1415	FIRST & SHELTER C N Stop ID #4003
111	06:10	06:15	-	06:22	06:30	06:37	06:47	06:55
112	06:43	06:48	06:53	-	07:00	07:07	07:17	07:25
111	07:10	07:15	-	07:22	07:30	07:37	07:47	07:55
112	07:41	07:46	07:51	-	07:59	08:06	08:16	08:24
111	08:08	08:13	-	08:21	08:29	08:36	08:47	08:55
112	08:40	08:46	08:51	-	08:59	09:06	09:17	09:25
111	09:04	09:10	-	09:18	09:26	09:33	09:45	09:55
112	09:36	09:42	09:47	-	09:55	10:03	10:14	10:24
111	10:03	10:09	-	10:17	10:25	10:33	10:45	10:55
112	10:34	10:41	10:47	-	10:55	11:03	11:15	11:25
111	11:02	11:09	-	11:17	11:25	11:33	11:45	11:55
112	11:31	11:38	11:45	-	11:54	12:03	12:15	12:25
111	11:58	12:05	-	12:14	12:23	12:32	12:45	12:55
112	12:28	12:35	12:43	-	12:52	13:02	13:15	13:25
111	12:56	13:04	-	13:13	13:22	13:32	13:45	13:55
112	13:27	13:35	13:43	-	13:52	14:02	14:15	14:25
111	13:56	14:04	-	14:13	14:22	14:32	14:45	14:55
112	14:27	14:35	14:43	-	14:52	15:02	15:15	15:25
111	14:56	15:04	-	15:13	15:22	15:32	15:45	15:55
112	15:27	15:35	15:43	-	15:52	16:02	16:15	16:25
111	15:56	16:04	-	16:13	16:22	16:32	16:45	16:55
112	16:28	16:35	16:43	-	16:52	17:02	17:15	17:25
111	16:57	17:04	-	17:13	17:22	17:32	17:45	17:55
112	17:29	17:36	17:44	-	17:53	18:03	18:16	18:25
111	17:58	18:05	-	18:14	18:23	18:33	18:45	18:54
112	18:35	18:42	18:48	-	18:55	19:04	19:17	19:26
111	19:02	19:09	-	19:18	19:26	19:35	19:47	19:56
112	19:37	19:44	19:50	-	19:57	20:06	20:17	20:25
111	20:03	20:10	-	20:19	20:27	20:36	20:47	20:55
111	21:04	21:10	-	21:19	21:27	21:36	21:47	21:55
111	22:08	22:13	-	22:22	22:30	22:37	22:47	22:55

EASTBOUND, SATURDAY

Route ID	FIRST & SHELTER C N Stop ID #4003	BROADWAY & CHERRY SE Stop ID #1326	XIMENO & ANAHEIM NE Stop ID #1344	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & LAKEWOOD SE Stop ID #1428	Long Beach Airport / Lot A Stop ID #1360	CLARK & CARSON NE Stop ID #1250	LAKEWOOD & HARDWICK NE Stop ID #1370	SOUTH & DOWNEY SW Stop ID #3052
111	05:05	05:13	05:23	05:30	-	05:38	-	05:45	05:50
112	06:05	06:13	06:23	-	06:30	-	06:37	06:42	06:47
111	06:35	06:44	06:55	07:02	-	07:11	-	07:19	07:25
112	07:05	07:15	07:26	-	07:33	-	07:41	07:47	07:53
111	07:35	07:45	07:56	08:03	-	08:12	-	08:21	08:27
112	08:05	08:15	08:26	-	08:33	-	08:41	08:47	08:53
111	08:35	08:45	08:56	09:04	-	09:13	-	09:22	09:29
112	09:05	09:15	09:26	-	09:34	-	09:42	09:49	09:56
111	09:35	09:45	09:56	10:04	-	10:13	-	10:23	10:31
112	10:05	10:16	10:29	-	10:37	-	10:45	10:52	11:00
111	10:35	10:46	10:59	11:07	-	11:17	-	11:27	11:35
112	11:05	11:16	11:29	-	11:38	-	11:46	11:53	12:01
111	11:35	11:46	11:59	12:08	-	12:18	-	12:28	12:36
112	12:05	12:16	12:29	-	12:38	-	12:46	12:54	13:02
111	12:35	12:46	12:59	13:08	-	13:18	-	13:28	13:37
112	13:05	13:16	13:29	-	13:38	-	13:46	13:54	14:03
111	13:35	13:46	13:59	14:08	-	14:18	-	14:28	14:37
112	14:05	14:16	14:29	-	14:38	-	14:46	14:54	15:03
111	14:35	14:46	14:59	15:08	-	15:18	-	15:28	15:37
112	15:05	15:16	15:29	-	15:38	-	15:46	15:54	16:03
111	15:35	15:46	15:59	16:08	-	16:18	-	16:28	16:37
112	16:05	16:16	16:29	-	16:38	-	16:46	16:54	17:03
111	16:35	16:46	16:59	17:08	-	17:17	-	17:27	17:36
112	17:05	17:16	17:29	-	17:38	-	17:46	17:53	18:02
111	17:35	17:46	17:59	18:08	-	18:17	-	18:27	18:35
112	18:05	18:16	18:29	-	18:37	-	18:45	18:52	18:59
111	18:35	18:46	18:59	19:07	-	19:16	-	19:26	19:33
112	19:05	19:16	19:28	-	19:36	-	19:43	19:49	19:56
111	19:35	19:46	19:58	20:06	-	20:15	-	20:24	20:31
112	20:05	20:16	20:27	-	20:35	-	20:41	20:47	20:54
111	21:05	21:16	21:28	21:35	-	21:44	-	21:53	22:00
111	22:05	22:16	22:27	22:34	-	22:42	-	22:50	22:57



Transit & Visitor Information Center and LBT Customer Care Call Center

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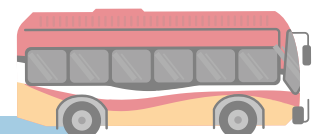
Routes: 111, 112

WESTBOUND, SUNDAY

Route ID	SOUTH & DOWNEY SW Stop ID #3052	LAKEWOOD & HARDWICK SW Stop ID #1375	CLARK & L.B.C. NW Stop ID #1290	Long Beach Airport / Lot A Stop ID #1360	LAKEWOOD & WILLOW SW Stop ID #1390	XIMENO & ANAHEIM SW Stop ID #1397	BROADWAY & CHERRY NW Stop ID #1415	FIRST & SHELTER C N Stop ID #4003
111	06:09	06:14	-	06:21	06:29	06:36	06:46	06:54
111	06:10	06:15	-	06:22	06:30	06:37	06:47	06:55
112	06:43	06:48	06:53	-	07:00	07:07	07:17	07:25
111	07:09	07:14	-	07:21	07:29	07:36	07:46	07:54
111	07:10	07:15	-	07:22	07:30	07:37	07:47	07:55
112	07:42	07:47	07:52	-	08:00	08:07	08:17	08:25
111	08:08	08:13	-	08:21	08:29	08:36	08:47	08:55
111	08:09	08:14	-	08:22	08:30	08:37	08:48	08:56
112	08:41	08:47	08:52	-	09:00	09:07	09:18	09:26
111	09:05	09:11	-	09:19	09:27	09:34	09:45	09:55
112	09:36	09:42	09:47	-	09:55	10:03	10:14	10:24
111	10:02	10:08	-	10:16	10:24	10:32	10:44	10:54
111	10:03	10:09	-	10:17	10:25	10:33	10:45	10:55
112	10:35	10:41	10:47	-	10:55	11:03	11:15	11:25
111	11:02	11:08	-	11:16	11:24	11:32	11:44	11:54
111	11:03	11:09	-	11:17	11:25	11:33	11:45	11:55
112	11:31	11:38	11:45	-	11:54	12:03	12:15	12:25
111	11:59	12:06	-	12:15	12:24	12:33	12:45	12:55
112	12:30	12:37	12:45	-	12:54	13:03	13:15	13:25
111	12:58	13:05	-	13:14	13:23	13:32	13:44	13:54
111	12:59	13:06	-	13:15	13:24	13:33	13:45	13:55
112	13:30	13:37	13:45	-	13:54	14:03	14:15	14:25
111	13:58	14:05	-	14:14	14:23	14:32	14:44	14:54
111	13:59	14:06	-	14:15	14:24	14:33	14:45	14:55
112	14:30	14:37	14:45	-	14:54	15:03	15:15	15:25
111	14:58	15:05	-	15:14	15:23	15:32	15:44	15:54
111	14:59	15:06	-	15:15	15:24	15:33	15:45	15:55
112	15:30	15:37	15:45	-	15:54	16:03	16:15	16:25
111	15:58	16:05	-	16:14	16:23	16:32	16:44	16:54
111	15:59	16:06	-	16:15	16:24	16:33	16:45	16:55
112	16:30	16:37	16:45	-	16:54	17:03	17:15	17:25
111	16:58	17:05	-	17:14	17:23	17:32	17:44	17:54
111	16:59	17:06	-	17:15	17:24	17:33	17:45	17:55
112	17:32	17:39	17:47	-	17:56	18:05	18:17	18:26
111	18:00	18:07	-	18:16	18:25	18:34	18:46	18:55
111	18:01	18:08	-	18:17	18:26	18:35	18:47	18:56
112	18:37	18:43	18:49	-	18:56	19:05	19:17	19:26
111	19:04	19:10	-	19:19	19:27	19:35	19:47	19:56
111	19:05	19:11	-	19:20	19:28	19:36	19:48	19:57
112	19:40	19:46	19:52	-	19:59	20:07	20:18	20:26
111	20:05	20:11	-	20:20	20:28	20:36	20:47	20:55

EASTBOUND, SUNDAY

Route ID	FIRST & SHELTER C N Stop ID #4003	BROADWAY & CHERRY SE Stop ID #1326	XIMENO & ANAHEIM NE Stop ID #1344	WILLOW & LAKEWOOD NW Stop ID #1351	WILLOW & LAKEWOOD SE Stop ID #1428	Long Beach Airport / Lot A Stop ID #1360	CLARK & CARSON NE Stop ID #1250	LAKEWOOD & HARDWICK NE Stop ID #1370	SOUTH & DOWNEY SW Stop ID #3052
112	06:05	06:13	06:23	-	06:30	-	06:36	06:41	06:46
111	06:35	06:44	06:55	07:02	-	07:11	-	07:18	07:24
112	07:05	07:14	07:25	-	07:32	-	07:40	07:45	07:51
111	07:35	07:44	07:55	08:02	-	08:11	-	08:19	08:25
112	08:05	08:14	08:25	-	08:32	-	08:40	08:46	08:52
111	08:35	08:44	08:55	09:03	-	09:12	-	09:20	09:27
112	09:05	09:15	09:26	-	09:34	-	09:42	09:49	09:56
111	09:35	09:45	09:56	10:04	-	10:13	-	10:22	10:29
112	10:05	10:16	10:29	-	10:37	-	10:45	10:52	10:59
111	10:35	10:46	10:59	11:07	-	11:16	-	11:26	11:33
112	11:05	11:16	11:29	-	11:38	-	11:46	11:53	12:00
111	11:35	11:46	11:59	12:08	-	12:17	-	12:27	12:34
112	12:05	12:16	12:29	-	12:38	-	12:46	12:54	13:01
111	12:35	12:46	12:59	13:08	-	13:17	-	13:27	13:35
112	13:05	13:16	13:29	-	13:38	-	13:46	13:54	14:02
111	13:35	13:46	13:59	14:08	-	14:17	-	14:27	14:35
112	14:05	14:16	14:29	-	14:38	-	14:46	14:54	15:02
111	14:35	14:46	14:59	15:08	-	15:17	-	15:27	15:35
112	15:05	15:16	15:29	-	15:38	-	15:46	15:54	16:02
111	15:35	15:46	15:59	16:08	-	16:17	-	16:27	16:35
112	16:05	16:16	16:29	-	16:38	-	16:46	16:53	17:01
111	16:35	16:46	16:59	17:08	-	17:17	-	17:27	17:35
112	17:05	17:16	17:29	-	17:38	-	17:46	17:53	18:01
111	17:35	17:45	17:58	18:07	-	18:16	-	18:26	18:34
112	18:05	18:15	18:28	-	18:36	-	18:44	18:51	18:58
111	18:35	18:45	18:58	19:06	-	19:15	-	19:25	19:32
112	19:05	19:15	19:27	-	19:35	-	19:42	19:48	19:55
111	19:35	19:45	19:57	20:05	-	20:13	-	20:21	20:28
112	20:05	20:15	20:26	-	20:34	-	20:40	20:46	20:53
111	20:35	20:45	20:56	21:04	-	21:12	-	21:20	21:26
111	21:05	21:15	21:26	21:34	-	21:42	-	21:50	21:56
111	21:35	21:45	21:56	22:03	-	22:11	-	22:19	22:25
111	22:05	22:14	22:25	22:32	-	22:40	-	22:48	22:54
111	22:35	22:44	22:55	23:02	-	23:10	-	23:18	23:24

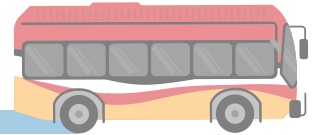


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Routes: 111, 112

Route ID	SOUTH & DOWNEY SW Stop ID #3052	LAKEWOOD & HARDWICK SW Stop ID #1375	CLARK & L.B.C.C. NW Stop ID #1290	Long Beach Airport / Lot A Stop ID #1360	LAKEWOOD & WILLOW SW Stop ID #1390	XIMENO & ANAHEIM SW Stop ID #1397	BROADWAY & CHERRY NW Stop ID #1415	FIRST & SHELTER C N Stop ID #4003
111	20:06	20:12	-	20:21	20:29	20:37	20:48	20:56
111	21:05	21:11	-	21:20	21:28	21:36	21:47	21:55
111	22:08	22:13	-	22:22	22:30	22:37	22:47	22:55



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Route 131

SOUTHBOUND, MON-FRI

WARDLOW STATION BAY 3 Stop ID #4126	CHERRY & WARDLOW SW Stop ID #0255	REDONDO & WILLOW SW Stop ID #2464	REDONDO & ANAHEIM ST SW Stop ID #2472	REDONDO & 4TH ST SW Stop ID #2477	2ND & PARK SE Stop ID #0648	Marina & Seaport SW Stop ID #0659	ALAMITOS BAY LANDING SW Stop ID #3018
05:35	05:43	05:49	05:54	05:58	06:04	06:09	06:14
06:05	06:14	06:20	06:25	06:29	06:35	06:41	06:46
06:35	06:44	06:50	06:56	07:00	07:06	07:12	07:17
07:05	07:14	07:20	07:26	07:30	07:36	07:42	07:47
07:35	07:44	07:50	07:56	08:00	08:06	08:12	08:17
08:05	08:14	08:20	08:26	08:30	08:36	08:44	08:49
08:35	08:44	08:50	08:56	09:00	09:06	09:14	09:19
09:05	09:14	09:20	09:26	09:31	09:37	09:45	09:50
09:35	09:44	09:50	09:56	10:01	10:07	10:15	10:20
10:05	10:14	10:20	10:26	10:31	10:37	10:45	10:50
10:35	10:44	10:50	10:56	11:01	11:07	11:15	11:20
11:05	11:14	11:20	11:26	11:31	11:37	11:45	11:50
11:35	11:44	11:50	11:56	12:01	12:08	12:16	12:21
12:05	12:14	12:20	12:27	12:32	12:39	12:47	12:52
12:35	12:44	12:50	12:57	13:02	13:09	13:17	13:22
13:05	13:14	13:20	13:27	13:32	13:39	13:47	13:52
13:35	13:44	13:50	13:57	14:02	14:09	14:17	14:22
14:05	14:14	14:20	14:27	14:32	14:39	14:47	14:52
14:35	14:45	14:51	14:58	15:04	15:11	15:19	15:24
15:05	15:15	15:21	15:28	15:34	15:41	15:49	15:54
15:35	15:45	15:51	15:58	16:04	16:11	16:19	16:24
16:05	16:15	16:21	16:28	16:34	16:41	16:49	16:54
16:35	16:45	16:51	16:58	17:04	17:11	17:19	17:24
17:05	17:15	17:21	17:28	17:33	17:40	17:48	17:53
17:35	17:45	17:51	17:58	18:03	18:10	18:18	18:23
18:05	18:15	18:21	18:27	18:32	18:39	18:46	18:51
18:35	18:44	18:50	18:55	19:00	19:07	19:14	19:19
19:05	19:14	19:20	19:25	19:29	19:36	19:43	19:48

NORTHBOUND, MON-FRI

ALAMITOS BAY LANDING SW Stop ID #3018	2ND & MARINA NW Stop ID #0675	2ND & PARK NW Stop ID #0685	REDONDO & 4TH ST NE Stop ID #2486	REDONDO & ANAHEIM NE Stop ID #2492	REDONDO & WILLOW NE Stop ID #1354	WARDLOW & CHERRY NW Stop ID #2502	WARDLOW STATION BAY 3 Stop ID #4126
-	-	-	-	05:37	05:42	05:48	05:55
-	05:47	05:55	06:01	06:05	06:11	06:17	06:25
-	06:17	06:25	06:31	06:35	06:41	06:47	06:55
06:42	06:47	06:55	07:01	07:05	07:11	07:17	07:25
07:09	07:14	07:22	07:29	07:34	07:41	07:47	07:55
07:40	07:45	07:53	08:00	08:05	08:11	08:17	08:25
08:09	08:15	08:23	08:30	08:35	08:41	08:47	08:55
08:39	08:45	08:53	09:00	09:05	09:11	09:17	09:25
09:09	09:15	09:23	09:30	09:35	09:41	09:47	09:55
09:39	09:45	09:53	10:00	10:05	10:11	10:17	10:25
10:08	10:14	10:22	10:29	10:34	10:40	10:46	10:55
10:38	10:44	10:52	10:59	11:04	11:10	11:16	11:25
11:08	11:14	11:22	11:29	11:34	11:40	11:46	11:55
11:38	11:44	11:52	11:59	12:04	12:10	12:16	12:25
12:08	12:14	12:22	12:29	12:34	12:40	12:46	12:55
12:38	12:44	12:52	12:59	13:04	13:10	13:16	13:25
13:08	13:14	13:22	13:29	13:34	13:40	13:46	13:55
13:38	13:44	13:52	13:59	14:04	14:10	14:16	14:25
14:08	14:14	14:22	14:29	14:34	14:40	14:46	14:55
14:38	14:44	14:52	14:59	15:04	15:10	15:16	15:25
15:06	15:12	15:22	15:29	15:34	15:40	15:46	15:55
15:36	15:42	15:52	15:59	16:04	16:10	16:16	16:25
16:06	16:12	16:22	16:29	16:34	16:40	16:46	16:55
16:36	16:42	16:52	16:59	17:04	17:10	17:16	17:25
17:06	17:12	17:22	17:29	17:34	17:40	17:46	17:55
17:37	17:43	17:53	18:00	18:05	18:11	18:17	18:25
18:08	18:14	18:24	18:31	18:35	18:41	18:47	18:55
18:42	18:48	18:56	19:03	19:07	19:12	19:18	19:25
19:13	19:18	19:26	19:33	19:37	19:42	19:48	19:55
19:43	19:48	19:56	20:03	20:07	20:12	20:18	20:25
20:13	20:18	20:26	20:33	20:37	20:42	20:48	20:55



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Route 131

SOUTHBOUND, SATURDAY

WARDLOW STATION BAY 3 Stop ID #4126	CHERRY & WARDLOW SW Stop ID #0255	REDONDO & WILLOW SW Stop ID #2464	REDONDO & ANAHEIM ST SW Stop ID #2472	REDONDO & 4TH ST SW Stop ID #2477	2ND & PARK SE Stop ID #0648	Marina & Seaport SW Stop ID #0659	ALAMITOS BAY LANDING SW Stop ID #3018
07:00	07:08	07:13	07:19	07:23	07:29	07:34	07:39
07:40	07:48	07:53	07:59	08:03	08:09	08:14	08:19
08:20	08:28	08:33	08:39	08:43	08:49	08:54	08:59
09:00	09:08	09:13	09:19	09:24	09:30	09:36	09:41
09:40	09:48	09:53	09:59	10:04	10:11	10:18	10:23
10:20	10:28	10:33	10:39	10:44	10:51	10:58	11:03
11:00	11:08	11:13	11:19	11:24	11:31	11:38	11:43
11:40	11:48	11:53	11:59	12:04	12:11	12:20	12:25
12:20	12:28	12:33	12:39	12:44	12:51	13:00	13:05
13:00	13:08	13:13	13:19	13:24	13:31	13:40	13:45
13:40	13:48	13:53	13:59	14:04	14:11	14:20	14:25
14:20	14:28	14:33	14:39	14:44	14:51	15:00	15:05
15:00	15:08	15:13	15:19	15:24	15:31	15:40	15:45
15:40	15:48	15:53	15:59	16:04	16:11	16:20	16:25
16:20	16:28	16:33	16:39	16:44	16:51	17:00	17:05
17:00	17:08	17:13	17:19	17:24	17:31	17:40	17:45
17:40	17:48	17:53	17:59	18:04	18:11	18:20	18:25
18:20	18:28	18:33	18:38	18:43	18:50	18:59	19:04
19:00	19:08	19:13	19:18	19:22	19:28	19:34	19:39

NORTHBOUND, SATURDAY

ALAMITOS BAY LANDING SW Stop ID #3018	2ND & MARINA NW Stop ID #0675	2ND & PARK NW Stop ID #0685	REDONDO & 4TH ST NE Stop ID #2486	REDONDO & ANAHEIM NE Stop ID #2492	REDONDO & WILLOW NE Stop ID #1354	WARDLOW & CHERRY NW Stop ID #2502	WARDLOW STATION BAY 3 Stop ID #4126
08:07	08:10	08:16	08:22	08:27	08:32	08:39	08:46
08:47	08:50	08:56	09:02	09:07	09:12	09:19	09:26
09:27	09:30	09:36	09:42	09:47	09:52	09:59	10:06
10:06	10:09	10:16	10:22	10:27	10:32	10:39	10:46
10:45	10:48	10:55	11:01	11:06	11:11	11:18	11:25
11:24	11:27	11:35	11:42	11:48	11:53	12:00	12:08
12:04	12:07	12:15	12:22	12:28	12:33	12:40	12:48
12:44	12:47	12:55	13:02	13:08	13:13	13:20	13:28
13:24	13:27	13:35	13:42	13:48	13:53	14:00	14:08
14:04	14:07	14:15	14:22	14:28	14:33	14:40	14:48
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15:24	15:27	15:35	15:42	15:48	15:53	16:00	16:08
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17:24	17:27	17:35	17:42	17:48	17:53	18:00	18:07
18:06	18:09	18:17	18:23	18:27	18:32	18:38	18:45
18:46	18:49	18:57	19:03	19:07	19:12	19:18	19:25
19:26	19:29	19:37	19:43	19:47	19:52	19:58	20:05
20:06	20:09	20:17	20:23	20:27	20:32	20:38	20:45



Transit & Visitor Information Center and LBT Customer Care Call Center

If you need assistance planning your trip, you can contact our Customer Care team at **562.591.2301**, Monday–Friday from 6:30 a.m. to 7:30 p.m. and weekends from 8 a.m. to 5 p.m.

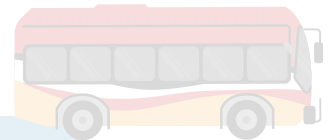
Route 131

SOUTHBOUND, SUNDAY

WARDLOW STATION BAY 3 Stop ID #4126	CHERRY & WARDLOW SW Stop ID #0255	REDONDO & WILLOW SW Stop ID #2464	REDONDO & ANAHEIM ST SW Stop ID #2472	REDONDO & 4TH ST SW Stop ID #2477	2ND & PARK SE Stop ID #0648	Marina & Seaport SW Stop ID #0659	ALAMITOS BAY LANDING SW Stop ID #3018
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13:40	13:49	13:54	14:00	14:05	14:12	14:22	14:25
14:20	14:29	14:34	14:40	14:45	14:52	15:02	15:05
15:00	15:09	15:14	15:20	15:25	15:32	15:42	15:45
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19:00	19:09	19:14	19:19	19:23	19:29	19:35	19:38

NORTHBOUND, SUNDAY

ALAMITOS BAY LANDING SW Stop ID #3018	2ND & MARINA NW Stop ID #0675	2ND & PARK NW Stop ID #0685	REDONDO & 4TH ST NE Stop ID #2486	REDONDO & ANAHEIM NE Stop ID #2492	REDONDO & WILLOW NE Stop ID #1354	WARDLOW & CHERRY NW Stop ID #2502	WARDLOW STATION BAY 3 Stop ID #4126
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19:26	19:30	19:38	19:44	19:48	19:53	20:00	20:07
20:06	20:10	20:18	20:24	20:28	20:33	20:40	20:47



February 7, 2024

Pastor Robert Chavez
Victory Outreach Church
3300 E. Willow Street
Signal Hill, CA 90755
T: 310-697-6384
E: yosp@sbcglobal.net

RE: PARKING STUDY FOR VICTORY OUTREACH CHURCH, SIGNAL HILL, CA.

Dear Pastor Chavez.

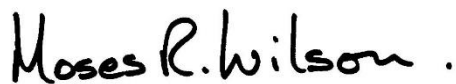
WILTEC is pleased to submit to you this report of a parking study we conducted for the Victory Outreach Church in Signal Hill, CA.

The purpose of this study was to determine if there is an adequate supply of parking spaces in the industrial/business park within which the church is located to meet the needs of all of its commercial tenants and those of the church at all times.

Based on the results of the analyses performed in this study, it was determined that the park does indeed have an adequate supply of parking spaces to meet the needs of all of its commercial tenants and the church.

It has been our pleasure to conduct this study and submit this report to you. Please do not hesitate to call me if you have any questions.

Sincerely,



Moses R. Wilson, PE
President

Parking Study for: **Victory Outreach Church**
3300 E. Willow Street
Signal Hill, CA 90755

Prepared for: Pastor Robert Chavez
Victory Outreach Church
T: 310-697-6384
E: vosp@sbcglobal.net

Prepared by: Moses R. Wilson, PE
License No: TR 1592

Date: February 7, 2024

Project Description

Victory Outreach is a worldwide organization that is committed to the noble task of evangelizing and discipling individuals with the message of hope and the divine plan of Jesus Christ. The church’s central mission is to inspire individuals to unlock their potential in life and foster a sense of dignity, belonging, and purpose.

Victory Outreach Church in Signal Hill is part of the Victory Outreach organization and serves the community by offering a variety of programs and services aimed at empowering individuals to realize their possibilities in life.

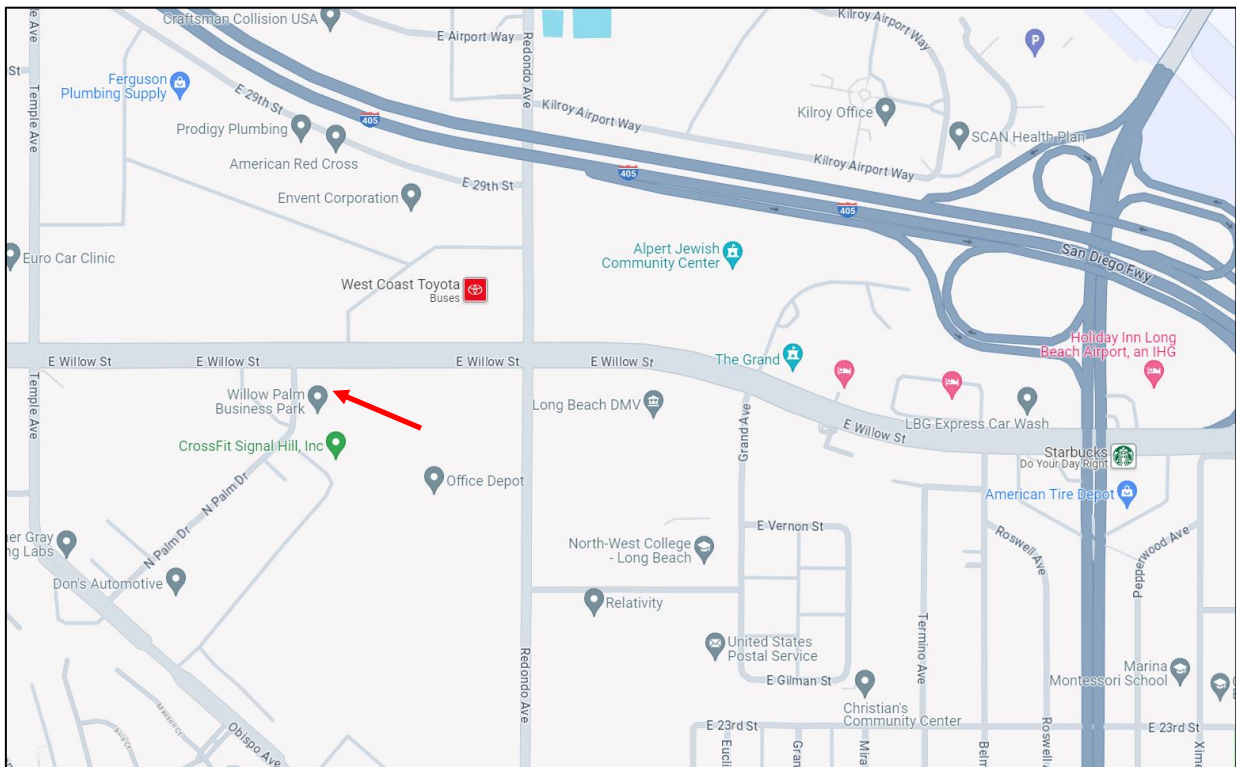
The church is located within an industrial/business park at 3300 E. Willow Street and shares the parking lot with 33 other commercial tenants.

Purpose Of This Study

The purpose of this study was to determine if the industrial/business park, within which the church is located, has an adequate supply of off-street parking spaces to meet the needs of all of its commercial tenants and those of the church at all times.

Site Location

The church is located within the Willow Palm Business Park at 3200-3300 E. Willow Street in the City of Signal Hill.



The park contains the following uses and has a total parking supply of 273 spaces.

TABLE 1 - SUMMARY USES IN THE BUSINESS PARK	
USE	SF GFA
Music, dance, crossfit gym and Tae Kwon Do Studios	7,800 sf gfa
General commercial uses	14,900 sf gfa
General industrial uses	15,594 sf gfa
Physical therapy office	6,500 sf gfa
Specialized retail uses	7,860 sf gfa
General office uses	9,600 sf gfa
Storage and Warehouse	11,460 sf gfa
Restaurant	2,965 sf gfa
Church	12,100 sf gfa

This summary was prepared using information provided by the park’s leasing/management company supplemented by a visual door-front inventory.

Church Operations

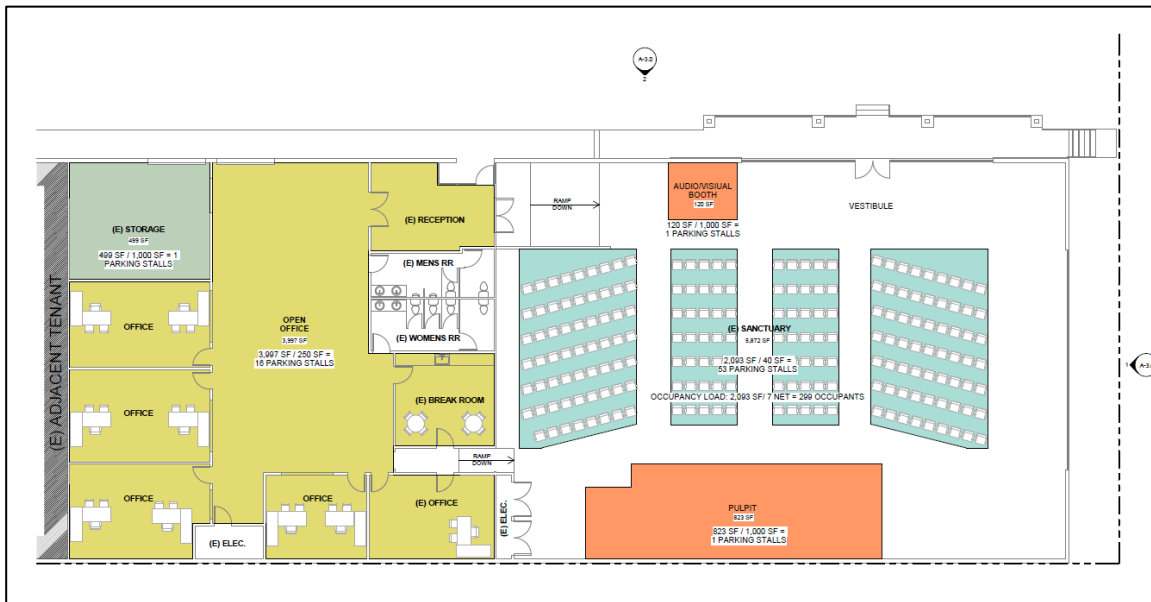
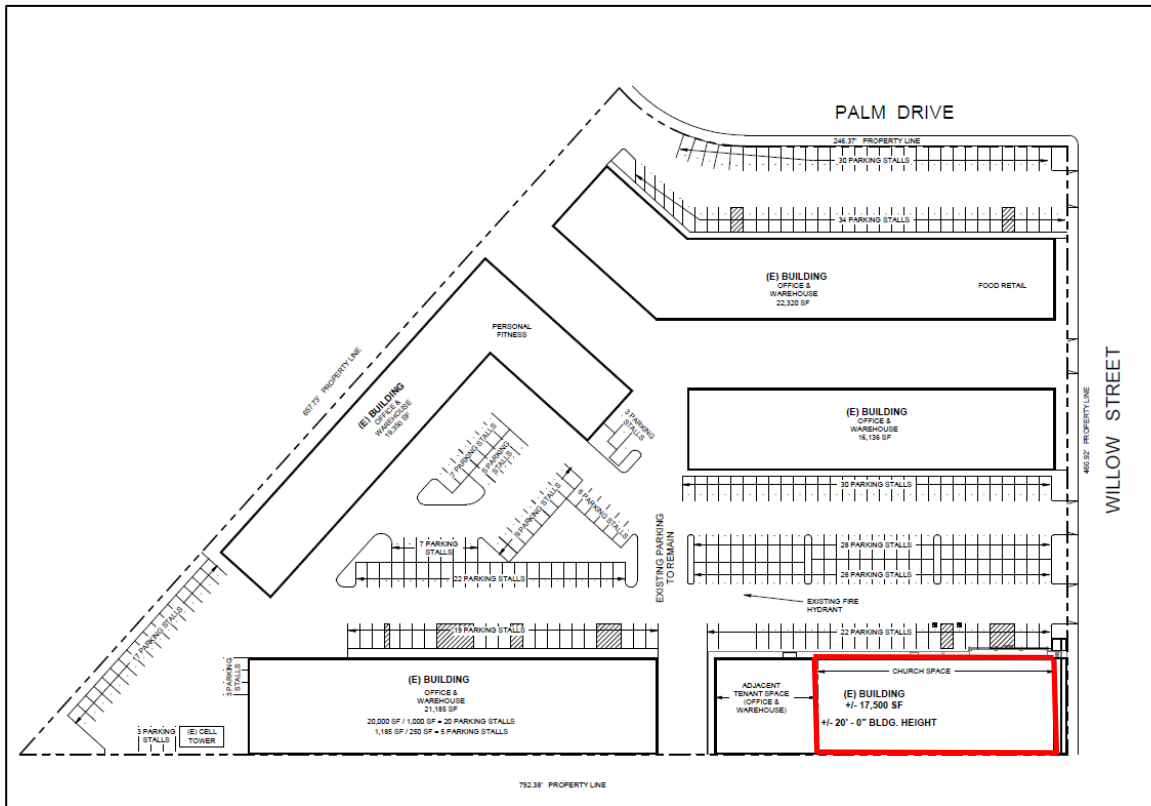
The church’s main functions are detailed below.

Sundays	Church Services - During Sunday services, the church also offers child care and other organized youth programs	10 AM to 12 NOON and 1 PM to 3 PM.
Mondays	Closed	All day
Tuesdays	Marital, family and substance abuse counseling	Evenings by appointment
Wednesdays	Young adults and student fellowship activities	Evenings
Thursdays	Band and choir practice / music lessons	Evenings
Fridays	Fire and Power prayer and fellowship	Evenings
Saturdays	Occasional special events	Once a month

The church has a full-time administrative staff of 2 people.

Church leaders stated that the average peak total attendance on a typical Sunday is about 140 people (total of pastors, assistants, congregation attendees, childcare teachers and children) for the first service and only about 40 for the second service.

Project Site Layout



Methodology of Analysis

Three different methodologies were used to assess the parking adequacy of the site.

1. Using factors from the City of Signal Hill’s Zoning Code.
2. Using factors from the Institute of Transportation Engineers Parking Generation Manual.
3. Using the results of actual parking surveys at the site.

Analysis using the City of Signal Hill’s Zoning Code

Per the City’s Zoning Code, “Combination of facilities shall provide the number of spaces required for each facility and the spaces provided for one facility shall not be construed as satisfying the requirement for another facility, except in the case of retail shopping centers.”

TABLE 2 - SPACES NEEDED PER CITY ZONING CODE			
USE	SF GFA	PARKING RATE	SPACES NEEDED
Music, dance, crossfit gym and Tae Kwon Do Studios	7,800 sf gfa	1 sp per 1,000 sf of open floor area + 5 sp per 1,000 sf office and seating area	39
General commercial uses	14,900 sf gfa	4 sp per 1,000 sf gfa	60
General industrial uses	15,594 sf gfa	1 sp per 1,000 sf gfa	16
Physical therapy office	6,500 sf gfa	5 sp per 1,000 sf gfa	33
Specialized retail uses	7,860 sf gfa	4 sp per 1,000 sf gfa	31
General office uses	9,600 sf gfa	4 sp per 1,000 sf gfa	38
Storage and Warehouse	11,460 sf gfa	1 sp per 1,000 sf gfa	11
Restaurant	2,965 sf gfa	10 sp per 1,000 sf gfa	30
Church (6,806 sf of assembly area)	12,100 sf gfa	1 sp per 40 sf of assembly area	170
	TOTAL	TOTAL	428

Based on this analysis, it was computed that the park was required to have 428 spaces.

Shared Parking

The Signal Hill Zoning Code does not factor for “shared parking” whereby different uses generate peak parking demands at different times and, in-so-doing, can share parking spaces. For example, the peak parking utilization patterns of an office building are very different from those of a movie theater. The peak parking demand of an office typically occurs around midday to early afternoon on a weekday while that of a theater occurs in the evening and on weekend days. As such, many of the same spaces occupied by office users during the day become vacant in the evenings and weekends and can be used by theater goers.

The same logic applies to the different uses in the Willow Palm Business Park. Essentially, the commercial uses in the park generate peak parking demands during the middle of the day on weekdays (Monday to Friday) and significantly less in the evenings and on weekends (Saturday and Sunday). Meanwhile, the church’s peak parking needs are on Sunday and, to a much lesser extent, on weekday evenings. As such, as the commercial uses in the park and the church do not have peak parking demand periods at the same times, or even on the same days, both uses can occupy the exact same spaces at different times without conflict.

Analysis using factors from the 6th Edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual.

The differences in parking demand patterns have been studied for many years by professional traffic and transportation engineers and many of the results are published in the 6th edition of the ITE Parking Generation Manual (October 2023). This is a tool for transportation professionals, zoning boards and others to use in estimating the parking demands of various common land uses.

However, the ITE Parking Generation Manual does not describe uses exactly as shown in the Signal Hill Zoning Code. As such, engineering experience was applied to select the most appropriate rates to use for some uses.

Also of note is the fact that the ITE manual does not give a weekday parking generation factor for churches. As such, the factor shown below is based on engineering experience.

TABLE 3 - SPACES NEEDED PER ITE PARKING MANUAL			
USE	SF GFA	FACTORS USED	SPACES NEEDED
Music, dance, crossfit gym and Tae Kwon Do Studios	7,800 sf gfa	4.73 sp per 1,000 sf gfa	37
General commercial uses	14,900 sf gfa	1.76 sp per 1,000 sf gfa	26
General industrial uses	15,594 sf gfa	1.2 sp per 1,000 sf gfa	18
Physical therapy office	6,500 sf gfa	3.89 sp per 1,000 sf gfa	25
Specialized retail uses	7,860 sf gfa	0.54 sp per 1,000 sf gfa	4
General office uses	9,600 sf gfa	2.56 sp per 1,000 sf gfa	25
Storage and Warehouse	11,460 sf gfa	0.39 sp per 1,000 sf gfa	4
Restaurant	2,965 sf gfa	9.93 sp per 1,000 sf gfa	29
Church	12,100 sf gfa	0.2 sp per 1,000 sf gfa	2
		TOTAL	170

This analysis reflected the projected combined peak parking generation of all the uses in the park on a regular weekday.

As can be seen, it was estimated that the combined parking generation was only about 170 spaces. Allowing for the reasonable provision of empty parking spaces to minimize congestion in the driveways from drivers looking for a vacant parking space, it was estimated that the park would only need about 200 spaces.

Analysis Based on Field Surveys

Visual surveys of the number of vehicles parked at the Willow Palm Business Park were conducted on Sunday January 7th, Wednesday January 10th and Friday January 12th. The surveys conducted on Sunday reflected the regular peak parking demand of the church while those on Wednesday reflected the regular peak parking demand of the entire park. The surveys conducted on Friday reflected the peak period of parking demand for the church on a weekday.

Survey technicians were strategically located to independently monitor the parking utilization of the church's patrons and staff.

TABLE 5 - Sunday January 7th, 2024, Parking Survey Results			
Time	Spaces Occupied By People Going To/From Church	Spaces Occupied By All Others	Total Spaces Occupied
9 AM	19	45	64
10 AM	42	43	85
11 AM	78	44	122
12 PM	56	46	102
1 PM	31	45	76
2 PM	37	42	79
3 PM	35	39	74
4 PM	4	33	37

TABLE 6 - Wednesday January 10th, 2024, Parking Survey Results

Time	Spaces Occupied By People Going To/From Church	Spaces Occupied By All Others	Total Spaces Occupied
7 AM	0	57	57
8 AM	0	86	86
9 AM	1	107	108
10 AM	2	107	109
11 AM	2	97	99
12 PM	2	90	92
1 PM	1	90	91
2 PM	2	89	91
3 PM	3	82	85
4 PM	3	85	88
5 PM	5	70	75
6 PM	7	86	93
7 PM	6	73	79
8 PM	6	65	71
9 PM	2	54	56

TABLE 7 - Friday January 12th, 2024, Parking Survey Results

Time	Spaces Occupied By People Going To/From Church	Spaces Occupied By All Others	Total Spaces Occupied
6 PM	9	84	93
7 PM	13	79	92
8 PM	13	73	86
9 PM	0	51	51

As can be seen, the maximum number of vehicles observed parked in the park was 122 on Sunday and 109 on Wednesday. This meant that there were at least 150 vacant spaces in the park at any given time on Sunday and 164 spaces on Wednesday.

This analysis recognizes that there was a roughly 10% tenant vacancy in the park at the time of the surveys. So, adjusting the results observed of the commercial tenants' peak parking utilization to account for this vacancy, the estimated overall total peak parking utilization was about 127 on Sunday and 120 on Wednesday leaving a vacancy rate of about 146 spaces on Sunday and 153 on Wednesday.

Conclusion

Based on the analyses presented above, it was determined that the Willow Palm Business Park at 3200-3300 E. Willow Street has an insufficient parking supply to meet the City of Signal Hill's Zoning Code.

However, upon further assessment of each of the park tenants' parking needs using factors published in the 6th Edition of the ITE (Institute of Transportation Engineers) Parking Generation Manual, and the results of visual parking surveys conducted at the site, it was determined that the existing supply of parking spaces at the park adequately met the needs of all the commercial tenants and the church at all times.

VICTORY OUTREACH CHURCH

3300 E WILLOW STREET SIGNAL HILL, CA 90755

ABBREVIATIONS

1	AND	ACROSS	ACROSS
2	AT	ACROSS	ACROSS
3	CENTERLINE	ACROSS	ACROSS
4	DIAMETER OR RADIUS	ACROSS	ACROSS
5	DIAMETER	ACROSS	ACROSS
6	DIAMETER	ACROSS	ACROSS
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99	DIAMETER	ACROSS	ACROSS
100	DIAMETER	ACROSS	ACROSS

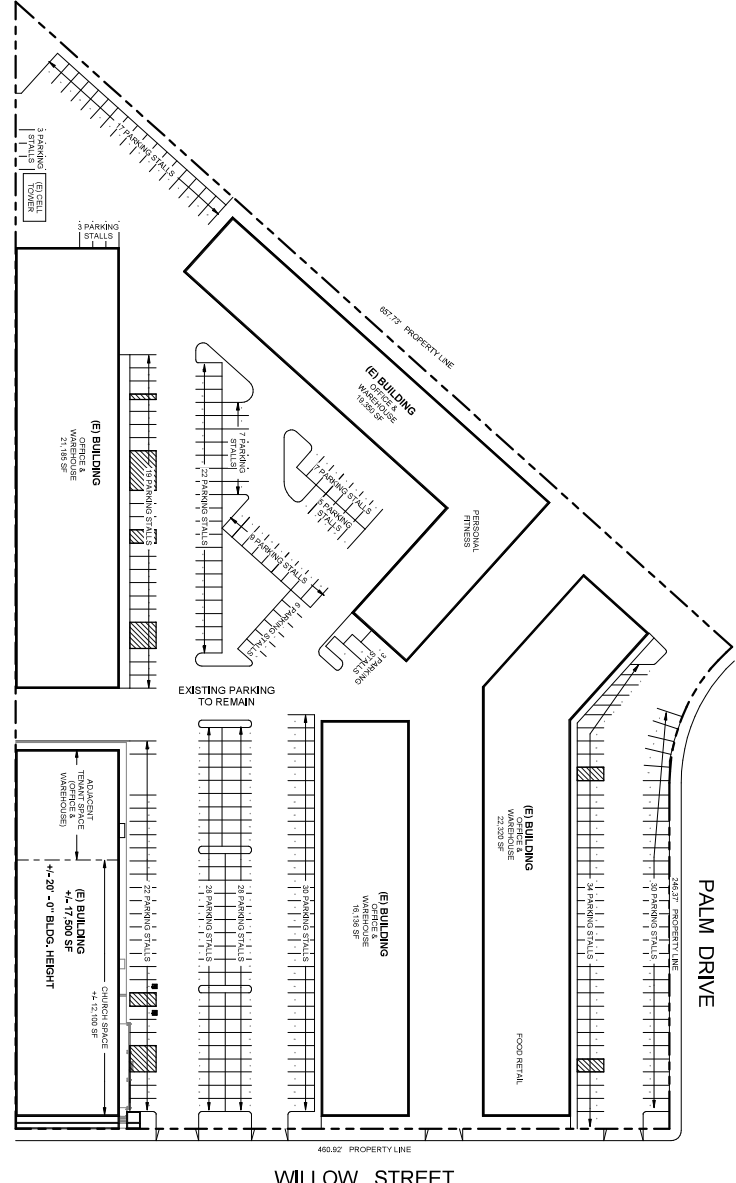


TABLE 2 - SPACES NEEDED PER CITY ZONING CODE

USE	SF/GA	PARKING RATE	SPACES NEEDED
Music, dance, craft, gym and fine known 100-300sq ft	7,800 sf of floor	1 sp per 1,000 sf of open seating area	39
General commercial uses	14,500 sf of floor	4 sp per 1,000 sf of floor	60
Physical assembly uses	15,500 sf of floor	1 sp per 1,000 sf of floor	16
Physical assembly office	6,500 sf of floor	5 sp per 1,000 sf of floor	33
Physical assembly storage	5,000 sf of floor	4 sp per 1,000 sf of floor	31
Storage and Warehouse	11,400 sf of floor	1 sp per 1,000 sf of floor	11
Restaurant (6,800 sf of assembly area)	2,900 sf of floor	10 sp per 1,000 sf of assembly area	30
Church (6,800 sf of assembly area)	12,100 sf of floor	1 sp per 40 sf of assembly area	170
TOTAL			428

PROJECT SUMMARY

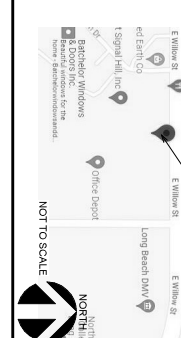
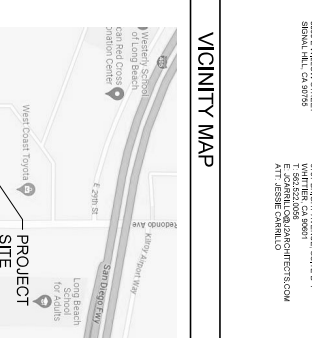
SCOPE OF WORK	CONDITIONAL USE PERMIT FOR CHURCH ASSEMBLY & NO OTHER SEATING PROVIDED BY BROWNSON'S
ASSessor PARCEL	217-000-0277
PROPERTY BOUNDARY	SEE ASSessor'S MAPS
ZONING	C-1 COMMERCIAL, INDUSTRIAL
LOT AREA	44,630 ACRES
LOT COVERAGE	44.12, 100 SF
LOT COVERAGE	NO CHANGE
OCCUPANCY	A-3-B-1 PLACES OF RELIGIOUS WORSHIP (ASSEMBLY, OFFICE)
CONSTRUCTION TYPE	V-3
NUMBER OF STORES	ONE
PER SPARKLERS	NO
PARKING	REQUIRED: 428 SPACES (SEE TABLE 2) PROVIDED: 428 SPACES (SEE TABLE 2) TOTAL: 428 SPACES

- GOVERNING CODE:**
- 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA GREEN BUILDING CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA CIVIL ENGINEERING CODE
 - 2022 CALIFORNIA EXISTING BUILDING CODE
- DRAWING LIST**
- ARCHITECTURAL**
- A-01 PROJECT INFO & SITE PLAN
 - A-02 EXISTING CONDITIONS
 - A-03 EXTERIOR ELEVATIONS
- DEFERRED SUBMITTALS**
- 1. EXTERIOR SIGNAGE

DIRECTORY

PROJECT: VICTORY OUTREACH CHURCH
 ADDRESS: 3300 E WILLOW STREET, SIGNAL HILL, CA 90755

ARCHITECTS: J2 ARCHITECTS
 6737 BRIGHT AVENUE, SUITE B4
 WHITTIER, CA 90601
 TEL: 562.522.0056
 FAX: 562.522.0056
 WWW: J2ARCHITECTS.COM
 ATT: JESSE CARRILLO



REVISIONS	DATE	DESCRIPTION
REV1		PLANNING SUBMITTAL - MARCH 15, 2024

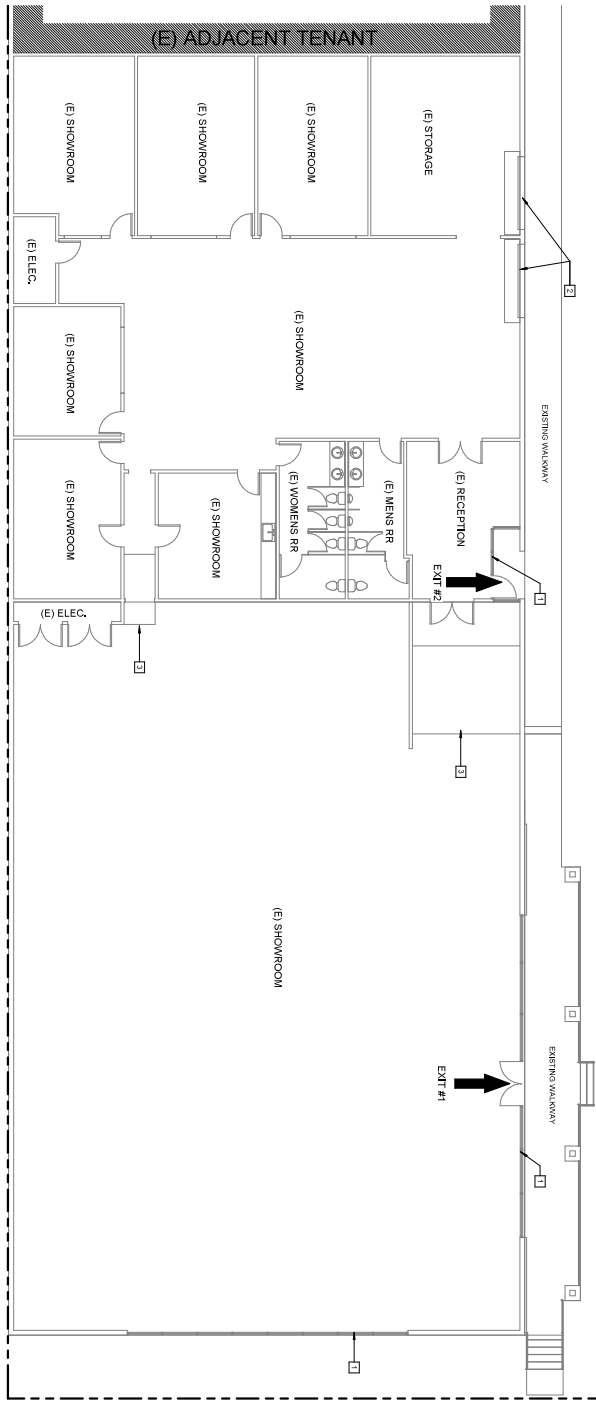
ISSUED SETS	PLANNING SUBMITTAL - MARCH 15, 2024
-------------	-------------------------------------

J2 ARCHITECTS
 6737 Bright Avenue, Suite B4
 Whittier, CA 90601
 T. 562.522.0056

PROJECT INFO & SITE PLAN
 PROJECT FOR: **VICTORY OUTREACH CHURCH**
 ADDRESS: 3300 E WILLOW STREET
 SIGNAL HILL, CA 90755

A-0.0
 Project Number: 2023008
 SHEET NUMBER

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH THE WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT.



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE DEMOLISHED

KEYNOTES

- EXISTING STORAGE/CLAIMS OFFICE
- EXISTING KOLB LIFT/POOR
- EXISTING RAUP

PREVIOUS FLOOR PLAN 1



NORTH

A-2.0

Project Number
2023008
SHEET NUMBER

SHEET TITLE:
EXISTING/ DEMO FLOOR PLAN
PROJECT FOR:
VICTORY OUTREACH CHURCH
ADDRESS:
3300 E WILLOW STREET
SIGNAL HILL, CA 90755

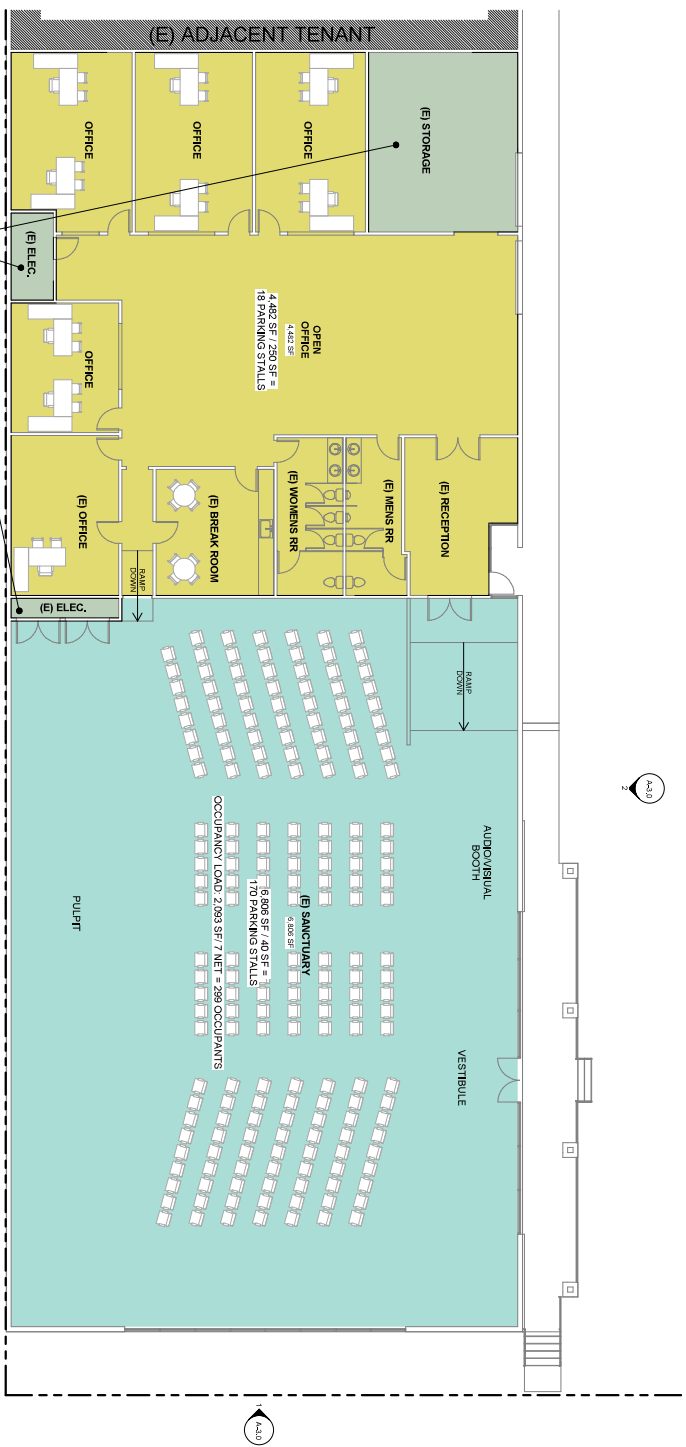
J2 ARCHITECTS
6737 Bright Avenue, Suite B4
Whittier, CA 90601
T. 562.522.0056

ISSUED SETS
PLANNING SUBMITTAL - MARCH 15, 2024

REVISIONS	DESCRIPTION	DATE
REV1		

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH THE WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT.

NOTE:
ON-SITE OFFICE ACTIVITIES OR SMALL GROUP MEETINGS WILL NOT BE UTILIZED AT THE SAME TIME AS THE SANCTUARY AUDITORIUM. TWO SUNDAY SERVICES ARE ANTICIPATED.



NOTE: EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM.



PROPOSED PLAN 1
1/8\"/>

PLUMBING COUNT

FUNCTION SPACE	OCCUPANT LOAD
SANCTUARY ASSEMBLY WITH/OUT SEATS FUNCTIONED (TABLES AND CHAIRS) (STOOPS AND PLATFORMS) AUDITORIUM (DEPENDENT ROOM)	2,095 SF / 11 * 89 OCC. 623 SF / 11 * 74 OCC. 103 SF / 200 * 1 OCC. 194 MEMBERS 53 MEN
REQUIRED FIXTURES	
MEN 2 URINALS 2 LAVATORIES	WOMEN 2 CLOSETERS 2 LAVATORIES
PROVIDED FIXTURES	
MEN CLOSETERS 2 URINALS 2 LAVATORIES	WOMEN CLOSETERS 2 LAVATORIES

SHEET TITLE:
NEW FLOOR PLAN
PROJECT FOR:
VICTORY OUTREACH CHURCH
ADDRESS:
3300 E WILLOW STREET
SIGNAL HILL, CA 90755

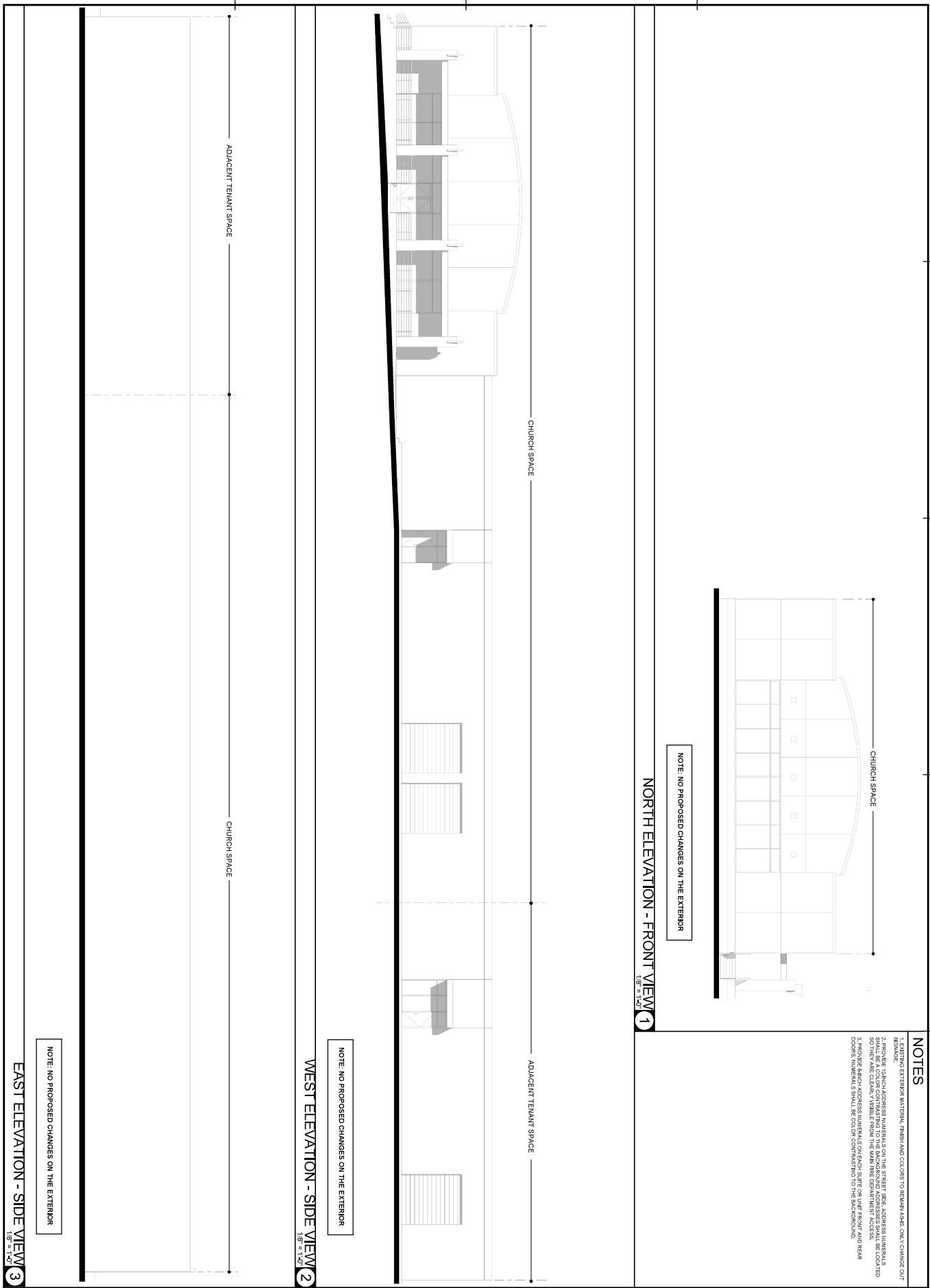
J2 ARCHITECTS
6737 Bright Avenue, Suite B4
Whittier, CA 90601
T. 562.522.0056

ISSUED SETS
PLANNING SUBMITTAL - MARCH 15, 2024

REVISIONS	DESCRIPTION	DATE
REV1		

A-2.1
SHEET NUMBER
Project Number
2023008

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH THE WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT.



NOTES

1. EXISTING EXTERIOR MATERIAL FINISH AND COLORS TO REMAIN AS IS. ONLY CHANGE OUT MATERIALS TO MATCH EXISTING MATERIALS.

2. PROFILE LETTER ADDRESS NUMBERS ON THE STREET SIDE ADDRESS NUMBERS SHALL BE A COLOR CONTRASTING TO THE BACKGROUND ADDRESS NUMBERS SHALL BE A COLOR CONTRASTING TO THE MAIN THE SPANMENT ACCESS.

3. SIGNAGE SHALL BE A COLOR CONTRASTING TO THE BACKGROUND AND BEAR ADDRESS NUMBERS SHALL BE A COLOR CONTRASTING TO THE BACKGROUND.

NOTE: NO PROPOSED CHANGES ON THE EXTERIOR

NORTH ELEVATION - FRONT VIEW 1
1/8" = 1'-0"

NOTE: NO PROPOSED CHANGES ON THE EXTERIOR

WEST ELEVATION - SIDE VIEW 2
1/8" = 1'-0"

NOTE: NO PROPOSED CHANGES ON THE EXTERIOR

EAST ELEVATION - SIDE VIEW 3
1/8" = 1'-0"

<p>SHEET TITLE: EXTERIOR ELEVATIONS</p> <p>PROJECT FOR: VICTORY OUTREACH CHURCH</p> <p>ADDRESS: 3300 E WILLOW STREET SIGNAL HILL, CA 90755</p>	 <p>6737 Bright Avenue, Suite B4 Whittier, CA 90601 T. 562.522.0056</p>	<p>ISSUED SETS</p> <p>PLANNING SUBMITTAL - MARCH 15, 2024</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE									
REV	DESCRIPTION	DATE													

CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH THE WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT.

RESOLUTION NO. XXX-02-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 23-02 ALLOWING A CHURCH USE AT 3300 EAST WILLOW STREET, WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301.

WHEREAS, on August 7, 2023, the Applicant, Robert Chavez, submitted an application on behalf of Victory Outreach Church for a Conditional Use Permit (CUP) to allow a church at 3300 East Willow Street; and

WHEREAS, the legal description of the subject site is TR=10548 FOR DESC SEE ASSESSOR'S MAP POR OF LOTS 2 AND 3, and consists of one developed parcel (APN: 7217-002-007) on the south side of East Willow Street; and

WHEREAS, pursuant to the Commercial Industrial (CI) zone, "Use Classifications," a CUP is required to allow the operation of a church and CUP application are properly a matter for Planning Commission review and recommendation to the City Council (the "Project"); and

WHEREAS, on January 24, 2025, notices were mailed to property owners within a 300' radius, were posted and published in accordance with the City of Signal Hill Municipal Code Section 1.08.010; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and, Section 15367 of the California Environmental Quality Act ("CEQA") Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Signal Hill is the lead agency for the proposed Project; and,

WHEREAS, on February 6, 2025, the Planning Commission held a special meeting to conduct a public hearing on the subject CUP and at the conclusion of the hearing recommended City Council approval, subject to conditions; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1: The entire Project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301, Class 1 (Existing Facility). The proposed Project consists of a church use in an existing building and does not involve expansion of the existing building or require offsite utility improvements. In addition, no exceptions to the exemption as set forth in State CEQA Guidelines Section 15300.2 apply. Specifically, there is no possibility of a cumulative impact of the same type of project in the same place over time. The proposed Project involves a church use, subject to conditions of approval, in an existing commercial building. Once the Project is completed, the likelihood of a successive project on this site is low and probability of a cumulative impact is low; No adverse environmental impacts will occur as a result of the proposed Project's use of the existing building as a church; No damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway would occur; the Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code and no substantial adverse change in the significance of a historical resource would occur as a result of the Project.

Section 2. The proposed project, subject to the attached conditions, is in conformance with the zoning ordinance, other ordinances, and regulations of the City, and the following General Plan Goals and Policies:

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

Land Use Policy 3.9 – Safeguard residential neighborhoods from intrusion by nonconforming and disruptive uses.

Finding regarding Policy 3.10 – Conditional Use Permit 23-02 includes conditions of approval for the operation of a church at the subject site with a sanctuary, office space, storage

space, and electrical rooms requires the church to always comply with all conditions of approval. Conditions address items, including but not limited to: hours and days of operations, maintenance of the site, and compliance with the conditions at all times. These conditions allow the use to conform with SHMC Section and the CI zoning district's "Use Classifications," and establishes safeguards against disruptive activities related to the assembly use.

Section 3. The church use is located on a developed commercial property that is adequate in size and shape to continue to accommodate the operation and maintenance of a church with a sanctuary, office space, storage space, and electrical rooms, subject to conditions of approval. AB 2097 applies to this development project, which means there is no minimum parking requirement for the church use. The intersection of East Willow Street and Redondo Avenue is an intersection of two major bus routes with buses running at least every 20 minutes. The bus lines are operated by Long Beach Transit and run east and west on East Willow Street and north and south on Redondo Avenue. Bus route schedules confirm that buses run at least every 20 minutes during peak morning and afternoon hours. Additionally, a parking study confirms that the existing 273 parking spaces on the site meet the needs for the church and other existing uses. The hours of operation for the church are typically when other businesses on the property are not in operation. Taken together, the church use does not need to meet the City Code's minimum parking standards due to State law, *and* there is sufficient parking for all uses on the site according to the parking study.

Section 4. The streets surrounding the site for the proposed use and related to the Streets and Highways Element of the General Plan are adequate in width and pavement type to carry the quantity and type of traffic generated.

Section 5. The topography of the site is suitable for the proposed site plan, and the site plan, subject to the attached conditions, is suitable for the continued intended use.

Section 6. The church use, with the application of the conditions of approval, will have no adverse effect on abutting property or the permitted use thereof. Among other things, there is sufficient on-site parking to satisfy the church and other uses, and AB 2097 provides that no minimum parking standard is imposed on the church use. The applicant shall ensure all conditions of approval are complied with at all times. If numerous reports of concern from the community are documented as nuisances, the CUP may be scheduled for review by the City Council, which may modify the conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 7. The conditions attached hereto are deemed necessary to protect the public health, safety, and general welfare of the community.

Section 8. Custodian of Records. The documents and materials that

constitute the record of proceedings on which these findings are based are located at City Hall in the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 9. Execution of Resolution. The Chair of the Signal Hill Planning Commission shall sign this Resolution and the Secretary shall attest and certify to the passage and adoption thereof.

Section 10. Notice of Exemption. The Planning Commission recommends that the City Council direct staff to prepare, execute and file with the County Clerk a Notice of Exemption within five (5) working days of the project approval by the City Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill does hereby recommend the City Council approve CUP 23-02 subject to the conditions attached hereto as Exhibit A and incorporated herein by reference.

PASSED, APPROVED, AND ADOPTED, at a special meeting of the Planning Commission of the City of Signal Hill, California, on this 6th day of February 2025.

SONIA SAVOULIAN
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Commission Secretary do hereby certify that Resolution No. XXX-02-06 was adopted by the Planning Commission of the City of Signal Hill, California, at a special meeting held on the 6th day of February 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY

Resolution No. XXX-02-06
February 6, 2024
Page 5 of 5

CONDITIONAL USE PERMIT 23-02
Recommended Conditions of Approval

Project: A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A CHURCH USE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

Location: 3300 EAST WILLOW STREET

Property Owner: WILLOW PALM BUSINESS PARK, LP

Agent/Applicant: ROBERT CHAVEZ

GENERAL CONDITIONS

1. The applicant/owner shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant/owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.
2. Approval of the Conditional Use Permit (CUP) 23-02 is subject to Planning Commission review and recommendation to City Council for final determination and approval.
3. Approval of the CUP 23-02 and all conditions of approval included in Exhibit A of

Resolution No. XXX-02-06 shall be consistent with architectural plans submitted and received by the City of Signal Hill's Planning Division on August 7, 2023 on file with the Community Development Department, except as modified by the following conditions of approval.

4. The Community Development Director may consider minor modifications or changes to this permit approval if the modifications or changes proposed comply with the relevant provision of the Zoning Ordinance, State Law, and/or Federal Law.
5. The permit approval shall be revocable for cause in accordance with Section 20.64.120 of the Signal Hill Municipal Code.
6. If there are violations of any of these conditions or any provisions of the Signal Hill Municipal Code, the City reserves its right to enforce them through administrative, civil, and/or criminal actions as allowed by law.

BUSINESS OPERATIONAL CONDITIONS

7. The operators/property owner shall manage all activities associated with the church so as not to create a nuisance to existing/surrounding businesses and/or adjacent properties.
8. The operators/property owner shall have and maintain a valid City of Signal Hill business license at all times for the operation of a church.
9. The church operations shall be permitted during the following hours only:
 - **Tuesday – Thursday:** Administrative Office 10:00 a.m. to 3:00 p.m.
 - **Tuesday - Thursday:** Group support meetings from 6:00 p.m. to 9:00 p.m. by appointment
 - **Tuesday:** Group support meetings from 7:00 p.m. to 8:30 p.m.
 - **Wednesday:** Worship Service 7:00 p.m.
 - **Thursday:** Group Classes from 7:00 p.m. to 9:00 p.m.
 - **Friday:** Group support meetings from 7:00 p.m. to 8:30 p.m.
 - **Sunday:** Worship Service at 9:00 a.m. 11:00 a.m.
10. No worship services and/or group support meetings shall be allowed Monday through Friday from 6:00 a.m. to 5:00 p.m.
11. The operator/property owner shall maintain the site, including private and adjacent public property clean, free from trash and debris, neat, and in an orderly manner at all times. This includes all adjacent driveways, curbs, gutters, and sidewalks (public right-of-way). All trash and debris shall be removed and properly disposed of and shall be subject to the requirements of SHMC Chapter 8.12.

12. The operator/property owner shall maintain the site free of graffiti. Any graffiti painted or marked on the premise or on adjacent areas under the control of the operator/property owner shall be removed or painted within seven days unless any law in effect at the time imposes a shorter time period for abatement. Refer to SHMC Section 9.56.140.
13. The operator/property owner shall obtain City approval and permits for installation of signage, including refacing or changes to existing signage, window/storefront signs, and temporary signs.
14. The operator/property owner shall work with the City to mitigate nuisance complaints by all reasonable measures including, but not limited to, reducing the hours of operation, modifying services offered, or if deemed necessary by the Community Development Director, paying the cost to have any acoustical study prepared to determine noise levels and implementation of mitigation measures recommended by the study within 30 days of receipt of final study.
15. The operator/property owner shall apply for a Temporary Use Permit for any outdoor church events or activities. Temporary Use Permits shall be subject to the requirements of Signal Hill Municipal Code section 20.66.210. Temporary Use Permits shall be submitted at least thirty days prior to the event.

BUILDING AND SAFETY

11. If any improvements require a building permit, construction plans shall be submitted to the City for review and approval demonstrating compliance with the most recently adopted California Building Codes including buildings, fences/walls, landscaping and equipment foundations/slabs and pits, submit two sets structural engineering (seismic zone 4) and equipment specifications.
12. At the request of the Building Official or their designee, the operator/property owner shall submit Los Angeles County Fire Department Inspection reports to the City's Building and Safety Division for review.

End of Conditions.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/6/2025

AGENDA ITEM

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

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

SUBJECT:
PREVIOUS MINUTES

Summary:

Regular meeting of January 21, 2025.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING
SIGNAL HILL PLANNING COMMISSION
January 21, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on January 21, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: VICE CHAIR SAEIDA MILLER
COMMISSIONER VICTOR PARKER
COMMISSIONER GEGE LOPEZ

ABSENT: CHAIR SONIA SAVOULIAN

LATE ARRIVAL: COMMISSIONER 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) **PUBLIC HEARING**

- a. PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 24-03 A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR AN EXISTING AUTOMOBILE DEALERSHIP (GLENN E. THOMAS DODGE, CHRYSLER, JEEP) LOCATED AT 2100 EAST SPRING STREET WITHIN THE AUTO CENTER SPECIFIC PLAN (SP-4) ZONING DISTRICT

Commission Secretary Doan read the Form of Notice. Assistant Planner Lopez

Sevilla gave the staff report.

Commissioners asked clarifying questions regarding sign details and lighting.

Vice Chair Miller opened the public hearing. There being no public testimony, Vice Chair Miller closed the public hearing.

It was moved by COMMISSIONER BELL and seconded by COMMISSIONER LOPEZ to adopt the resolution approving SPDR 24-03.

The following vote resulted:

AYES: VICE CHAIR MILLER
COMMISSIONER PARKER
COMMISSIONER BELL
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: CHAIR SAVOULIAN

ABSTAIN: NONE

(6) CONSENT CALENDAR

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

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

(7) COMMISSION NEW BUSINESS

Commissioner Parker noted the passing of Police Chief Byerley, and requested to adjourn the meeting in his honor.

(8) ADJOURNMENT

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to adjourn in honor of Police Chief Wayne Byerley, to the next regular meeting of the Planning Commission to be held on Tuesday, February 18, 2025, at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

VICE CHAIR MILLER adjourned the meeting at 7:21 p.m.

SONIA SAVOULIAN

CHAIR

Attest:

COLLEEN T. DOAN

COMMISSION SECRETARY



STAFF REPORT

2/6/2025

AGENDA ITEM

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

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

SUBJECT:
CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the January 28, 2025, City Council meeting:
 - Acting Chief of Police Kenneally introduced Karissa Yniguez, Support Services Manager for the Police Department.
 - City Librarian Hughes provided a presentation to commemorate Black History Month.
 - City Council scheduled the Budget Workshop meeting for May 13, 2025.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/6/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

COMMERCIAL – INDUSTRIAL

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



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

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

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

10/27/2022	On 10/27/22, an incomplete letter was issued to the applicant requesting additional information and revisions to the plans. The applicant's architect has requested some clarification on comments and is currently working with staff to address comments.
10/27/2022	Currently working with applicant on clarifying comments provided to them on 10/27/22.
11/08/2022	On 11/08/22 the applicant emailed questions requesting clarification on comments. After reviewing and researching responses to their questions, staff provided a response on 12/19/22.
12/19/2022	On 12/19/22, the applicant emailed additional questions based on staff's responses. Currently reviewing additional questions.
02/10/2023	On 02/10/23, the applicant was provided with another alternative in response to subsequent questions from the applicant. Alternatives involve setback and off-street parking requirements. Applicant is preparing revised plans and necessary studies and we are awaiting resubmittal.
	Applicant contacted staff to discuss traffic study requirements. Staff clarified requirements will be discussed as part of the resubmittal with the City Traffic Engineer.
	New property owner rough graded property to spread out a large dirt pile, but neglected to obtain a grading permit. Staff met on site and will assist with issuance of an After-the-Fact permit.
9/2023	Owner is sent emails biweekly. Refuses to respond to requests to obtain grading permit after the fact.
10-11-2023	Emails to obtain grading permit. No response.
12-6-2023	After-the-Fact grading permit obtained.
1/09/2024	No new activity to date on development project
2-13-2024	Grading permit was opened, inspected, and approved. No code cases pending.
02/13/2024	Project Architect emailed staff informing them the property owners have addressed previously unpermitted work and are ready to proceed with the development project. Awaiting resubmittal of revised plans addressing previously issued comments.
01/29/25	Since February of 2024, no further communication has been received from the applicant. Project has been on hold 11 months. Project will be removed from the DSR next month pending any updates.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1600-1680 E HILL ST

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

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

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

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1701 CRESTON

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

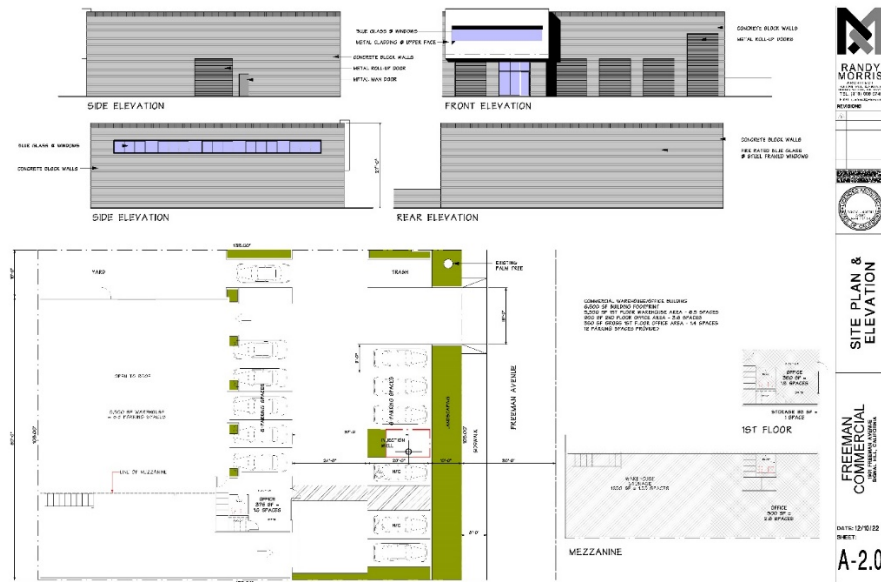
SPDR #	Pending
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

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

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

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 1901 FREEMAN



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

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

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

10/20/23	A meeting was requested by the applicant to discuss the project in further details. Applicant indicated the project was put on hold and is looking to start the process once more. Meeting times and dates were provided to the applicant, but the applicant did not respond.
01/10/24	The applicant has not responded to attempt to schedule a meeting. Awaiting a response from applicant.
01/29/25	14 months have lapsed since the applicant last contacted the staff. This project will be removed from the DSR next month pending any updates.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

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

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

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

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

10/19/2021	PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021.
11/09/2021	CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021.
	Street vacation PH has been postponed to an uncertain date.
	Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items.
	Applicant has indicated they wish to sell the property.
	Minor code enforcement cases for graffiti and fencing.
05/2023	Plan check is proceeding, and applicant has informed staff they will need to re-submit their plans for Site Plan and Design review by the PC since it expires in Nov. 2023.
09/2023	Applicant has submitted to renew their 2021 SPDR (21-07) with a new SPDR (23-01), scheduled for PC on Sept. 19, 2023.
09/2023	Owner has weekly maintenance of site for clean up and graffiti
09/19/2023	PC approved SPDR 23-01 prior to the expiration of SPDR 21-07, to extend the entitlement for a maximum of two additional years (including extensions).
10/11/2023	Weekly maintenance is adequate
12/6/2023	Plancheck is proceeding and applicant has informed the City that the property is in escrow for sale.
02/13/2024	Property escrow fell out, no sale. Owner has weekly maintenance of site for clean-up and graffiti
03/11/2024	Owner has re-initiated completion of final Tract Map and street vacation.
4/11/2024	Owner called meeting to discuss next steps for Tract Map
6/13/2024	Applicant continues to work with public works engineering to prepare the Tract Map for submittal.
8/09/2024	Applicant's submittal I response to plan check comments from all Depts. are pending.
9/2024	Plancheck is in process and staff fielded an additional inquiry from a perspective property purchaser.
10/10/2024	Applicant is preparing bonds to submit for completion of plancheck, street vacation, and final tract map.
01/15/2025	City staff have met with the current and a potential property owner to discuss a land sale and future development.

COMMERCIAL – INDUSTRIAL

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

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

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

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: LBFFA CUP

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

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

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

08/09/2024	As of the date of this update the LBFFA held 7 small events in July and will be holding 2 large events mid-August. No complaints have been received from neighbors.
9/10/2024	LBFFA is requesting to rent the Library Terrace in order to be allowed use of the upper City parking lot for their Lg. event on Sept. 18, 2024.
10/10/2024	Staff concluded that the library space was not an avenue to obtaining use of the upper City lot but since the Sept. 18, 2024, event was during business hours, the City offered for staff to park in the upper lot and to allow the LBFFA to have use of the lower City lot. An inquiry about the parking, but no complaints were received from a resident couple regarding the event.
01/15/2025	Staff conducted a year end inspection and review of events and noted that the LBFFA is compliant with all CUP conditions.

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	

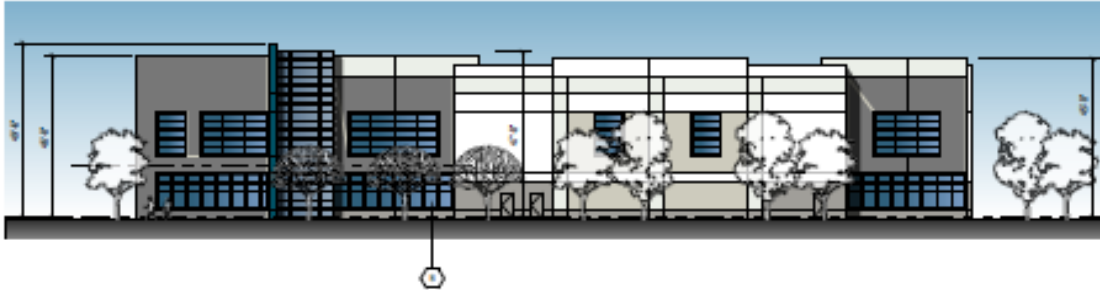
Date	Notes/Updates
	Project is for the demolition of an existing building on site to construct a new 4,800 square-foot warehouse and a 1,200 square foot warehouse. An existing 2,300 square-foot office building to remain on site. Additional improvements include new parking, landscaping, and lighting.
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

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

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 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.		

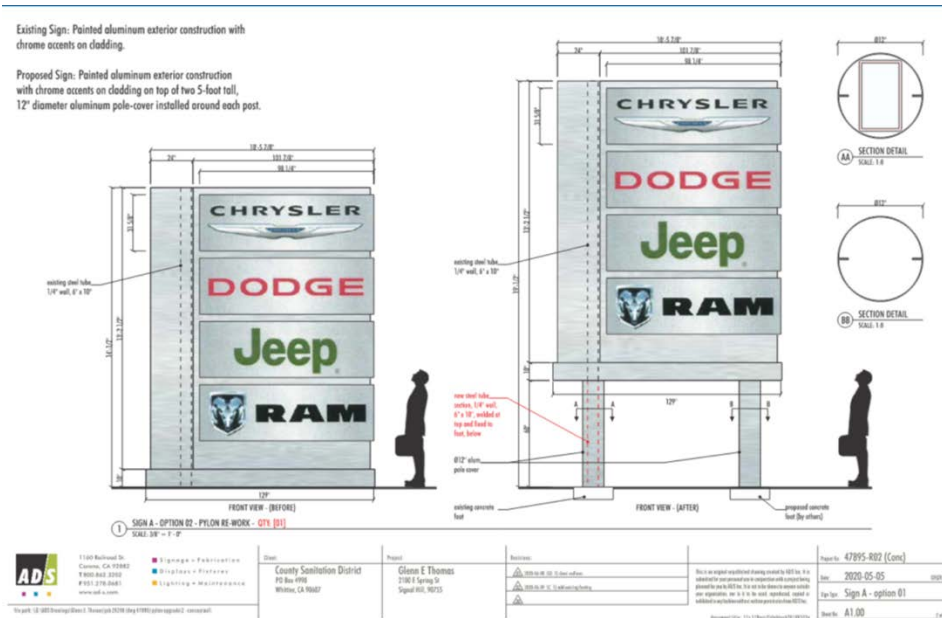
SPDR #	
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

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.

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



Project Title	Site Plan and Design Review– Glenn E. Thomas Dodge Sign	Staff	ALS
Address	2100 E. Spring St.	Zoning	SP-4
Applicant	Los Angeles County Sanitation District	Dep Acct #	
Current Status	In Building Plancheck		
Next Step	Permit Issuance		

SPDR #	24-03
PC Approval Date	January 21, 2025
SPDR Exp Date	January 21, 2026
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
1/24/25	Applicant submitted construction plans via the City's online portal. Routed for staff review.

1/27/25	Planning approved with comments and stamped the plans. Routed to the rest of Departments for approval.
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COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 2998 CHERRY AVE



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

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

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

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

	Conformity Report for signage presented to the Planning Commission June 18, 2024.
08/14/24	Review of Phase 3 continues and applicant is currently working on revisions addressing comments provided by City Consultants. Awaiting resubmittal. Soft Opening of the dealership is scheduled for 08/19/24. Official Grand Opening is anticipated by end of year.
09/05/24	Phase 4 plans were submitted. Phase 4 consists of continued renovations of buildings, new lighting, new landscaping, and removing existing Auto Center sign and installing a new Auto Center monument sign at the northwest corner of the property (Cherry and Spring intersection facing). Plans are currently under review.
09/11/24	The site is open to the public with construction fencing around canopy areas that are still being built. Temporary Occupancy Approved.
09/11/24	Revisions to Phase 3 were approved and permits issued to the applicant. Revisions consisted of minor exterior changes and interior remodel changes
10/08/24	Contractor is completed Canopies and Carwash.
10/09/24	Phase revised plans were submitted. Plans have been routed for review.
11/12/24	Carwash completed. Spray booth to be refitted with fans and made operational. Canopies continue to be worked on. Corner sign is up.
11/13/24	Received Phase 4 plans were resubmitted and routed to City's Landscape Consultant for review. Currently under review.
11/19/24	Landscape corrections emailed to applicant requiring revisions to plans
12/13/24	Revised plans submitted for review by the Applicant
12/23/24	Phase 4 plans were approved and permits issued. Currently under construction.
01/16/25	Final exterior work to complete finishes. Paint booth is being repaired.
01/29/25	The contractor has requested a preliminary Planning final inspection for the comprehensive project. Preliminary inspection is scheduled for 02/03/25.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

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

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2550 ORANGE AVE (VERIZON WIRELESS)

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

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

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

Project Title	AT&T	Staff	SM
Address	3200 E Willow St	Zoning	LI
Applicant	Leticia Smith, Smartlink	CUP #	
Project Description	New mono-palm location for the installation of twelve (12) Verizon antennas		
Current Status	Pending resubmittal.		
Next Step	Resubmit plans incorporating comments and missing information.		

Date	Notes/Updates
01/15/2025	Applicant submitted plans in 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.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3200 E. WILLOW ST

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

Date	Notes/Updates
01/15/2025	Applicant submitted plans in 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

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 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.

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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

02/13/24	No activity. Owner installed metal fence on top of forms to view proposal.
05/20/24	Permits issued for construction of fence.
10/08/24	Owner poured concrete and installed metal fence.
01/29/25	Owner continues to construct fence and will be requesting an inspection from the Department of Public Works to confirm completion of encroachment requirements. Pending inspection request.

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
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.

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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

08/09/2024	Property owner has reported they are proceeding with development of demolition plans and will be submitting for a demo permit soon.
10-8-2024	Demolition contractor has applied for permit. Disconnecting utilities now.
11-12-2024	Permit opened. Contractor has removed house. Now working on concrete. No complaints. No dust violations.
01-16-2025	All demolition is completed. Site has BMPs installed, a retention basin, and fence with screening.

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		
Next Step	Review application for completeness		

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

Date	Notes/Updates
	Project is for the construction of two 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 all the steps in order to proceed reviewing this project. Applicant has been adamant to start leak testing. I provided the application requirements.

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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

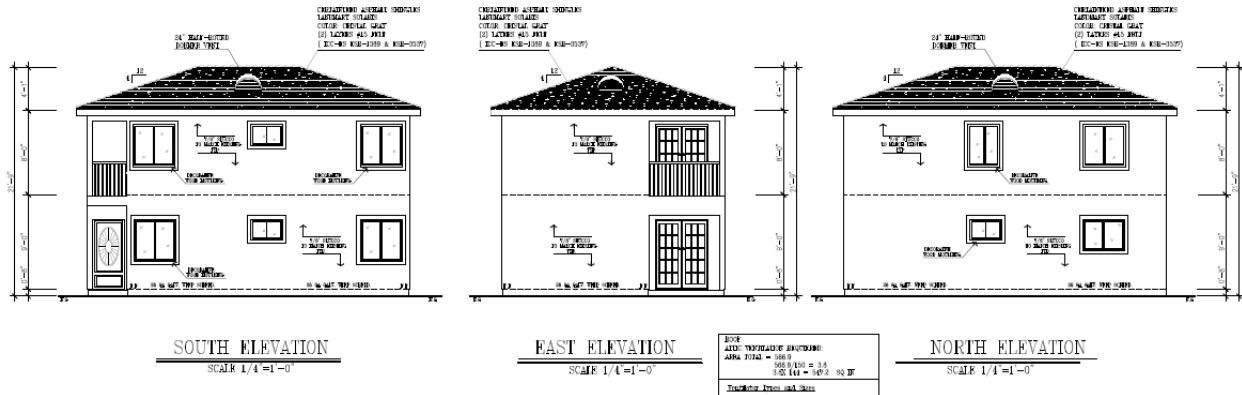
TTM #	082172
PC Approval Date	10/18/2022
TTM Exp Date	10/18/2024
Extension	Extended to 10/18/2025

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

09/02/2021	On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property.
11/16/2021	Applicant re-leak tested the two wells on 11/16/21.
09/20/2022	On 9/20/22, the public hearing was continued to a future date uncertain.
10/18/2022	On 10/18/22, the Planning Commission approved the proposed project.
	The applicant provided staff with a letter from CalGEM regarding construction site well review.
03/2023	Review of the letter is still pending. It is being reviewed by City's Petroleum Eng. and City Attorney 3/23.
06/2023	Staff met with a CalGEM Supervisor who agreed to re-review the project and correct items noted during the meeting 6/23.
07/2023	Received re-submittal items from applicant's agent and submittal pending 7/23.
09/07/2023	Pursuant to SHMC 20.52.110, the Community Development Director approved an SPDR approval time extension. SPDR approval extended until October 17, 2024.
09/2023	Staff reached out to CalGEM representative to inquire about status of updated CSWR report. No response to date.
12/06/2023	CalGEM responded that decisions to build over or in close proximity to abandoned wells was the authority of the local jurisdiction.
01/09/2024	The City Petroleum Engineer is preparing a response letter for the file. The applicant is preparing plans for plan check submittal for City review.
01/29/2024	A methane assessment workplan was submitted for the project. Workplan was routed to City's consultant for review.
01/31/2024	Methane assessment workplan was approved by the City and testing to commence per the approved workplan.
02/14/2024	Architect is preparing plans for plan check submittal. Awaiting submittal of plans.
02/21/2024	Applicant submitted methane assessment report to the City for review. Report was routed to City consultant for review. Currently under review.
05/22/2024	Applicant submitted for plan check
08/09/2024	Applicant's agent/architect has inquired about proceeding with demolition of existing bldgs.. on site.
09/17/2024	Applicant requested the 1 year extension for the TTM allowed pursuant to Section 18.12.090 of the Municipal Code.
10/04/2024	Owner has applied for demolition permit.
10/08/2024	Planning review completed and demolition plan approved. Routed to Building and Safety for review. Currently under review by Building and Safety.
11/12/2024	Pre demolition meeting with owner and contractor. Will access through lower properties to Temple for demolition. Will post signs. Will obtain meter water. Will send mailing notices and provide verification.
01/16/2025	Building has been demolished and removed from site. Final approved.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

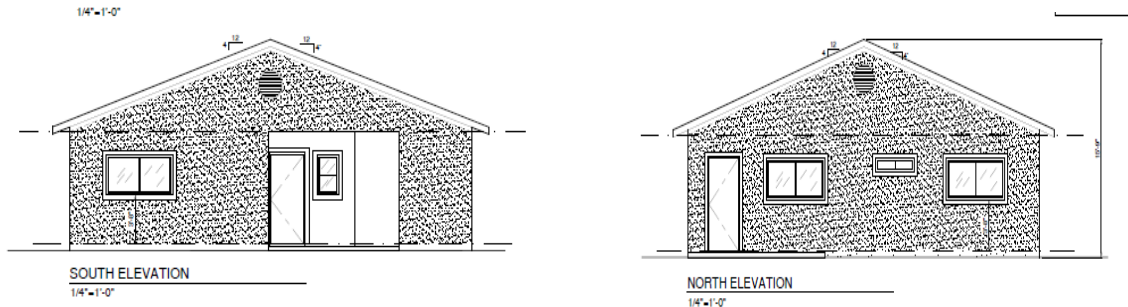


Project Title	909 ½ E 25 th St	Staff	CL/SM
Address	909 ½ E 25 th St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan Check review and obtain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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1110 ½ E BURNETT



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

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

RESIDENTIAL

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

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

Date	Notes/Updates
08/2023	PT and SM reviewed. Planning will need to review new parking spaces for zoning. ADUs will need to do methane testing as per EK.
02/08/2024	Building issued out building correction, including methane assessment requirements. Project reviews methane testing before proceeding.
03/22/2024	Property owner has placed the project on hold.
01/06/2025	Property owner withdrew application

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1545 1/2 33RD ST

Project Title	1545 1/2 33 rd St	Staff	ALS
Address	1545 1/2 33 rd St	Zoning	RLM-2
Applicant	Jon Udoff	Dep Acct #	
Project Description	Convert existing garage and storage into ADU		
Current Status	Under Review		
Next Step	Building Plan Check		

Date	Notes/Updates
01/10/25	Application submitted a workplan for review. Workplan was sent to our Consultant for review on 01/15/25.
01/28/25	Comments were received from our Consultant and they were routed to applicant.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1830 Stanley Ave Unit C



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

Date	Notes/Updates
3/17/2022	Completed

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1890 1/2 Saint Louis Avenue

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1965 ½ DAWSON



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2211 1/2 Cherry Ave

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

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.
01/29/25	Applicant has advised they will not be pursuing the application for an ADU. Project will be removed from the DSR next month (March).

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2225 1/2 Cherry

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

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.
01/29/25	Applicant has informed staff they will not be pursuing an application for an ADU. Project will be removed from the DSR next month (March).

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2321 ½ Lemon and 2323 ½ Lemon Ave

Project Title	2321 ½ and 2323 ½ Lemon Avenue	Staff	SM
Address	2321 ½ and 2323 ½ Lemon Avenue	Zoning	RH
Applicant	Angelica Giraldo	Dep Acct #	
Project Description	Conversion of two (2) existing garages 500 square foot garages into two ADU's		
Current Status	Pending methane testing		
Next Step	Determine if mitigation measures are required		

Date	Notes/Updates
03/29/2024	Applicant submitted for review.
04/11/2024	Corrections were issued to applicant, including requiring methane testing
04/30/2024	Applicant submits workplan and is sent for review.
05/01/2024	Workplan is approved and applicant is informed, and permit is pulled for testing to commence.
05/24/2024	Applicant submitted methane assessment. City reviewed report and concurred with Methane Company conclusion of requiring a methane mitigation system sub slab. Applicant to submit Methane Mitigation Design Plan.
06/10/2024	Applicant submitted Methane Mitigation Design Plan and is under review.
08/13/2024	Methane Mitigation Design Plan are under review.
09/12/2024	Applicant was issued out corrections and resubmitted MMP for review.
10/09/2024	Plans have been approved by all departments and is pending payment for permit issuance.
01/15/2024	Permit is open and ADU's are under construction

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2351 ½ Lewis Ave

Project Title	2351 ½ Lewis Avenue	Staff	SM
Address	2351 ½ Lewis Avenue	Zoning	RH
Applicant	Wei Sigala	Dep Acct #	
Project Description	New ADU at the front of the property		
Current Status	In PW review		
Next Step	Permit Issuance		

Date	Notes/Updates
01/27/2025	Applicant completed methane assessment for the site. Planning reviewed and are currently under review with Public Works.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2636 ½ WALL

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3201 ½ Orange Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3259 1/2 Lewis Ave

Project Title	3259 1/2 Lewis Avenue	Staff	SM
Address	3259 1/2 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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3269 ½ 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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3288 1/2 LEWIS

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

Date	Notes/Updates
04/29/24	Application submitted and applicant was informed application would be placed on hold until Methane Mitigation Work Plan was completed first.
08/04/24	Methane Mitigation work plan, testing, and report were approved on 08/04/24. Report concluded mitigation measures were required. Informed applicant to prepare Methane Mitigation Design (MMD) plans and submit for Building Plan Check. Awaiting submittal of architectural plans and MMD.
10/14/24	Plans routed for review by Planning and Building.
10/18/24	Planning approved and routed MMD plans to consultant for review
10/21/24	Building corrections emailed to applicant. Revisions required.
10/28/24	Emailed applicant corrections from consultant regarding the MMD plans. Revisions required.
11/19/24	Received revised MMD plans from applicant and routed to consultant for review.
11/25/24	Emailed applicant corrections from consultant regarding MMD plans. Revisions required.
12/09/24	Received revised plans from applicant.
12/19/24	Emailed corrections from consultant to applicant. Revisions required.
12/23/24	Revised plans submitted by applicant.
01/16/24	Meeting with applicant is scheduled to discuss revisions and corrections.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3369 ½ Cerritos

Project Title	3369 ½ Cerritos Ave	Staff	CL
Address	3369 ½ Cerritos Ave	Zoning	
Applicant	Bruce Branstad	Dep Acct #	
Project Description	Proposed garage conversion into ADU		
Current Status	In Environmental Review		
Next Step	Complete Environmental Review and prepare plans accordingly.		
08/06/24	Methane Assessment Workplan application submitted for review.		
08/09/24	Applicant was informed Developer's Deposit was required in order to initiate review.		
08/13/24	Developer's Deposit received.		
08/14/24	Workplan routed to City Consultant for review		
08/22/24	Review completed and comments require revisions to plans and emailed to applicant.		
08/26/24	Comments were emailed once more to applicant. Awaiting resubmittal.		
08/27/24	Resubmittal received and routed to consultant for review.		
09/03/24	Workplan approved.		
09/11/24	Permits for Methane Assessment testing were issued.		
10/30/24	Applicants submitted testing report for review.		
11/06/24	City Consultant approved testing report. Methane Mitigation Design Plans were routed to consultant for review. Construction plans were also routed for Plan Check review.		
11/13/24	City Consultant approved MMD Plans.		
11/18/24	Department of Public Works approved plans		
11/20/24	Building and Safety issued corrections to applicant. Revisions to plans required.		
12/04/24	Revised plan submitted and routed to Building and Safety for review and approved same day.		
12/11/24	Planning final review approved and informed applicant of C&D permit requirements and school fee payment.		
12/20/24	Permits issued		
01/08/25	Revisions to approved plans were submitted for the foundation. Planning approved revisions on same day and routed to Building and Safety for review		
01/10/25	Building and Safety approved revisions to plans and permits issued were re-opened. Construction continues to make progress.		

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

City of Signal Hill
Community Development Department
Development Status Report
February 6, 2025

Business Licenses and Permit Summary: December

- Planning Department staff reviewed and approved 1 business license.
- The Building Department staff issued 26 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$1,039,000 with permit revenues at approximately \$33,500.

Training/Tours/Events/Miscellaneous

- Community Development Director Doan chaired the Gateway Cities COG Planning Directors meeting on January 8, 2025.

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.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/6/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

Articles include:

- Failure to Account for Immigration Makes Homelessness Look Worse - LA Times
- The Rush to Rebuild, What Should Be Built Differently - LA Times

Immigration made homeless numbers worse than they actually were in 2024



Jaidelin Chacon and daughter Celeste, who are from Colombia, live in a tent on Skid Row in May. (Genaro Molina/Los Angeles Times)

By Doug Smith
Senior Writer

Jan. 27, 2025 3 AM PT

A surge in immigration that peaked just as last year's homeless count was taken accounted for the bulk of its [historic rise](#) reported in December, grossly inflating the picture of homelessness in America.

Because the local agencies taking the count across the country do not ask for immigration status, homeless numbers ballooned in a handful of states that took in tens of thousands of immigrants, and those states, in turn, pushed the national number to an unprecedented high of nearly 772,000.

In releasing the [Annual Homelessness Assessment Report](#) in the last few days of 2024, the U.S. Department of Housing and Urban Development cited immigration, along with the shortage of affordable housing and natural disasters, as a cause of the 18.2% increase nationally. But it did not provide an estimate of how much of the increase was from immigration.

In fact, more than three-fourths of the increase occurred in five states, among them California, that were prominent recipients of immigrants.

“Because they can’t disaggregate them and there is no attempt to try to figure out what the migrant population is, it’s creating a number that’s uninterpretable,” said [Dennis P. Culhane](#), professor of social policy at the University of Pennsylvania and a leading national expert on homelessness.

A Times analysis based on methods Culhane devised to control for immigration shows that domestic homelessness likely increased by not much more than 7% nationally and that California’s modest increase could well have been lower than the 3.1% HUD reported.

The failure to account for immigration also likely understated the [2.2% decrease](#) the city of Los Angeles reported.

The inordinate influence of immigration suggests that year’s increase, and to a lesser extent the 12% increase reported in 2023, are aberrations that will lead to a dramatic correction when this year’s count is taken this month.

Though immigrants stressed homeless systems, forcing cities such as New York and Chicago to spend millions of dollars to create new shelters, they were more likely than domestic homeless people to quickly find housing on their own. In November, ABC7 in New York reported that [1,400 immigrants were leaving shelters for every 600 arriving](#), and both cities have begun cutting back their capacity.

A truer picture of homelessness will emerge now that traffic across the Southern border has been down since last summer and tens of thousands of immigrants counted as homeless last January have left the homeless system on their own, Culhane said.

(Due to catastrophic wildfires, the Los Angeles Homeless Services Authority has announced a [postponement of the January count](#) until Feb. 18-20. The disaster will undoubtedly affect the count in unpredictable ways.)

The failure to separately account for immigration in the annual report diminishes its ability to illuminate long-range trends in homelessness.

“It totally messes up our trendline,” Culhane said.

The annual assessment, called the point-in-time count, is used to apportion federal dollars and provides a long-term measure of the state of homelessness in America.

But it’s an imperfect and chronically out-of-date process that takes almost a year to gather data collected across the country by local administrative agencies called Continuums of Care that each develops its own methodology. After making the counts in January, the agencies publish results through the year. This year HUD released the compiled numbers on Dec. 27.

Among the count’s faults, its results are subject to statistical error and it doesn’t account well for people who live in and out of other people’s homes.

“As bad as the point-in-time count is, all the faults in it, what has been remarkable is how consistent it has been. It usually varies only by one or two percent going up or down.”

Culhane is writing a paper in which he will strive to untangle the misinterpretations of the count arising from the flawed count. In the aftermath of the release, he said, advocates on all sides have used the numbers to spread alarm with some placing the blame totally on the housing crisis and others finding evidence that the system is failing.

The rhetoric overwhelms more subtle trends that Culhane is looking for. In his timeline, homelessness was trending down nationally from 2010 onward, even while it was increasing on the West Coast. By 2018, “the West Coast increases overtook the declines that were happening elsewhere” and drove the national numbers up again.

While overall homelessness was still nominally up in California, chronic homelessness, long the driving force of the state’s increases, decreased slightly in California last year, but ticked up across the nation.

To estimate the influence of immigration, Culhane devised a crude methodology using the outsize increases in states known to have received large numbers of immigrants and the unusually large increases in Latino and family homelessness.

Latinos accounted for more than 60% of the increases in the five states and were as high as 70% in New York.

Just under half the national increase occurred in New York City, which was deluged with immigrants in 2024, largely shipped there by Texas Gov. Greg Abbott. Combined with New York state, counts in Illinois, Massachusetts, Colorado and California recorded increases totaling just under 90,000, or 76% of the increase nationally. Adding on more than 5,000 people rendered homeless by the wildfire in Maui, would account for 80% of the entire increase.

Not all those people would have been immigrants, but other factors would balance that out, Culhane said. Not all immigrants were Latinos, and much of the immigration was spread among other states. In its announcement, HUD said 13 communities reported being affected by immigration. HUD declined The Times’ request for the names of those communities.

Like Chicago, the city with the second highest influx of immigrants, New York created a separate shelter system for immigrants, providing it a way to infer the domestic trend.

In January 2024, when the count was taken, the city had [69,000 migrants in shelters](#), according to Mayor Eric Adams. That was more than the 54,819 HUD reported as the growth in the city’s homeless population HUD reported for the state. Since then the number has declined markedly, and with nearly three times more immigrants now exiting the system than entering, the city is planning to start closing shelters.

Alone among American cities, Denver reported two numbers, one for HUD and a smaller number for its own audience, excluding those living in the separate system it created for immigrants. The 9,977 homeless people the Metro Denver Homeless Initiative [posted on its website](#) was 30% less than the number it was required to report to HUD and represented an increase of only 77 people.

Kyla Moe, deputy director of MDHI, said the lesser number was calculated to maintain “data integrity and comparability.”

“The temporary migrant shelters were funded through a distinct funding stream, separate from the traditional sources used to support the homeless services system,” Moe said. “Including these temporary shelters in the local PIT reporting could introduce inconsistencies and potential distortions in the data, making it difficult to accurately assess and track long-term homelessness trends within the existing system.”

A similar adjustment could not be made in California or Los Angeles, however, because newly arriving immigrants — many bused from Texas — were simply absorbed into the existing system, in some cases [causing shelters to overflow](#).

The immigrant bulge affected California less than the East Coast cities, but still clouds comparisons of state and local trends to the rest of the nation and may have muted gains the state has made.

Following release of the report, Gov. Gavin Newsom’s office issued a statement highlighting the state’s relatively low rate of increase, at 3.1%, compared to the national figure of 18.2%.

Subtracting immigrants from the count would make California look more like the rest of the country but still with less than half the rate of increase.

But the state’s own number would be lower. Latinos made up 36% of the state’s total increase of 5,685 reported to HUD.

Likewise, Los Angeles Mayor Karen Bass could have boasted more robustly that the city bucked the national trend if its modest estimated decrease of 1,008 homeless people had been adjusted for the hundreds of migrants who arrived downtown over the past two years.

After increasing incrementally for several years, Latinos spiked in the 2023 count. Then last year their numbers more or less leveled off, even as total homelessness was in decline.

More to Read

FOR SUBSCRIBERS

The great California exodus has ended — thanks in part to legal immigration

Jan. 7, 2025



U.S. homelessness up 18% as affordable housing remains out of reach for many people

Dec. 27, 2024



Why California’s surge in immigration is lifting our economy

Aug. 1, 2024



Doug Smith

Los Angeles Times senior writer Doug Smith scouts Los Angeles for the ragged edges where public policy meets real people, combining data analysis and gumshoe reporting to tell L.A. stories through his more than 50 years of experience covering the city.

CALIFORNIA

In the rush to rebuild, one topic is taboo: What should be built differently — or not at all?



Wind-whipped embers fly over a home on Vinedo Avenue during the Eaton fire on Jan. 7, 2025, in Altadena. (Gina Ferazzi / Los Angeles Times)

By Doug Smith
Senior Writer

Jan. 22, 2025 3 AM PT

Even as the wildfires still raged, the impulse to quickly restore two devastated communities to what they once were became a political imperative.

First [Gov. Gavin Newsom](#), then Los Angeles [Mayor Karen Bass](#), issued orders designed to speed the rebuilding of damaged and destroyed homes by stripping away bureaucratic and regulatory obstacles.

As urgent as that show of determination felt to many, it has critics among architects, urban planners and academics who would rather see public officials slow down and think deliberately about how to make the communities more resistant to future fires — and contribute more to the region's affordable housing needs.

“If we just build back the way it was, it’s definitely a missed opportunity,” said Liz Falletta, an architect and professor in the USC Sol Price School of Public Policy. “It’s a missed opportunity to think differently about these things.”

More bluntly, Mark Ryavec, a former L.A. City Council legislative analyst and now acerbic critic of City Hall, is calling for a dead stop on rebuilding in Pacific Palisades “without first examining what happened there and applying lessons that may be learned to reform building codes and significantly increase the capacity of the local firefighting water system.”

The orders “will allow property owners to more quickly start rebuilding — with the same building materials and fire safety requirements that failed to protect over 10,000 homes,” he said in an opinion piece.

Unlike so many disasters that ripped through communities randomly, taking out one home and leaving the one next door intact, the Palisades and Eaton fires — in wiping out whole neighborhoods — created blank slates that could be redesigned from the ground up.



CALIFORNIA

L.A. fire rebuilding might be on collision course with Trump immigration crackdown

Jan. 19, 2025

Tucked away in semirural settings away from the urban core, both communities, despite their dramatic demographic differences, share an insularity that engendered strong identities and also made them vulnerable.

Besides attention to fire-resistant construction, ideas being floated to reshape the two communities include creating more common space and greater distance between houses, improving street patterns and swapping out popular but fire-prone vegetation.

Alexandra Syphard, senior research scientist at the Conservation Biology Institute in Oregon, said studies have shown, for instance, that California oaks are more capable of absorbing embers without igniting than staples such as eucalyptus and palms.

Along with the building code enhancements that are likely to emerge after these fires, change could come through land use innovations such as buying out landowners who don't want to rebuild, putting restrictions on investors and swapping development rights.

One repeated theme is adding multifamily housing to make the communities more economically diverse and help alleviate the region's affordable housing shortage.

In [California Planning & Development Report](#), contributing editor Josh Stephens proposed [adding two- and three-story apartments](#) to the Palisades commercial district where side streets are “filled with shops, cafes, and small offices that, for lack of a better word, are a lot cuter than California's typical commercial strips are.”

“If European cities are any guide, it can come back even livelier and more uplifting than it once was,” Stephens wrote.

Dowell Myers, a specialist in urban growth and societal change at the USC Sol Price School of Public Policy, isn't advocating delay.

“The housing situation is so desperate we don't want any dilly-dallying,” Myers said.

But he does advocate for more density.

“You really need to have more multifamily,” he said. “L.A. is suburban density built out to the sea. It isn't viable for a 21st century metropolis.”

Myers, who lives close to the Altadena fire zone, said he thinks his community would welcome it, especially if it were designed for seniors and young families that can't afford to buy.

“That would be a socially desirable and appealing trade-off,” he said.

“I don't think you want to threaten the heart of their neighborhood, but certainly on the commercial corridors, why not put multifamily there?”

Among these commentators, however, there was a common pessimism about the likelihood that their ideas can be realized.

“The forces that made it hard to do things new and different in the past are still with us — insurance and mortgage underwriting standards, planning and zoning, risk-averse developers, NIMBYism,” Falletta said.

“The difficult part is making everybody whole, both financially and emotionally,” said former Ventura Mayor Bill Fulton, now a professor of practice in the Department of Urban Studies and Planning and the Design Lab at UC San Diego.

Fulton compares the situation to the aftermath of the 1991 Oakland Hills firestorm that destroyed nearly 3,000 single-family homes. An immediate call to prohibit rebuilding in the same location faltered under a barrage of TV coverage of people who had lost everything.

Most probably, there will be property owners in both Pacific Palisades and Altadena who decide to take their insurance money, if they are insured, and move elsewhere. (A 2018 state law bars the insurance industry’s previous practice of requiring policyholders to rebuild on the same site.)

Stephanie Pincetl, a professor in the UCLA Institute of the Environment and Sustainability, sees potential to use their properties as leverage for community change by applying [transfer of development rights](#), or TDR, a process in which a property owner would sell their right to rebuild to a developer who would be allowed to build above the allowable density somewhere else, such as the Palisades’ commercial district.

“Rebuilding in the same place and, by and large, in the same way is not in the public interest,” Pincetl said.

Something similar to development rights transfers has become a key element in the recovery of Paradise, Calif., the foothill town almost completely destroyed in the 2018 Camp fire.

Paradise [commissioned a study](#) that found the new community could reduce its fire risk 75% with three layers of protection: an exterior buffer of nonflammable vegetation, selective rebuilding in the least fire-prone areas and compliance of individual homes with the wildfire program designed by the Insurance Institute for Business & Home Safety.

The city is seeking state and federal grants to buy up properties to be left vacant and has also received donations from owners who have decided to not return.

“We want you guys to know down there that there’s another jurisdiction that went through this and you are not alone,” said Paradise Irrigation District Manager Kevin Phillips.

Fulton said he is skeptical that the TDR process would work in Los Angeles because new city and state laws already give density bonuses to stimulate development.

“You could in theory buy some people out if they were willing to sell, and build something taller,” Fulton said. “You’d have to have money.”

Ryavec proposes that the city come up with the money to acquire sites for mini fire breaks, more fire stations and reservoirs.

How these ideas would be received in the communities could vary.

Barbara Broide, Westside Neighborhood Council Land Use Committee chair, scorned density advocates who “seek to do away with single-family homes and the zoning for those neighborhoods. That agenda continues to rest beneath the surface of many of these conversations.”

“This is not a time to let the ideologues prevail,” said Martin Muoto, founder and chief executive of the affordable housing developer [SoLa Impact](#), whose Palisades home burned to the ground.

Muoto said he could imagine new apartments in the commercial district of the Palisades to provide affordable housing for some of the domestic staff employed there.

“The Gelson’s, for example, could be rebuilt for ground-floor grocery and three or four stories of affordable housing,” he said.

But he sees any lot-swap plan as a threat. The [well-to-do and resourceful residents](#) are important to the city’s tax base and cultural life, but they have options, he said. L.A. would be poorer if they give up on the city in large numbers.

“I know personally of half a dozen people who are debating moving to a second home in Utah or a second home in Colorado,” Muoto said. “We don’t want them to flee. We don’t want them to go to Florida.”

“My position is it is critically important to give the families whose lives have been devastated by tragedy certainty, clarity and speed.”

In Altadena, Town Council Chair Victoria Knapp also worries that longtime residents will abandon the community, but her concern is focused on speculators making lowball offers that [low-income Black and Latino families](#) may find hard to refuse.

“We have multigenerational families that own plots of land together,” Knapp said. “If they just sell it all, they can go somewhere else and start over.”

Knapp said she thinks the community would welcome more multifamily housing if it goes in the right place, specifically the small-business zones scattered through the community.

“That is possible,” she said. “But we have to plan it. We’re too soon to determine what Altadena 2.0 would look like but not too soon to prevent it from being something we don’t want it to be.”

The goals of rebuilding to protect against future fires and to serve broader civic interests are treated as unrelated, or even contradictory, Syphard of the Biology Conservation Institute said.

“We have a housing crisis in California,” Syphard said. “In terms of fire-safe housing, people talk about them in two different conversations. We need to start bringing them into the same conversation.”

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