



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
January 21, 2025

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

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

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at [www.cityofsignalhill.org](http://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](mailto:commDev@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, January 21, 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) 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

**Summary:**

The Los Angeles County Sanitation District will be installing new electrical equipment within the front landscape area (adjacent to East Spring Street) of the auto dealership’s property, which will obstruct the view of the existing 14’-6” monument sign located at the intersection of East Spring Street and Jones Place. On behalf of the auto dealership, the Los Angeles County Sanitation District is proposing to increase the height of the sign by 5’-0” to a total of 19’-6”, to improve the sign's visibility. The Commission will review the sign modification under Site Plan and Design Review.

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on December 20, 2024, was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on December 20, 2024, and was mailed to all property owners within a 100-foot radius on December 20, 2024.

**Recommendation:**

Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING 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

**Strategic Plan Objectives:**

Goal No. 3: Economic and Downtown Development

**(6) 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 November 19, 2024.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

**(7) COMMISSION NEW BUSINESS**

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

**(8) ADJOURNMENT**

Tonight's meeting will be adjourned 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.

**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.





STAFF REPORT

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1/21/2025

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**AGENDA ITEM**

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

**FROM:**  
**ALEXIS LOPEZ SEVILLA  
ASSISTANT PLANNER**

**SUBJECT:**  
**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**

**Summary:**

The Los Angeles County Sanitation District will be installing new electrical equipment within the front landscape area (adjacent to East Spring Street) of the auto dealership's property, which will obstruct the view of the existing 14'-6" monument sign located at the intersection of East Spring Street and Jones Place. On behalf of the auto dealership, the Los Angeles County Sanitation District is proposing to increase the height of the sign by 5'-0" to a total of 19'-6", to improve the sign's visibility. The Commission will review the sign modification under Site Plan and Design Review.

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## THE AUTO CENTER SPECIFIC PLAN (SP-4) ZONING DISTRICT

### **Strategic Plan Objectives:**

Goal No. 3: Economic and Downtown Development

### **Background:**

#### Signal Hill Auto Center

In 1989, the Signal Hill Auto Center Specific Plan (SP-4) was adopted as a primary tool to guide the City's economic development. The Specific Plan did not include design standards; however, the City adopted the Auto Center Design Guidelines to ensure high-quality design while allowing flexibility. Based on the Design Guidelines, the design of each auto dealership and sign program are reviewed on a case-by-case basis by the Planning Commission during Site Plan and Design Review.

#### History of Sign and Sign Modifications

In 1992, the Planning Commission approved Site Plan and Design Review (SPDR) 92-01 for the development of Glenn E. Thomas Dodge, Chrysler, Jeep (Dodge), at 2100 East Spring Street. A sign program was part of the approval and included one freestanding monument sign.

On May 20, 2003, a second monument sign was approved by the Planning Commission. The second monument sign was installed at the intersection of East Spring Street and Jones Place.

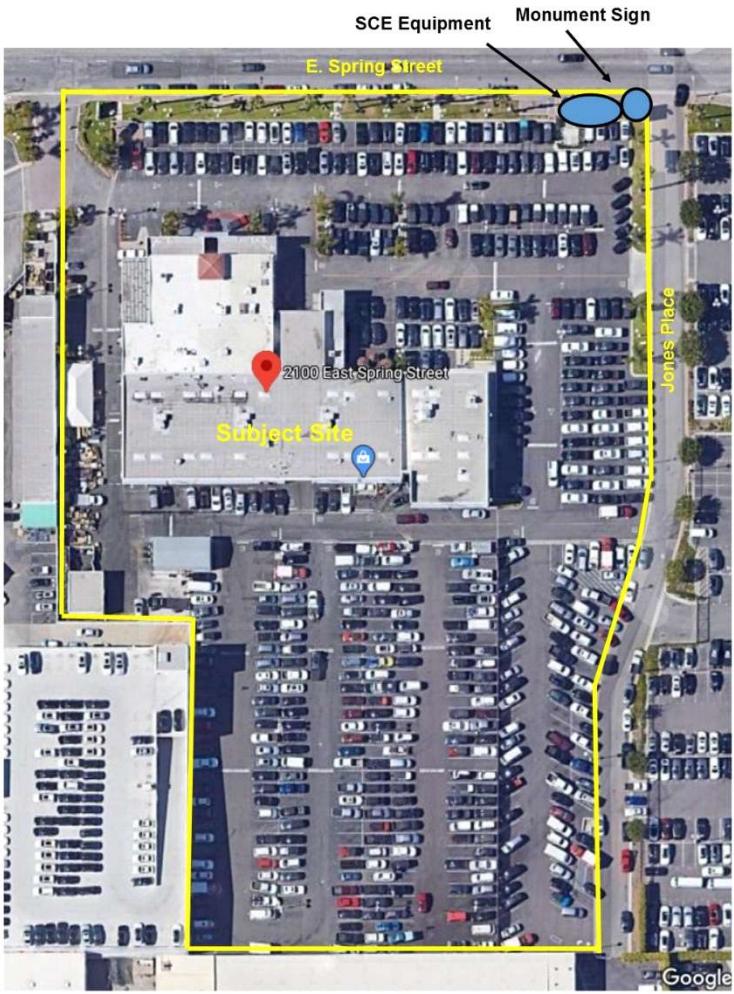
On September 14, 2010, the Planning Commission approved upgrades to the monument signs. The signs were upgraded to incorporate the four brands of vehicles sold at the dealership.

On September 15, 2020, in anticipation of the Los Angeles County Sanitation District No 29 (Sanitation District), informing Dodge of their intent to install new electrical equipment within the front landscape area which would block the visibility of the existing sign, the Sanitation District submitted an application for SPDR 20-01 to allow a 5'-0" increase in the height of the existing sign. The Planning Commission approved SPDR 20-01. Under the Signal Hill Municipal Code Chapter 20.52, approved SPDRs are valid for 1 year with an allowance for a maximum 1-year extension, by which time unless building permits are issued, the SPDR approval expires. The Sanitation District encountered delays and requested a six-month extension in August of 2021 which was granted. The new expiration date was March 15, 2022. Since no additional extension requests were submitted and permits and construction for the project were not initiated, SPDR 20-01 was deemed expired.

### **Analysis:**

The applicant, the Sanitation District, is now prepared to proceed with their project to install the equipment in the front landscape area and is therefore resubmitting a new request for a sign modification. The Sanitation District operates most of the Signal Hill Sewer System, including three pumping plants. The three pumping plants do not meet current Environmental Protection Agency regulations for redundant force mains and standby power; therefore, the District intends to install a Southern California Edison (SCE) transformer and upgraded electrical panel in the landscape setback area near the subject sign location.

The SCE transformer will be placed on top of the existing SCE vault in the landscape area on East Spring Street near Jones Place. The SCE transformer measures 5'-0" in height by 5'-0" in width by 5'-0" in length. The new electrical panel measures 7'-6" in height by 6'-0" in width by 3'-6". The installation of the new electrical equipment will obstruct the view of the existing auto dealership's monument sign, which advertises the car brands sold at the dealership including Chrysler, Dodge, Jeep, and Ram. The Sanitation District is proposing to raise the existing sign 5'-0" to a maximum height of 19'-6" feet to improve the visibility of the sign to drivers traveling eastbound on East Spring Street.

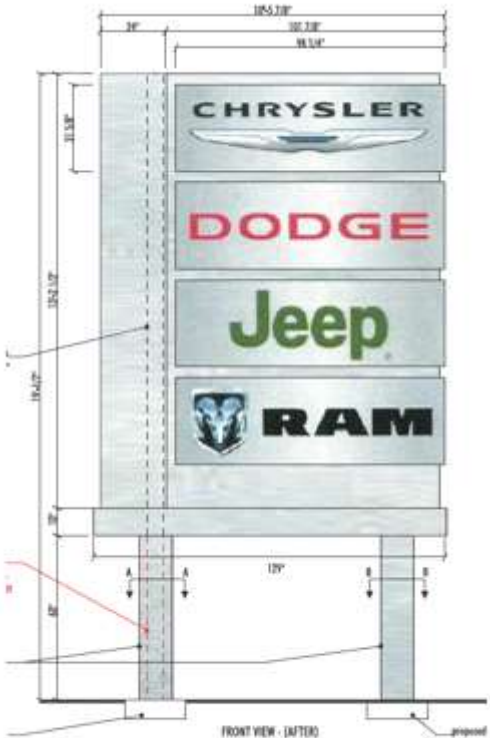


Sign Design

Each of the City’s auto dealerships has a master sign program which requires Site Plan and Design Review by the Planning Commission prior to making major modifications. The existing monument sign would be modified by adding two 5’-0” high legs which would increase the sign’s height by 5’-0” which in addition to improving sign visibility, will also improve the line-of-sight for drivers pulling onto East Spring Street from Jones Place, through the 5’-0” raised area. The design of the monument would remain the same. The monument would also be similar in size and height to other auto dealership monument signs in the SP-4 zoning district.



**EXISTING**



**PROPOSED**

Placemaking

The existing sign does not include the City of Signal Hill text. As has been policy historically for the City to request a Signal Hill label on dealership signs; however, this request was not initially recommended because the dealership name does not have any geographical reference such as “Long Beach.” The sign identifies the dealership’s name, Glenn E. Thomas, and the list of vehicle brands sold at this location. No placemaking additions to the sign are being recommended at this time. It is worth noting that the previous direction from the Commission during the placemaking discussion was not to retroactively require changes to existing signs and buildings.

The project does have existing placemaking elements as follows:

- This is a monument sign of a similar height and design as other dealerships in the SP-4 district, which are not allowed in other commercial districts; and



- The sign is located in a large, landscaped setback area with signature palm trees, and a meandering sidewalk made of decorative pavers, which was established as a signature design element in the SP-4 district.



**Similar SP-4 Signs**



**Existing Subject Sign**

Sign Location

Due to the proximity of the proposed sign and SCE equipment to East Spring Street and Jones Place, the City required the Sanitation District to prepare a Line-of-Sight Study to determine if the size and placement of the proposed equipment would reduce the visibility for drivers exiting the property from Jones Place. The applicant’s consultant, Rick Engineering Group, prepared a report and determined that the measured sight distance for eastbound vehicles along East Spring Street is greater than the minimum required by the Caltrans Highway Design Manual and the proposed sign and SCE equipment will not have an impact on visibility. The line-of-sight study was reviewed by the

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1/21/2025

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Department of Public Works/Engineering and their findings concur with the findings stated by Rick Engineering Group (Attachment A).  
Stormwater Compliance

The project will not result in the disturbance of more than 500 square feet of area and therefore does not trigger State Low Impact Development (LID) regulations or the City's small-site LID requirements. The area under the existing sign is landscaped and landscaping will be required to be replaced if disturbed, as a condition of the sign and SCE equipment work.

CEQA Exemption

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 Class 1 (e) for Existing Facilities, of the Guidelines for Implementation of CEQA.

Conclusion

The proposed modification would improve sign visibility and driver visibility following the installation of the Sanitation District's SCE equipment. Staff recommends approval, subject to conditions, of the request to modify the Dodge dealership's sign program allowing for the increase in height of the existing monument sign located at the intersection of East Spring Street and Jones Place.

Approved:

Colleen T. Doan

Attachments:

- A. Line of Sight Analysis
- B. Resolution



September 4, 2024

Mr. Oscar Morales, PE  
Supervisor, Property Management Group  
Los Angeles County Sanitation Districts  
1955 Workman Mill Road  
Whittier, CA 90601

**SUBJECT: E. SPRING STREET PUMPING PLANT FACILITY IMPROVEMENTS LINE OF SIGHT ANALYSIS (JOB NUMBER 19215-A)**

Dear Mr. Morales:

RICK has reviewed the August 17, 2020 Line of Sight Analysis for the E. Spring Street Pumping Plant Facility Improvements (attached), to determine if the report is still valid based on current guidelines. The following summarizes our findings.

Circulation Element

The City of Signal Hill's General Plan Circulation Element, dated December 2009 is still listed at the City's current General Plan Circulation Element on the City's website. Therefore, the roadway classification for E. Spring Street remains the same as that contained within the previous analysis.

Highway Design Manual

The current version of the Caltrans Highway Design Manual is the 7<sup>th</sup> Edition, 2022, which has been updated since the previous analysis. Chapters 200 and 400 of the current version were reviewed, as they relate to corner sight distance and stopping sight distance of urban driveways. The review determined that the current standards remain the same as those within the previous version of the Highway Design Manual that was utilized for the 2020 line of sight analysis.

Conclusion

Our review concludes that the analysis contained within the August 17, 2020 Line of Sight Analysis for the E. Spring Street Pumping Plant Facility Improvements is still valid and meets current design requirements, therefore no updates to the analysis are required at this time.

Please feel free to or me at (619) 291-0707 or [bstephenson@rickengineering.com](mailto:bstephenson@rickengineering.com) should you have any questions.

Sincerely,

RICK

Brian R. Stephenson, PE, TE, PTOE  
RCE No. 69471  
Associate Principal

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Attachments

Attachment A

# **ATTACHMENT**

E. Spring Street Pumping Plant Facility Improvements  
Line of Sight Analysis

August 17, 2020





August 17, 2020

Mr. Stan Pegadiotes  
Section Head Planning and Property Management Section  
Los Angeles County Sanitation Districts  
1955 Workman Mill Road  
Whittier, CA 90601

**SUBJECT: E. SPRING STREET PUMPING PLANT FACILITY IMPROVEMENTS  
LINE OF SIGHT ANALYSIS (JOB NUMBER 19215)**

Dear Mr. Pegadiotes:

The following traffic assessment has been prepared to analyze the impact of the proposed pumping plant project on the horizontal sight distance for eastbound travel along E. Spring Street at the easterly driveway of the Chrysler-Dodge-Jeep-Ram car dealership in Signal Hill California. The project proposes to install a new above-ground electrical panel (7.5' tall by 6' wide by 3.5' long), a new above ground SCE transformer (5' tall by 5' long) and raise the existing dealership sign 5 feet above-ground.

Per the *City of Signal Hill Circulation Element* document updated December 2009, E. Spring Street traverses in the east-west direction and is classified as a Principal Arterial. Currently, it provides two (2) travel lanes in each direction with a two-way left turn lane along the frontage of the project. The posted speed limit is 40 MPH and parking is generally allowed. Additionally, the *City of Signal Hill Circulation Element* designates E. Spring Street as a truck route with a Class II Bike Lane (future). There is currently no bike lane signage or striping along the E. Spring Street project frontage (see **Attachment A**).

Based on Section 405.1(2)(d) of the Caltrans Highway Design Manual (HDM), corner sight distance does not apply to urban driveways unless they are signalized, therefore, stopping sight distance was analyzed for this analysis.

Stopping sight distance was measured June 18, 2020 for vehicles approaching the dealership driveway for the eastbound direction, assuming a driver's eye height of 3.5 feet, an object height of 0.5 feet, and compared to HDM requirements. Based on Table 201.1 *Sight Distance Standards* of Chapter 200 the required unobstructed stopping sight distance for the eastbound direction should be 300 feet based on 40 MPH design speed (see **Attachment B**). The available stopping sight distance was field measured to extend to the traffic signal at Cherry Avenue (approximately 800 feet), which is more than the required 300 feet, with a clear line of sight to the driveway. There are no vertical or horizontal curves that would obstruct visibility.

Mr. Stan Pegadiotes  
August 17, 2020  
Page 2 of 2

**Exhibit 1** shows that the proposed location of the SCE transformer and the electrical panel. **Attachment C** contains photos of current conditions.

Conclusion

Installation of the new above-ground SCE transformer and electrical panel, and raising of the existing dealership sign by 5 feet have no impact on the stopping sight distance for eastbound vehicles on E. Spring Street approaching the dealership driveway (Jones Place), and the measured stopping sight distance for eastbound vehicles along E. Spring Street is greater than the minimum required by the HDM.

Please feel free to contact Carlo Perez, TE or me at (619) 291-0707 should you have any questions.

Sincerely,

RICK ENGINEERING COMPANY



Brian R. Stephenson, PE, TE, PTOE  
RCE No. 69471  
Associate Principal

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Attachments





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**RICK**  
ENGINEERING COMPANY

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San Diego | Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Tucson - Denver

J 19215

**EXHIBIT 1  
LINE OF SIGHT DISTANCE ANALYSIS  
E. SPRING STREET PUMPING PLANT  
FACILITY IMPROVEMENTS**

LEGEND

- - - = FIELD MEASURED STOPPING SIGHT DISTANCE
- - - = REQUIRED STOPPING SIGHT DISTANCE (SSD)

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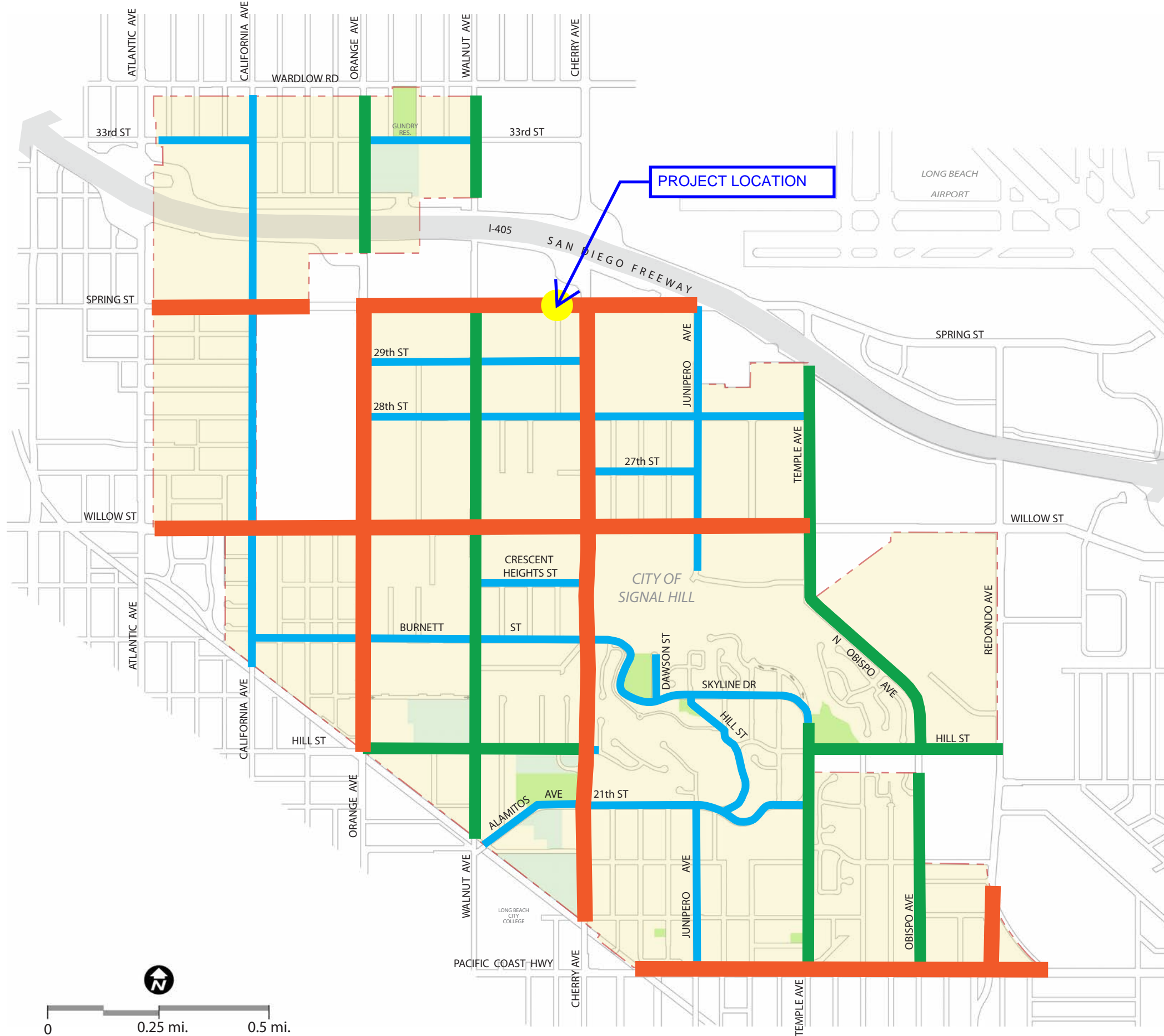


# ATTACHMENT "A"



## City of Signal Hill GENERAL PLAN

Circulation Element  
December 2009








-  Freeway
-  Principal Arterial
-  Minor Arterial
-  Collector
-  City of Signal Hill Boundary

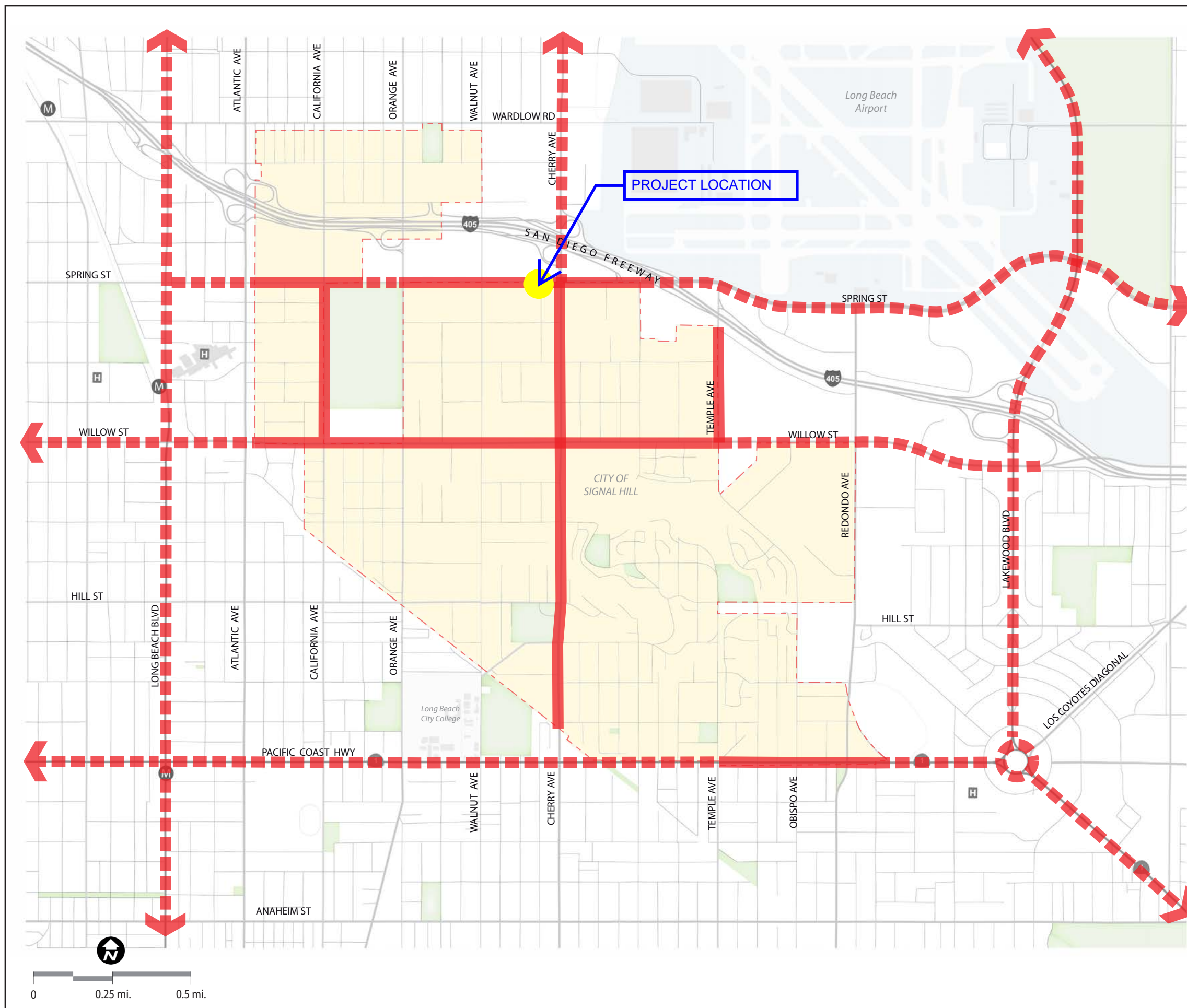
Figure 2  
**Roadway Classifications**

# ATTACHMENT "A"



## City of Signal Hill GENERAL PLAN

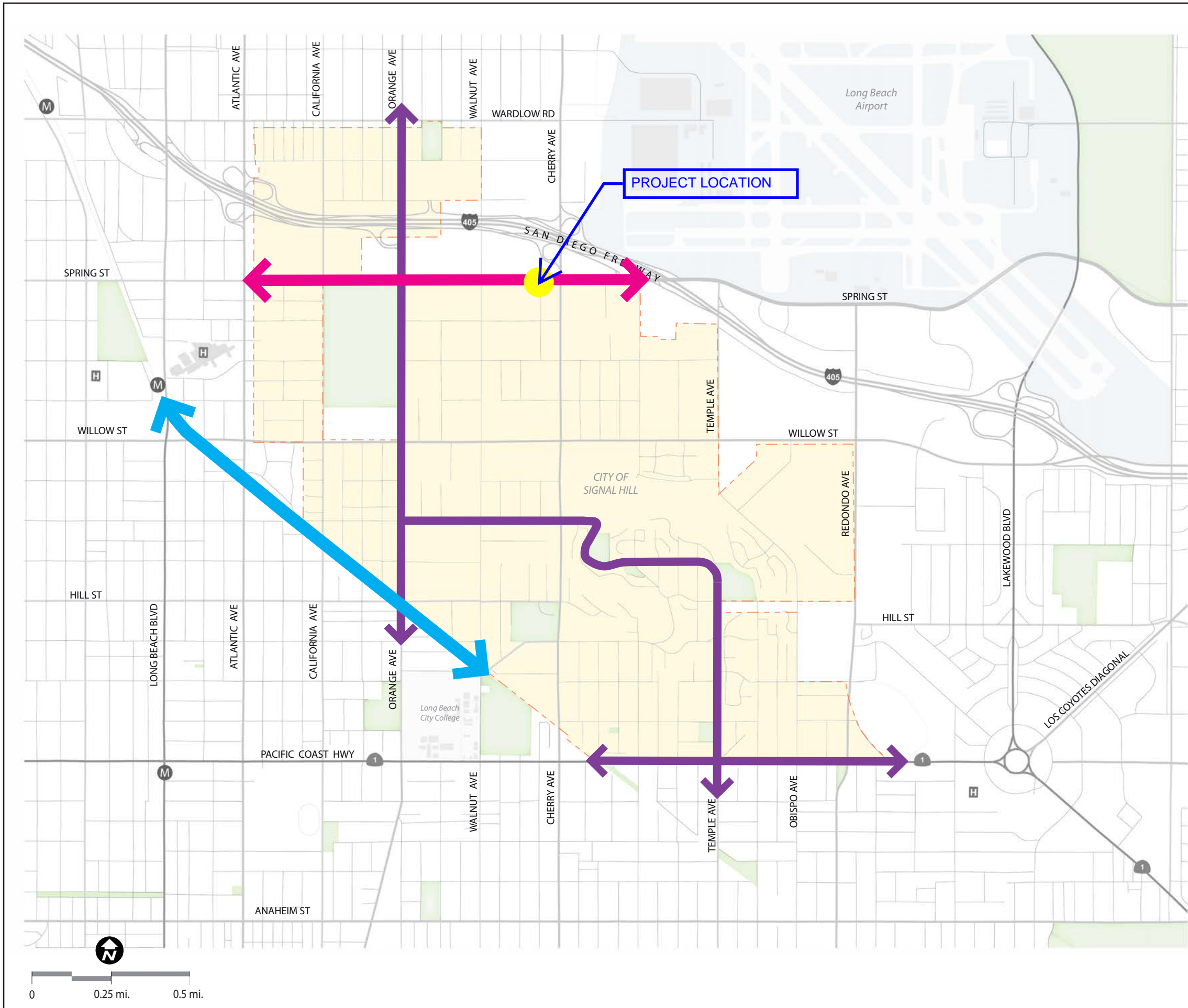
Circulation Element  
December 2009



- Signal Hill Truck Route
- Long Beach Truck Route
- City of Signal Hill Boundary
- Park/Open Space
- Metro Station
- Hospital

0 0.25 mi. 0.5 mi.

Figure 4  
Truck Routes







-  Class I Bike Path
-  Class II Bike Lane
-  Class III Bike Route
-  City of Signal Hill Boundary

Figure 6  
**Bicycle Master Plan**



July 1, 2020

- (5) *Lock To Lock Time* - The time in seconds that an average driver would take under normal driving conditions to turn the steering wheel of a vehicle from the lock position on one side to the lock position on the other side. The default in AutoTurn software is 6 seconds.
- (6) *Steering Lock Angle* - The maximum angle that the steering wheels can be turned. It is further defined as the average of the maximum angles made by the left and right steering wheels with the longitudinal axis of the vehicle.
- (7) *Articulating Angle* - The maximum angle between the tractor and semitrailer.

## Topic 405 – Intersection Design Standards

### 405.1 Sight Distance

- (1) *Stopping Sight Distance*. See Index 201.1 for minimum stopping sight distance requirements.
- (2) *Corner Sight Distance*.

- (a) General. At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist or pedestrian stopped on the minor road and the driver of an approaching vehicle on the major road that has no stop. Line of sight for all users should be included in right of way, in order to preserve sight lines.

See DIB 79 for 2R, 3R, certain storm damage, protective betterment, operational, and safety projects on two-lane and three-lane conventional highways.

Adequate time should be provided for the stopped vehicle on the minor road to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed. The visibility required for these maneuvers form a clear sight triangle with the corner sight distance  $b$  and the crossing distance  $a_1$  or  $a_2$  (see Figure 405.1 as an example of corner sight distance at a two-lane, two-way highway). Dimensions  $a_1$  and  $a_2$  are measured from the decision point to the center of the lane. The actual number of lanes will vary on the major and minor roads. There should be no sight obstruction within the clear sight triangle.

The methodology used for the driver on the minor road that is stopped to complete the necessary maneuver while the approaching vehicle travels at the design speed of the major road is based on gap-acceptance behavior. A 7-1/2 second criterion is applied to a passenger car (including pickup trucks) for a left turn from a stop on the minor road. However, this time gap does not account for a single-unit truck (no semitrailer), a combination truck (see Index 404.4 for truck tractor-semi-trailer guidance), a right-turn from a stop, or for a crossing maneuver. See Table 405.1A for the time gap that addresses these situations for the assumed design vehicle making these maneuvers from the minor road.

In determining corner sight distance, a set back distance for the vehicle waiting on the minor road must be assumed as measured from the edge of traveled way of the major road. Set back for the driver of the vehicle on the minor road should be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet. The location of the driver's eye for the set back is the decision point per Figure 405.1. Corner sight distance and the driver's eye set back are also illustrated in Figures 405.7 and 504.3I. Line of sight for corner sight distance for passenger cars is to be determined from a 3 and 1/2-foot height at the location of the driver of the vehicle in the center of the minor road lane to a 3 and 1/2-foot object height in the center of the approaching outside lane of the major road. This provides for reciprocal sight by both vehicles. The passenger

car driver's eye height should be applied to all minor roads. In addition, a truck driver's eye height of 7.6 feet should be applied to the minor road where applicable. Additionally, if the major road has a median barrier, a 2-foot object height should be used to determine the median barrier set back. A median that is wide enough to accommodate a stopped vehicle should also provide a clear sight triangle.

The minimum corner sight distance (feet) should be determined by the equation:  $1.47V_mT_g$ , where  $V_m$  is the design speed (mph) of the major road and  $T_g$  is the time gap (seconds) for the minor road vehicle to enter the major road. The values given in Table 405.1A should be used to determine  $T_g$  based on the design vehicle, the type of maneuver, and whether the stopped vehicle's rear wheels are on an upgrade exceeding 3 percent. The distance from the edge of traveled way to the rear wheels at the minor road stop location should be assumed as: 20 feet for a passenger car, 30 feet for a single-unit truck, and 72 feet for a combination truck.

- (b) Public Road Intersections (Refer to Topic 205 and Index 405.7); corner sight distance applies, see Table 405.1A.

At signalized intersections the corner sight distances should also be applied whenever possible. Even though traffic flows are designed to move at separate times, unanticipated conflicts can occur due to violation of signal, right turns on red, malfunction of the signal, or use of flashing red/yellow mode.

The minimum value for corner sight distance at signalized intersections should be equal to the stopping sight distance as given in Table 201.1, measured as previously described. This includes an urban driveway that forms a leg of the signalized intersection.

- (c) Private Road Intersections (Refer to Index 205.2) and Rural Driveways (Refer to Index 205.4); corner sight distance applies, see Table 405.1A. If signalized, the minimum corner sight distance should be equal to the stopping sight distance as given in Table 201.1, measured as previously described.
- (d) Urban Driveways (Refer to Index 205.3); corner sight distance requirements as described above are not applied to urban driveways unless signalized. See Index 405.1(2)(b) underlined standard. If parking is allowed on the major road, parking should be prohibited on both sides of the driveway per the California MUTCD, 3B.19.
- (3) *Decision Sight Distance.* At intersections where the State route turns or crosses another State route, the decision sight distance values given in Table 201.7 should be used. In computing and measuring decision sight distance, the 3.5-foot eye height and the 0.5-foot object height should be used, the object being located on the side of the intersection nearest the approaching driver.

The application of the various sight distance requirements for the different types of intersections is summarized in Table 405.1B



# CHAPTER 200 – GEOMETRIC DESIGN AND STRUCTURE STANDARDS

## Topic 201 – Sight Distance

### Index 201.1 – General

Sight distance is the continuous length of highway ahead, visible to the highway user. Four types of sight distance are considered herein: passing, stopping, decision, and corner. Passing sight distance is used where use of an opposing lane can provide passing opportunities (see Index 201.2). Stopping sight distance is the minimum sight distance for a given design speed to be provided on multilane highways and on 2-lane roads when passing sight distance is not economically obtainable. Stopping sight distance also is to be provided for all users, including motorists and bicyclists, at all elements of interchanges and intersections at grade, including private road connections (see Topic 504, Index 405.1, & Figure 405.7). Decision sight distance is used at major decision points (see Indexes 201.7 and 504.2). Corner sight distance is used at intersections (see Index 405.1, Figure 405.7, and Figure 504.3I).

**Table 201.1 shows the minimum standards for stopping sight distance related to design speed for motorists.** Stopping sight distances given in the table are suitable for Class II and Class III bikeways. The stopping sight distances are also applicable to roundabout design on the approach roadway, within the circulatory roadway, and on the exits prior to the pedestrian crossings. Also shown in Table 201.1 are the values for use in providing passing sight distance.

See Chapter 1000 for Class I bikeway sight distance guidance.

Chapter 3 of "A Policy on Geometric Design of Highways and Streets," AASHTO, contains a thorough discussion of the derivation of stopping sight distance.

### 201.2 Passing Sight Distance

Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing must be accomplished assuming an oncoming vehicle comes into view and maintains the design speed, without reduction, after the overtaking maneuver is started.

July 1, 2020

Table 201.1

**Sight Distance Standards**

Design Speed <sup>(1)</sup> (mph)	Stopping <sup>(2)</sup> (ft)	Passing (ft)
10	50	---
15	100	---
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

## Notes:

(1)See Topic 101 for selection of design speed.

(2)For sustained downgrades, refer to underlined standard in Index 201.3

The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 ½ feet above the pavement surface can see the top of an object 4 ¼ feet high on the road. See Table 201.1 for the calculated values that are associated with various design speeds.

In general, 2-lane highways should be designed to provide for passing where possible, especially those routes with high volumes of trucks or recreational vehicles. Passing should be done on tangent horizontal alignments with constant grades or a slight sag vertical curve. Not only are drivers reluctant to pass on a long crest vertical curve, but it is impracticable to design crest vertical curves to provide for passing sight distance because of high cost where crest cuts are involved. Passing sight distance for crest vertical curves is 7 to 17 times longer than the stopping sight distance.

Ordinarily, passing sight distance is provided at locations where combinations of alignment and profile do not require the use of crest vertical curves.

Passing sight distance is considered only on 2-lane roads. At critical locations, a stretch of 3- or 4-lane passing section with stopping sight distance is sometimes more economical than two lanes with passing sight distance.

Passing on sag vertical curves can be accomplished both day and night because headlights can be seen through the entire curve.

See Part 3 of the California Manual on Uniform Traffic Control Devices (California MUTCD) for criteria relating to the placement of barrier striping for no-passing zones. Note, that the passing sight distances shown in the California MUTCD are based on traffic operational criteria. Traffic operational criteria are different from the design characteristics used to develop the values provided in Table 201.1 and Chapter 3 of AASHTO, A Policy on Geometric Design of Highways and Streets. The aforementioned table and AASHTO reference are also used to design the vertical profile and horizontal alignment of the highway. Consult the District Traffic Engineer or designee when using the California MUTCD criteria for traffic operating-control needs.

Other means for providing passing opportunities, such as climbing lanes or turnouts, are discussed in Index 204.5. Chapter 3 of AASHTO, A Policy on Geometric Design of Highways and Streets, contains a thorough discussion of the derivation of passing sight distance.

### 201.3 Stopping Sight Distance

The minimum stopping sight distance is the distance required by the user, traveling at a given speed, to bring the vehicle or bicycle to a stop after an object  $\frac{1}{2}$ -foot high on the road becomes visible. Stopping sight distance for motorists is measured from the driver's eyes, which are assumed to be  $3\frac{1}{2}$  feet above the pavement surface, to an object  $\frac{1}{2}$ -foot high on the road. See Index 1003.1(10) for Class I bikeway stopping sight distance guidance.

The stopping sight distances in Table 201.1 should be increased by 20 percent on sustained downgrades steeper than 3 percent and longer than one mile.

### 201.4 Stopping Sight Distance at Grade Crests

Figure 201.4 shows graphically the relationships between length of highway crest vertical curve, design speed, and algebraic difference in grades. Any one factor can be determined when the other two are known.

### 201.5 Stopping Sight Distance at Grade Sags

From the curves in Figure 201.5, the minimum length of vertical curve which provides headlight sight distance in grade sags for a given design speed can be obtained.

If headlight sight distance is not obtainable at grade sags, lighting may be considered. The District approval authority or Project Delivery Coordinator, depending upon the current District Design Delegation Agreement, and the District Traffic Engineer or designee shall be contacted to review proposed grade sag lighting to determine if such use is appropriate.

July 1, 2020

## 201.6 Stopping Sight Distance on Horizontal Curves

Where an object off the pavement such as a bridge pier, building, cut slope, or natural growth restricts sight distance, the minimum radius of curvature is determined by the stopping sight distance.

Available stopping sight distance on horizontal curves is obtained from Figure 201.6. It is assumed that the driver's eye is 3 ½ feet above the center of the inside lane (inside with respect to curve) and the object is ½-foot high. The line of sight is assumed to intercept the view obstruction at the midpoint of the sight line and 2 feet above the center of the inside lane when the road profile is flat (i.e. no vertical curve). Crest vertical curves can cause additional reductions in sight distance. The clear distance ( $m$ ) is measured from the center of the inside lane to the obstruction.

The design objective is to determine the required clear distance from centerline of inside lane to a retaining wall, bridge pier, abutment, cut slope, or other obstruction for a given design speed. Using radius of curvature and minimum sight distance for that design speed, Figure 201.6 gives the clear distance ( $m$ ) from centerline of inside lane to the obstruction.

See Index 1003.1(13) for bikeway stopping sight distance on horizontal curve guidance.

When the radius of curvature and the clear distance to a fixed obstruction are known, Figure 201.6 also gives the sight distance for these conditions.

See Index 101.1 for technical reductions in design speed caused by partial or momentary horizontal sight distance restrictions. See Index 203.2 for additional comments on glare screens.

Cuts may be widened where vegetation restricting horizontal sight distance is expected to grow on finished slopes. Widening is an economic trade-off that must be evaluated along with other options. See Topic 902 for sight distance requirements on landscape projects.

## 201.7 Decision Sight Distance

At certain locations, sight distance greater than stopping sight distance is desirable to allow drivers time for decisions without making last minute erratic maneuvers (see Chapter III of AASHTO, A Policy on Geometric Design of Highways and Streets, for a thorough discussion of the derivation of decision sight distance.)

On freeways and expressways the decision sight distance values in Table 201.7 should be used at lane drops and at off-ramp noses to interchanges, branch connections, safety roadside rest areas, vista points, and inspection stations. When determining decision sight distance on horizontal and vertical curves, Figures 201.4, 201.5, and 201.6 can be used. Figure 201.7 is an expanded version of Figure 201.4 and gives the relationship among length of crest vertical curve, design speed, and algebraic difference in grades for much longer vertical curves than Figure 201.4.

Decision sight distance is measured using the 3 ½-foot eye height and ½-foot object height. See Index 504.2 for sight distance at secondary exits on a collector-distributor road.

# ATTACHMENT "C"



Along Spring Street looking westbound



At driveway looking westbound along Spring Street



Along Spring Street looking eastbound towards the driveway

**RESOLUTION NO. XXX-01-21**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING A REQUEST TO MODIFY THE EXISTING SIGN PROGRAM FOR AN EXISTING AUTOMOBILE DEALERSHIP (GLENN E. THOMAS DODGE, CHRYSLER, JEEP) LOCATED AT 2100 E. SPRING STREET WITHIN THE AUTO CENTER SPECIFIC PLAN (SP-4) ZONING DISTRICT**

**WHEREAS**, Los Angeles County Sanitation District's (Sanitation District), authorized agent and applicant submitted an application requesting to modify the existing sign program for Glenn E. Thomas Dodge, Chrysler, Jeep (Dodge) to raise one monument sign 5'-0" feet above ground level on East Spring Street and Jones Place to accommodate the Sanitation District's project of adding a new Southern California Edison transformer and upgraded electrical panel, which will obscure the sign in the Auto Center Specific Plan (SP-4) zoning district; and

**WHEREAS**, said property is legally described as Lot 4 of Parcel Map No. 26362, Assessor Identification Number, 7212-005-077 in the City of Signal Hill, County of Los Angeles, State of California as per map recorded in Book 36, Pages 35 through 37 of Maps, in the office of the County Recorder of said county; and

**WHEREAS**, in 1989, the Signal Hill Auto Center Specific Plan (SP-4) was adopted as a primary tool to guide the City's economic development. The Specific Plan does not include design standards; however, the City adopted the Auto Center Design Guidelines to ensure high-quality design while still allowing flexibility. The design of the auto dealerships, as well as individual sign programs, are reviewed on a case-by-case basis by the Planning Commission using Site Plan and Design Review; and

**WHEREAS**, in 1992, the Planning Commission approved Site Plan and Design Review for development of Dodge at 2100 East Spring Street. A sign program was part of the approval and included a freestanding monument sign; and

**WHEREAS**, in 2003, a second monument sign was approved by the Planning Commission to be placed at the intersection of East Spring Street and Jones Place; and

**WHEREAS**, in 2010, the Planning Commission approved upgrades to the monument signs to incorporate the four brands sold on the site; and

**WHEREAS**, on September 15, 2020, the Planning Commission approved Site Plan and Design Review (SPDR) 20-01 modifying the subject monument sign and was granted a six-month extension in August of 2021 until March 15, 2022, as a result of the construction of the Los Angeles County Sanitation District project being delayed. Since no additional extension requests were submitted and permits and construction for the project were not initiated, SPDR 20-01 was deemed expired; and

**WHEREAS**, in accordance with Signal Hill Municipal Code (SHMC) Chapter 20.52, entitled, "Site Plan and Design Review," and Chapter 20.47, entitled "SP – 4 Auto Center Specific Plan," and 20.58 entitled "Signs," the subject request is properly a matter for Planning Commission review and determination; and

**WHEREAS**, on December 20, 2024, a notice of a Planning Commission public hearing regarding the subject project was mailed to all property owners within a 100-foot radius, and on December 20, 2024, was posted in accordance with SHMC Section 1.08.010 and on December 20, 2024, was published in the Signal Tribune newspaper; and

**WHEREAS**, the subject project is Categorically Exempt pursuant to Article 19, Section 15301 Class 1(e) for Existing Facilities of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), in that it involves negligible or no expansion of an existing use; and

**WHEREAS**, the Planning Commission held a public hearing on January 21,



2025 and all interested parties were given an opportunity to be heard regarding the request.

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

Section 1. The proposed project, subject to the attached conditions, is in conformance with the General Plan, Zoning Ordinance, and other ordinances and regulations of the City as follows:

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

Land Use Policy 3.12 – Encourage and promote high-quality design and physical appearance in all development projects compatible and sensitive to the City’s natural resources and municipal services.

Finding regarding Land Use Policy 3.12 – The proposed modification to the existing sign program is consistent with the high quality and design standards for the number, location, size, and material of signs found in the Signal Hill Auto Center.

Land Use Policy 3.13 – Reinforce Signal Hill’s image and community identity within the greater Long Beach Metropolitan area.

Finding regarding Land Use Policy 3.13 – The proposed modification to the existing sign program is consistent with the Signal Hill Auto Center design standards, which promotes the Auto Center as a unique commercial development within the City of Signal Hill.

Section 2. The proposed project is consistent with the Signal Hill Municipal Code and specifically Section 20.58.040, “Required Findings” for sign programs, as follows:

- A. All signage is consistent with the provisions of Chapter 20.52, Site Plan and Design Review and the provisions of this chapter.
- B. All signage is consistent and compatible with the visual image and architectural design of the overall project it is intended to serve.
- C. Sign scale is in proportion with other aspects of the given development as well as surrounding development.



- D. Signage does not conflict with or interfere visually with other signage on-site, and to the extent feasible, signage off-site.
- E. All signage materials have been selected for durability, wear characteristics, ease of maintenance and initial beauty.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Signal Hill, California, does hereby approve the request subject to the Conditions of Approval attached hereto as Exhibit A.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Signal Hill, California, on this 21<sup>st</sup> day of January 2025.

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SONIA SAVOULIAN  
CHAIR

ATTEST:

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COLLEEN T. DOAN  
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No.XXX-01-21 was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 21<sup>st</sup> day of January, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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COLLEEN T. DOAN  
COMMISSION SECRETARY

***Recommended Conditions of Approval***

**PROJECT:**           **Sign Modification – Glenn E. Thomas Dodge, Chrysler, Jeep, RAM**

**LOCATION:**           **2100 East Spring Street**

**APPLICANT:**       **Los Angeles County Sanitation District**

**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.

**PLANNING DIVISION**

2. The project shall substantially conform to the sign site plan on file with the Planning Department, as herein modified, or as modified by the Planning Commission. It shall be the responsibility of the developer, the architect and the contractor to develop the project consistent with the aforementioned plans. Any substantial modification to the approved site plan, as determined by the Community Development Director, shall be referred to the Planning Commission for review

and approval.

3. Prior to the issuance of a building permit, the following item shall be satisfactorily addressed by the applicant:
  - a. Include the height of the sign from the ground to the “RAM” sign face.
4. Submit working drawings for plan check and obtain required planning and building permits for proposed modifications.
5. Any damage or removal of landscaping shall be replaced prior to final sign-off of the permit.
6. Construction of the improvements set forth in the approved site plan shall commence within one year from the date permit-ready plans are signed by the Director of Community Development in accordance with Section 20.52.060 of the Signal Hill Municipal Code (SHMC).

#### **PUBLIC WORKS**

7. Parking on both sides of the driveway along Jones Place shall be restricted per the California Manual on Uniform Traffic Control Devices (MUTCD).
8. Refreshing the red curb paint along Spring Street and Jones Place shall be required.

End of Conditions.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

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1/21/2025

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**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 November 19, 2024.

Recommendation:

Approve.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION November 19, 2024

#### DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on November 19, 2024.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR SONIA SAVOULIAN  
VICE CHAIR SAEIDA MILLER  
COMMISSIONER GEGE LOPEZ

ABSENT: COMMISSIONER VICTOR PARKER  
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) **PRESENTATIONS**

a. OATH OF OFFICE

Commission Secretary Doan administered the Oath of Office for new Planning Commissioner Lopez.

(6) **DIRECTOR'S REPORTS**

a. 2025 HOMELESS COUNT EVENT

Assistant Planner Lopez gave the staff report. Chair Savoulian volunteered to be part of the Homeless Count.

(7) **CONSENT CALENDAR**

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

It was moved by VICE CHAIR MILLER and seconded by COMMISSIONER LOPEZ to approve the Consent Calendar.

(8) **COMMISSION NEW BUSINESS**

There was no Commission new business.

(9) **ADJOURNMENT**

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

CHAIR SAVOULIAN adjourned the meeting at 7:11 p.m.

\_\_\_\_\_  
SONIA SAVOULIAN

CHAIR

Attest:

\_\_\_\_\_  
COLLEEN T. DOAN

COMMISSION SECRETARY





STAFF REPORT

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1/21/2025

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**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 December 10, 2024, City Council meeting:
  - Mayor Woods presented the City with the Centennial Time Capsule.
  - Mayor Woods presented a proclamation to outgoing Vice Mayor Wilson.
  - City Council adopted a resolution certifying the results of the General Municipal Election held on November 5, 2024.
  - Robert D. Copeland, Charlie Honeycutt, and Lori Y. Woods were sworn in as elected members of the City Council. Daritza Gonzalez was sworn in as the elected City Clerk.
  - City Council reorganized and selected Keir Jones as the new Mayor and Tina L. Hansen as Vice Mayor.
  - City Council adopted a resolution approving the City's proposed Community Development Block Grant Programs for Fiscal Year 2025-26.
  - City Council received and filed the City's Annual Comprehensive Financial Report.
  - City Council appointed Robert D. Copeland and Charlie Honeycutt to serve on a subcommittee to review the Water Master Plan preliminary financial analysis and develop recommendations for any necessary water rate adjustments.
  - City Council adopted a resolution adopting the 2025 Commemorative Flag Display Schedule.
  - City Council adopted Zoning Ordinance Amendment 24-01, changing the zoning of a 0.59-

acre site at 1933-1939 Temple Avenue from Residential High Density (RH) to the Courtyard Specific Plan (SP-21).

- 2) At the January 14, 2025, City Council meeting:
- City Manager introduced Martha Baez, 2024 Employee of the Year.
  - Acting Chief of Police Brad Kenneally introduced and swore in Kelly Costello, a new Police Officer.
  - City Council introduced Ordinances granting a pipeline franchise to Crimson California Pipeline LP and to Cardinal Pipeline LP.
  - City Council adopted a resolution approving the Annual Institutional Permits for 2025 to: Cole Vocational Services, Courtyard Care Center, Dungarvin California Llc, Las Brisas Childcare Center, and Unlimited Quest.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

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1/21/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**DEVELOPMENT STATUS REPORT**

Summary:

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

Recommendation:

Receive and file.

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 1180 E 23<sup>RD</sup> ST

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

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

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

01/16/2025	Job is completed. Final approved and will be removed from DSR next month.
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# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: 1450 E 27<sup>TH</sup> ST & 2655 WALNUT AVE



Project Title	New Industrial Buildings	Staff	CL
Address	1450 E 27 <sup>th</sup> 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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

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

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 1600-1680 E HILL ST

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

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

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



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

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 1701 CRESTON

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

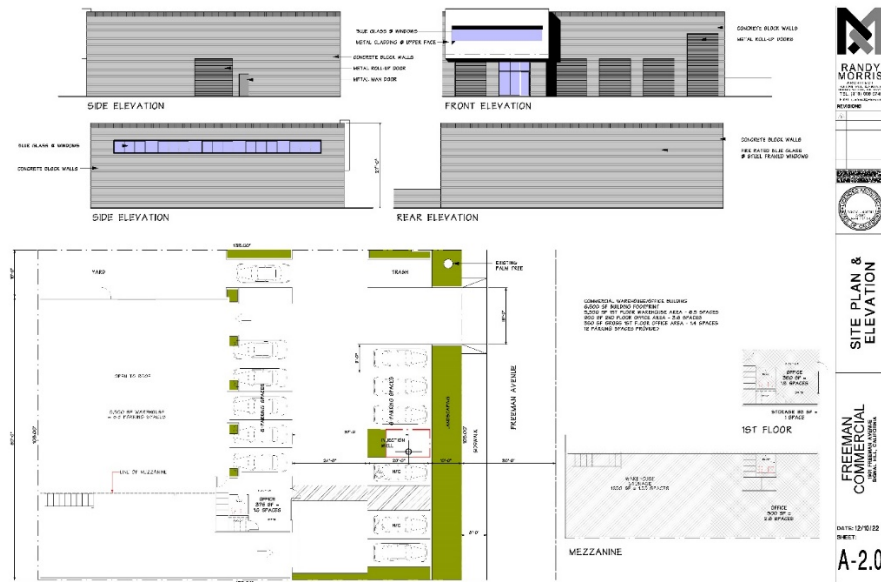
SPDR #	Pending
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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.
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# 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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

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

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

SPDR #	21-07
PC Approval Date	10/19/2021
SPDR Exp. Date	11/09/2022
1 <sup>st</sup> Extension Exp Date	05/09/2023
2 <sup>nd</sup> 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 future 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 queueing problem must be part of the amendment.

01/11/2023	On 1/11/23, staff held a virtual meeting with COSTCO staff, ShopCore reps. engineers hired to design alternative 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

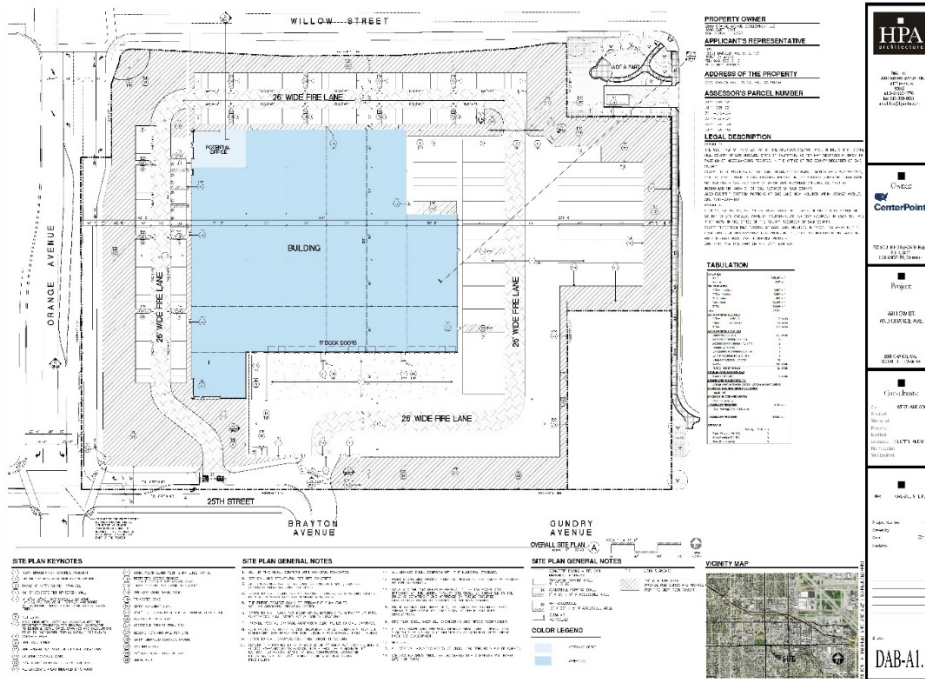
### DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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

# COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



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

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

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

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

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

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



# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: 3177 CALIFORNIA



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

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

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

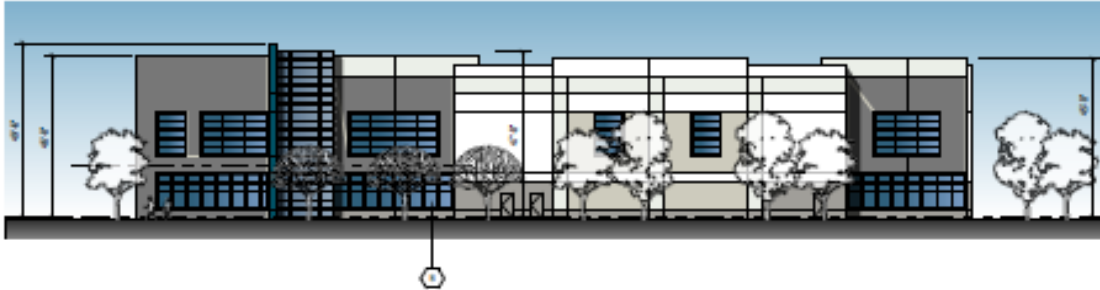
ZOA #	ZOA
PC Approval Date	4/20/2021
CC Introduction Date	5/11/2021
CC Adoption Date	5/25/2021

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

	Elevators being installed. Roof line was raised 22" to eliminate a fire feature. Developer sent back for fire and planning approvals. Target sign removed and foundation for new sign being installed.
05/09/2024	Fire approved new roof line and eliminated the catwalk. Mock ups installed to show roof top hvac units. Screening is required around the entire perimeter of the building. Parking lot curb and grade being set. LID retention pipes installed.
06/11/2024	Progress on the roof and exterior walls. Curbs poured and LID installed around parking lot areas. Sign Installed. Substantial progress being made.
09/11/2024	Project is nearing completion with punch list items pending.
10/8/2024	Temporary Certificate of Occupancy issued.
11/12/2024	Sidewalks poured and completed. Public works and Planning working on final corrections.
12/02/24	The project received final inspection and final Certificate of Occupancy. The project is completed and in operation. This item will be removed next month.

# 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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 <sup>rd</sup> 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 <sup>nd</sup> 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: 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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.
01/16/2025	Final exterior work to complete finishes. Paint booth is being repaired.



## 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 23<sup>rd</sup> Street

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

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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.		
Next Step	2 <sup>nd</sup> 6-month extension for SPDR.		

SPDR #	21-08
PC Approval Date	04/19/2022
SPDR Exp Date	04/19/2023
1 <sup>st</sup> Extension Exp Date	10/19/2023
2 <sup>nd</sup> 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 <sup>st</sup> 6-month SPDR extension approved to 10/19/2023.
09/2023	2 <sup>nd</sup> and final 6-month SPDR extension approved to 04/19/2024.
12/6/2023	Director contacted developer to clean up sand bags and inspected after.
03/13/2024	Staff received a report that maintenance was needed and contacted owner to schedule regular maintenance.

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



# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: THE COURTYARD



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

SPDR #	<del>46-02</del> 24-01
PC Approval Date	<del>05/17/2016</del> 10/15/2024
SPDR Exp Date	10/15/2025
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

ZOA #	<del>46-03</del> 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.
	<b>NEW PROJECT SUBMITTAL – SPDR 24-01, TTM, MND, ZOA 24-01(SP-21)</b>
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 <sup>nd</sup> 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 <sup>th</sup> .
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.



# 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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. Sight has BMPs installed, a retention basin, and fence with screening.

# 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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> 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.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: SH SMART HOMES



Project Title	SH Smart Homes	Staff	CL
Address	2750 E 20 <sup>th</sup> 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 <sup>st</sup> Extension Exp Date	4/18/23
2 <sup>nd</sup> 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

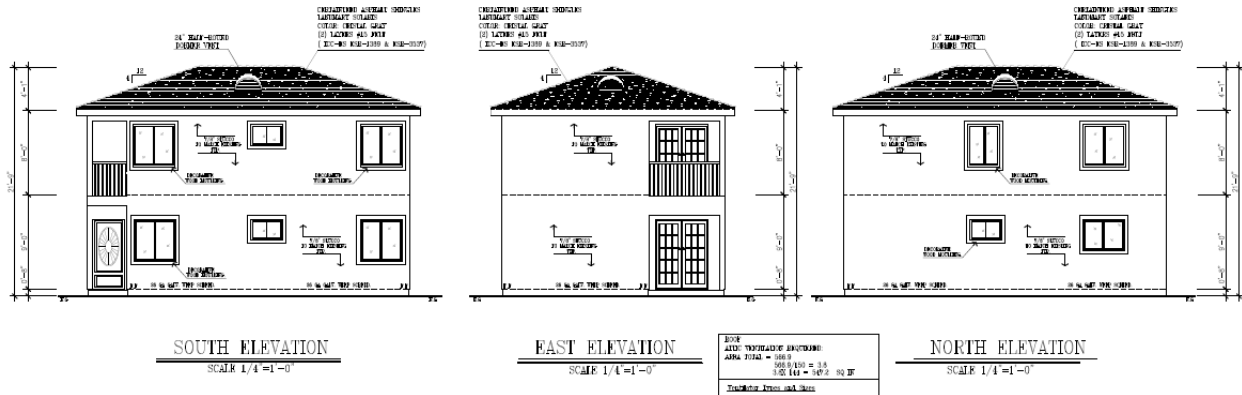
Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was 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 25<sup>th</sup> St

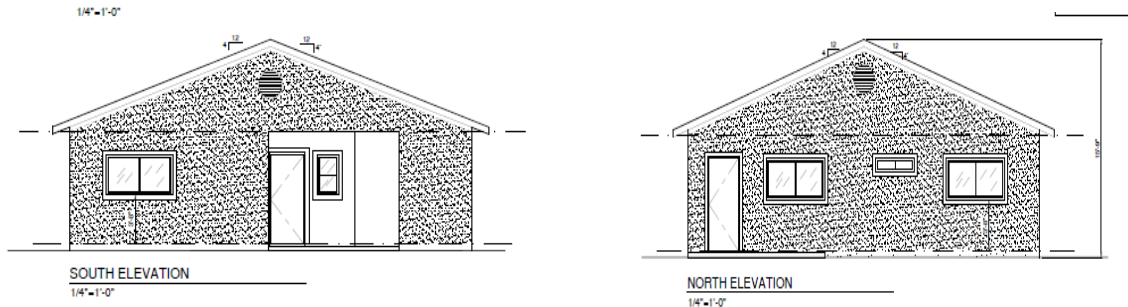


Project Title	909 ½ E 25 <sup>th</sup> St	Staff	CL/SM
Address	909 ½ E 25 <sup>th</sup> St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan 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 25<sup>TH</sup> ST



Project Title	921 ½ E 25 <sup>th</sup> St	Staff	CL
Address	921 ½ E 25 <sup>th</sup> 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 23<sup>RD</sup> ST

Project Title	1357 ½ A&B E 23 <sup>rd</sup> St	Staff	SM
Address	1357 ½ A&B E 23 <sup>rd</sup> 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: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 <sup>st</sup> floor garage is completed.
04/11/2024	Property owner has resubmitted their SPDR due to pending expiration which will be heard by PC on 04/16/2024.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1965 ½ DAWSON



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2027 1/2 JUNIPERO

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

Date	Notes/Updates
12/19/2022	1st email with Covenant Agreement was emailed to group on 12/19/22.
01/19/2023	Followed up with a 2nd email to applicant, designer, and property owner requesting status of the Covenant Agreement on 01/19/23.
10-11-2023	completed
01/10/2024	Applicant did not complete the Covenant Occupancy Restriction required for the JADU. Verifying with Building and Safety if plan check approvals have expired.
02/07/2024	Building and Safety sent letter to owner informing them of status of application. If no response is provided, the application will be closed out.
02/23/2024	Pre-expiration letter was sent to property owners informing them their permit will be void if they do not respond within 90 days of the letter. Awaiting response from owner.
01/16/2025	No response from the property owner regarding their pre-expiration letter. This item will be removed next month (February).



# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2211 1/2 Cherry Ave

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2225 1/2 Cherry

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 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: 2636 ½ WALL

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 3201 ½ Orange Ave

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 3269 1/2 LEWIS

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 3288 1/2 LEWIS

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

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

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**  
**January 21, 2025**

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**Business Licenses and Permit Summary: November**

- Planning Department staff reviewed and approved 9 business licenses.
- The Building Department staff issued 34 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$1,130,000 with permit revenues at approximately \$35,000.

**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 6<sup>th</sup> 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 6<sup>th</sup> Cycle Housing Element.



STAFF REPORT

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1/21/2025

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**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:

- Numerous Landmarks Lost in LA Fires - LA Times
- Pad in a Pod - Architectural Record

CALIFORNIA

# In ‘a mass erasure of heritage,’ numerous historic landmarks lost in L.A.



The Robert Bridges House, designed by the architect whose name it bore, was destroyed in the Palisades fire. (Brian van der Brug / Los Angeles Times)



**By Daniel Miller**  
Staff Writer | [Follow](#)

Jan. 12, 2025 3 AM PT

- The Palisades and Eaton infernos have destroyed more than 30 structures that preservationists consider historically significant.
- The tally could grow as an accounting continues.
- The fate of many notable properties remains unknown.

Will Rogers' ranch home. Pasadena Waldorf School. Robert Bridges House. The Bunny Museum. Andrew McNally House. Theatre Palisades. The Zane Grey Estate.

The Palisades and Eaton infernos have laid waste to more than 30 structures considered historic in what preservationists believe is the single worst loss of such properties in the region's history.



**Increasing winds bring potential for 'explosive fire growth' across L.A. County this week**

"It's staggering and heartbreaking — I don't know any other way to put it," said Ken Bernstein, principal city planner at Los Angeles City Planning's Office of Historic Resources. "This is widespread destruction of significant architecture and places that are cherished in our communities."

The tally could grow, perhaps dramatically, as an accounting of the losses continues. Though institutions including the [Getty Villa were saved](#), the fates of many other notables — such as several influential mid-century [Case Study Houses](#) built with Arts & Architecture magazine's sponsorship — remain unknown.



CALIFORNIA

**The L.A. fire victims: Who they were**

Jan. 12, 2025

The Los Angeles Conservancy [said Friday afternoon that 32 properties](#) it considered historic because of their architectural or cultural significance were consumed by the fires, which have destroyed or damaged more than 9,000 structures.

Some of the historic buildings, including Altadena's [Zane Grey Estate](#) and [Rogers' western-style Palisades home](#), had formal landmark status on the National Register of Historic Places or another list. But others, such as Fox's Restaurant in Altadena and Theatre Palisades, were considered important in part because of their status as beloved community spaces.

"It is a mass erasure of heritage," said Adrian Scott Fine, chief executive of the Conservancy, a nonprofit dedicated to historic preservation. "We haven't seen anything like this before."





The Palisades fire destroyed Will Rogers' former ranch home at Will Rogers State Historic Park. (California State Parks)

In some cases, notable properties are severely damaged but not obliterated, including Gladstones, the seaside fish restaurant formerly owned by the late L.A. Mayor Richard Riordan, [according to the Santa Monica Mirror](#). In the Altadena foothills, much of Zorthian Ranch burned, including [artwork by founder Jirayr Zorthian](#). But two buildings of the artists' colony were spared, said Jason Deach, a ranch hand who visited the site Thursday.

“Every other thing is gone, wiped from the map,” he said.

Some institutions have already vowed to rebuild — among them [the Bunny Museum](#) in Altadena, which featured quirky but seemingly irreplaceable collections of porcelain figurines, artwork, clothing and other items depicting rabbits. The Lake Avenue museum lost roughly 46,000 objects.



“We are losing these touchstones — physical places in the world that mark our intellectual history,” said Richard Schave, a preservation advocate and co-founder of Esotouric, a [cultural tour service](#).

As natural disasters grow increasingly intense amid climate change, preservationists said they face a new, and foreboding, challenge. The losses from the week’s fires have highlighted a fundamental shift in the field.



ENTERTAINMENT & ARTS

### The architecturally significant houses destroyed in L.A.’s fires

Jan. 11, 2025

“The quintessential historic preservation threat of the 20th century was symbolized by the bulldozer demolishing individual historic structures or communities for urban renewal,” Bernstein said. “Today, it’s the extreme climate event. Wildfire, sea-level rise and extreme winds pose not incremental threat but constant threat of widespread destruction of our most cherished historical and architectural landmarks.”

## Eaton fire obliterates ‘esoteric knowledge’

Some of Altadena’s notable properties, Zorthian Ranch and the Bunny Museum among them, tell the story of the community’s long-standing role as a haven for free spirits, mystics and counterculture figures.

Their destruction, Schave said, amounts to an erasure of regional history tied to “raising social consciousness to effect positive change.” He and his wife, Kim Cooper, the other founder of Esotouric tours, were particularly upset over [the loss of the Theosophical Library Center](#).

The Lake Avenue facility housed the largest collection of materials related to Theosophy, a modern religious movement that counted writers such as William Butler Yeats as devotees and was influential among later New Age belief systems. “That was a repository of esoteric knowledge,” Cooper said.



CALIFORNIA

### Sunset Boulevard in ruins: Fire’s massive scale comes into focus in Pacific Palisades

Jan. 8, 2025

The library contained 40,000-plus titles and the archives of the Theosophical Society. The collection, Cooper said, accounted for “the cultural ideas that formed this visionary Southern California spirituality.” The Theosophical Society did not respond to interview requests.

Other notable losses in Altadena include its homes. The Andrew McNally House was built by the eponymous mapmaking impresario who co-founded publisher Rand



McNally. Constructed in 1887, the Queen Anne-style mansion, privately owned, was on the National Register of Historic Places.

The house was known for its so-called Turkish room, an [ornately decorated octagon](#) that Cooper said was “one of the most beautiful spaces in the world.”



The Andrew McNally House, built by the co-founder of the Rand McNally publishing company, was destroyed in the Eaton fire. (Chris Pizzello / Associated Press)

Not far from the McNally property, the Zane Grey Estate is in ruins. Co-designed by famed architect [Myron Hunt](#) and built in 1907, the house was long the residence of its namesake owner. Grey was the author of “Riders of the Purple Sage” and many other works of western fiction.

“Grey was very important in terms of being a literary figure and [the house was] significant architecturally,” Fine said. He added, disconsolately, that a restoration of the property had been “nearly complete.”



CALIFORNIA

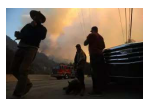
**How to help those affected by fires raging across Los Angeles County**

Jan. 10, 2025

## Historical devastation on the coast

As with Altadena, the Palisades lost a mixture of privately owned historic properties and famed public spaces, perhaps none more beloved than Rogers’ ranch home.

The 31-room residence, built by the vaudevillian-turned-movie star in the 1920s, was situated within Will Rogers State Historic Park. The home has served as a museum, housing a collection of artwork, western memorabilia [and a library](#) centered on Rogers.



CALIFORNIA

**L.A. wildfire resource guide: How to stay safe, what to do and how to help**

Jan. 10, 2025

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The California State Parks system, which oversees the property, [said it](#) saved certain items, including art.

“They saved some of the interior features and some of the collection, but not much,” Fine said. “That is an epic loss. You can’t talk about the Palisades without talking about Will Rogers.”



The Palisades' Business Block was severely damaged by the fire that tore through the area. (Brian van der Brug / Los Angeles Times)

Bernstein mourned the fate of the Palisades' Business Block, a Spanish Colonial Revival shopping plaza from 1924. [Television coverage](#) showed the Sunset Boulevard property almost fully leveled, though some architectural features remained intact.

He called the trapezoidal building, listed as an L.A. Historic-Cultural Monument, “the earliest commercial heart of Pacific Palisades.”

A representative of the development did not respond to a request for comment.



CALIFORNIA

**Los Angeles has never seen this level of destruction: ‘Everything is burned down’**

Jan. 10, 2025

Bernstein and others said that it will take time to catalog all the destroyed historic structures. He said that his office would eventually update a citywide survey of historic places — searchable online via the [HistoricPlacesLA database](#) — to reflect the losses.

The information, he said, will help preservationists, property owners and others understand “both what we lost and what we may still have the opportunity to help revitalize and recover.”

There has long been an old saw about Southern California: It's a region too willing to bulldoze its history in the name of progress. These days, observers may question the accuracy of that maxim — preservationists have made great strides in recent decades — but a devastating new truth has emerged amid the ashes this week.

A firestorm has done what no bulldozer could do.



LIVE

Every wildfire currently burning in California

## More to Read

**Death toll from Palisades and Eaton fires climbs to 25. What we know about those killed**

1 hour ago



**Commentary: Wildfires come with the wildness that draws us to Los Angeles**

Jan. 12, 2025



**First, they lost their home insurance. Then, L.A. fires consumed their homes**

Jan. 12, 2025



Daniel Miller

Daniel Miller is an enterprise reporter for the Los Angeles Times, working on investigations and features. An L.A. native and UCLA graduate, he joined the staff in 2013.





# A PAD IN A POD

A tiny mass-timber structure offers a possible solution to a very big housing problem.

BY RUSSELL FORTMEYER

**UNLIKE MANY** of the prefabricated accessory dwelling units (ADUs) flooding the California market, the Polyhaus does not fit on a flatbed truck fully assembled. The polyhedron-shaped house was conceived by Daniel López-Pérez as a solution for expediently producing quality housing at scale in the smallest footprint possible, rather than as a rectangular box for ease of shipping. With his wife and Polyhaus LLC cofounder, Celine Vargas, López-Pérez built the first two-story, 540-square-foot proof-of-concept in 2024 in the backyard of the couple's 1962 Palmer & Krisel house, in San Diego.

López-Pérez, who is professor and architecture-program director at the University of San Diego, developed the Polyhaus system by starting with a simple cube and then repeat-

edly truncating the edges until he optimized the form for the largest volume and smallest footprint. The 440-square-foot ground floor includes a living room, kitchen, bathroom, and nook for a desk and washer/dryer, with the bedroom on the 100-square-foot mezzanine. "Polyhaus is a design and construction-technology company," says López-Pérez, which he contrasts to ADU manufacturers that provide a built product. The couple view their 17-foot, 4-inch-tall Polyhaus as a research-and-development investment to bring the timber innovations revolutionizing large-scale construction down to smaller scales.

The house's primary structure and envelope consist of 64 individually cut Douglas fir cross-laminated-timber (CLT) panels, produced by Vaagen Timbers in Colville, Wash-

ington. López-Pérez says the structural engineer, Fast + Epp, from Vancouver, British Columbia, estimated that the nonlinear structure of the CLT panels provides significant redundancy compared to a simple stud-framed house. The floor panels are five ply, 7½ inches thick, while the rest are three ply, 4½ inches. "The virtue of this truncated polyhedron shape is that we have 25 panel shapes that repeat themselves, so it reduces details immensely," says López-Pérez. In his view, the project has only two architectural details—the structural connections fastened with bolted metal plates, and the simpler splines between panels that slot together.

Site preparation took one week, which included pouring a concrete foundation stem wall. Electrical and plumbing services were

PHOTOGRAPHY: © ANDY CROSS AND CODY CLOUD



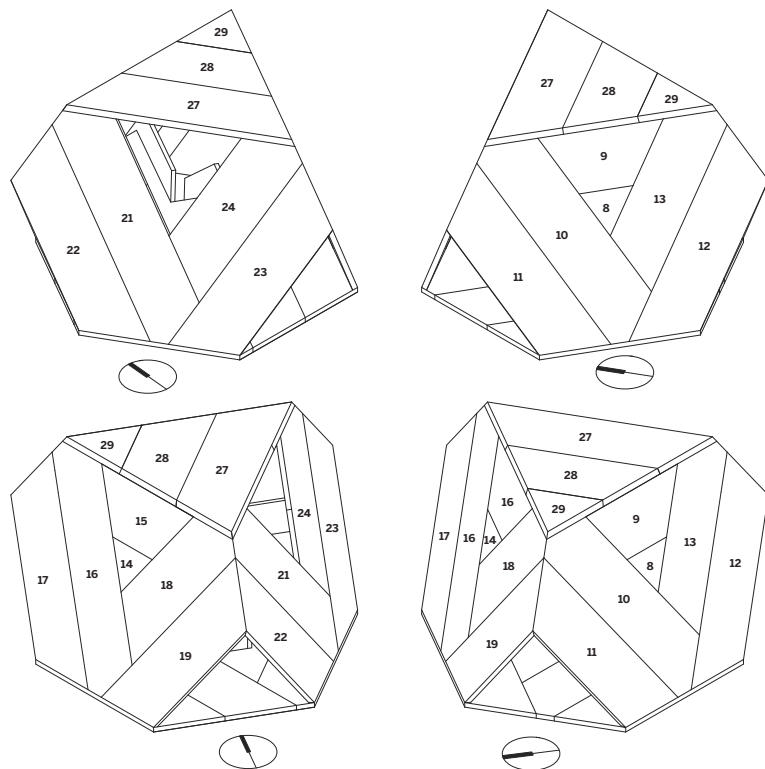
**THE FIRST POLYHAUS (opposite and right), a 540-square-foot, two-story metal-clad and CLT structure, was built last year in San Diego.**

installed under the floor and extend up to two conventionally framed walls serving the kitchen and the bathroom. With the platform floor installed, work could begin on piecing the walls together until they formed a self-supporting diaphragm. Vaagen stacked each panel on the truck in the order in which it would be unloaded with a crane and set into place. Installation of the panels took a crew of three workers only three days on-site. Following that, a vapor barrier was applied, seams sealed, and Kingspan insulated metal panels were screwed directly into the CLT.

A predictable, kit-of-parts supply line helped the couple reduce the price significantly, with the smallest model costing approximately \$300,000—including San Diego permitting and other development fees—with a construction schedule of 12 weeks, from site work to turning the key in the door. The couple estimates 40 percent of that cost is labor. “We scheduled each trade separately for this project, but we were also testing things as we went through construction,” Vargas says. One way to save time would be to eliminate the concrete-foundation requirement, which the couple allowed for by also pre-permitting a version of the house that sits on 26 earth screws. Vargas estimates they could get the construction time down to eight weeks or less. Building a single-family house can easily cost between \$600 to \$1,200 per square foot in California, compared to \$550 per square foot for Polyhaus, which is comparable to more conventional ADUs.

The couple recently secured a patent for the Polyhaus system, and plan to offer a business model for licensing the technology to builders this year. Vargas says, given San Diego’s lack of housing supply, the licensing model would allow them to accelerate production. They also envision small-scale developers, who could build six or more on a lot, as the primary market. Since California land costs are so high, López-Pérez suggests that infill lots could be developed along the lines of a bungalow court, providing a “missing middle” with a density between apartment buildings and houses. “It would open up the possibility of houses that are more flexible to multigenerational families,” he says, “with people at different stages in life.” ■

*Russell Fortmeyer is a sustainability consultant and former RECORD editor who lives in Los Angeles.*



**ISOMETRIC VIEWS (PANELS NUMBERED IN ORDER OF ASSEMBLY)**