



## 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  
June 17, 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, June 17, 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

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

## a. OATH OF OFFICE

## SUMMARY:

AT ITS REGULAR MEETING ON APRIL 22, 2025, THE CITY COUNCIL RE-APPOINTED CHAIR SAVOULIAN AND COMMISSIONERS LOPEZ AND PARKER TO SERVE ON THE PLANNING COMMISSION. THE TERM LASTS UNTIL MAY 31, 2029. ACCORDINGLY, CHAIR SAVOULIAN AND COMMISSIONERS LOPEZ AND PAKER WILL TAKE THE OATH OF OFFICE AND RESUME THEIR DUTIES.

**(6) REORGANIZATION**

## b. REORGANIZATION

## SUMMARY:

ANNUALLY AT THIS TIME, THE COMMISSION SELECTS MEMBERS TO SERVE ONE-YEAR TERMS AS CHAIR AND VICE CHAIR. COMMISSION SECRETARY COLLEEN T. DOAN WILL CALL FOR NOMINATIONS FOR CHAIR, AND ONCE SEATED, THE NEW CHAIR WILL CALL FOR NOMINATIONS FOR VICE CHAIR TO SERVE THE 2025/26 TERM OF OFFICE.

**(7) DIRECTOR'S REPORTS**

## a. SUSTAINABLE CITY COMMITTEE MEMBER AND ALTERNATE

Summary:

For the past two years, Sonia Savoulia has served as Planning Commission representative on the Sustainable City Committee (SCC) and Saeida Miller has served as the alternate. Member Savoulia currently serves as the Chair of the SCC. Pursuant to SCC rules, the two-year term for SCC members expires on June 30, 2025.

Recommendation:

Nominate and select an SCC representative and an alternate for the next two-year term.

## b. CONFORMITY REPORT - 2750 EAST 20TH STREET SH SMART HOMES

Summary:

On October 18, 2022, the Planning Commission approved Site Plan and Design Review 19-02 (SPDR 19-02) for development of three detached residential condominium dwellings, SH Smart Homes, at 2750 East 20th Street. Plans were subsequently submitted and approved for the issuance of a demolition permit. During demolition, the developer encountered sub-surface field conditions not previously known. These field conditions have resulted in design modifications to the footprint of one of the dwellings. Staff reviewed the modifications and determined the project to be in substantial conformance with the 2022 Planning Commission approval. Therefore, the modifications have been approved administratively and are being presented to the Planning Commission as a Conformity Report for SPDR 19-02.

Recommendation:

Provide comments as deemed appropriate and receive and file.

**(8) 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 May 20, 2025.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

**(9) COMMISSION NEW BUSINESS**

COMMISSIONER PARKER  
COMMISSIONER LOPEZ  
COMMISSIONER BELL  
VICE CHAIR MILLER  
CHAIR SAVOULIAN

**(10) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, July 15, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

**CITIZEN PARTICIPATION**

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

**AFFIDAVIT OF POSTING**

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





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT**

**SUBJECT:**

**OATH OF OFFICE**

**Summary:**

At its regular meeting on April 22, 2025, the City Council re-appointed Chair Savouliau and Commissioners Lopez and Parker to serve on the Planning Commission. The term lasts until May 31, 2029. Accordingly, Chair Savouliau and Commissioners Lopez and Parker will take the Oath of Office and resume their duties.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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**AGENDA ITEM**

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

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

**SUBJECT:**  
**REORGANIZATION**

**Summary:**

Annually at this time, the Commission selects members to serve one-year terms as Chair and Vice Chair. Commission Secretary Colleen T. Doan will call for nominations for Chair, and once seated, the new Chair will call for nominations for Vice Chair to serve the 2025/26 term of office.

The following procedures will be used for Commission reorganization:

1. The Chair turns the meeting over to the Commission Secretary who presides over the nomination of the new Chair.
2. The Commission Secretary indicates that "Nominations are now in order for the Chair of the Planning Commission."
3. Any member of the Commission may nominate any member for Chair; no second is required.
4. The Commission Secretary states, "Commissioner \_\_\_\_\_ has been nominated. Are there any further nominations for Chair?" The Commission Secretary repeats each nomination in this way until all nominations are made.
5. When it appears no one else wishes to make a nomination, the Commission Secretary again states, "Are there any further nominations for Chair? If there are no further nominations, the nominations are closed." No waiting for a motion to that effect.
6. After completion of the nominations, the Commission Secretary may provide each nominee with an opportunity to speak regarding their qualification for the position.
7. The Commission Secretary shall then conduct a roll call vote for the selection of Chair, asking each member to vote for the nominee of his or her choice. The vote shall be conducted in alphabetical order.
8. The Commission Secretary then declares the result of the election. The nominee receiving a majority vote of the Commission shall be declared the new Chair.
9. After selection of the new Chair, the Commission Secretary turns the meeting over to the newly elected Chair who is given an opportunity to make any remarks, which he or she may wish to make upon entering office.
10. The new Chair then presides over the selection of the Vice Chair, calling for nominations and conducting the vote as with the selection of the Chair.
11. The new Vice Chair is also given an opportunity to make any remarks which they may wish to make upon entering office.



CITY OF SIGNAL HILL  
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6/17/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**SUSTAINABLE CITY COMMITTEE MEMBER AND ALTERNATE**

**Summary:**

For the past two years, Sonia Savouljian has served as Planning Commission representative on the Sustainable City Committee (SCC) and Saeida Miller has served as the alternate. Member Savouljian currently serves as the Chair of the SCC. Pursuant to SCC rules, the two-year term for SCC members expires on June 30, 2025.

**Recommendation:**

Nominate and select an SCC representative and an alternate for the next two-year term.



STAFF REPORT

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6/17/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**CARLOS LUIS  
PLANNING MANAGER**

**SUBJECT:**

**CONFORMITY REPORT - 2750 EAST 20<sup>TH</sup> STREET SH SMART HOMES**

**Summary:**

On October 18, 2022, the Planning Commission approved Site Plan and Design Review 19-02 (SPDR 19-02) for development of three detached residential condominium dwellings, SH Smart Homes, at 2750 East 20<sup>th</sup> Street. Plans were subsequently submitted and approved for the issuance of a demolition permit. During demolition, the developer encountered sub-surface field conditions not previously known. These field conditions have resulted in design modifications to the footprint of one of the dwellings. Staff reviewed the modifications and determined the project to be in substantial conformance with the 2022 Planning Commission approval. Therefore, the modifications have been approved administratively and are being presented to the Planning Commission as a Conformity Report for SPDR 19-02.

**Recommendation:**

Provide comments as deemed appropriate and receive and file.

**Background:**

Following Planning Commission approval of SPDR 19-02 in 2022 (Attachment A), issuance of demolition permits, and commencement of the demolition of existing buildings on the site, contractors discovered an unknown cement object located approximately four feet beneath the existing grade and approximately six feet wide by six feet long. "House A" was originally approved to be built over the area where the cement object was discovered. A search of City and State records, including oil operations records at the California Energy Management Division (CalGEM), yielded no permits or historical use for the object, making it unclear what the actual use was. Given the City's historic oil operations and to allow access to the object should the need arise, the owner and architect have elected to redesign "House A" to avoid building over the area. It should be noted that providing

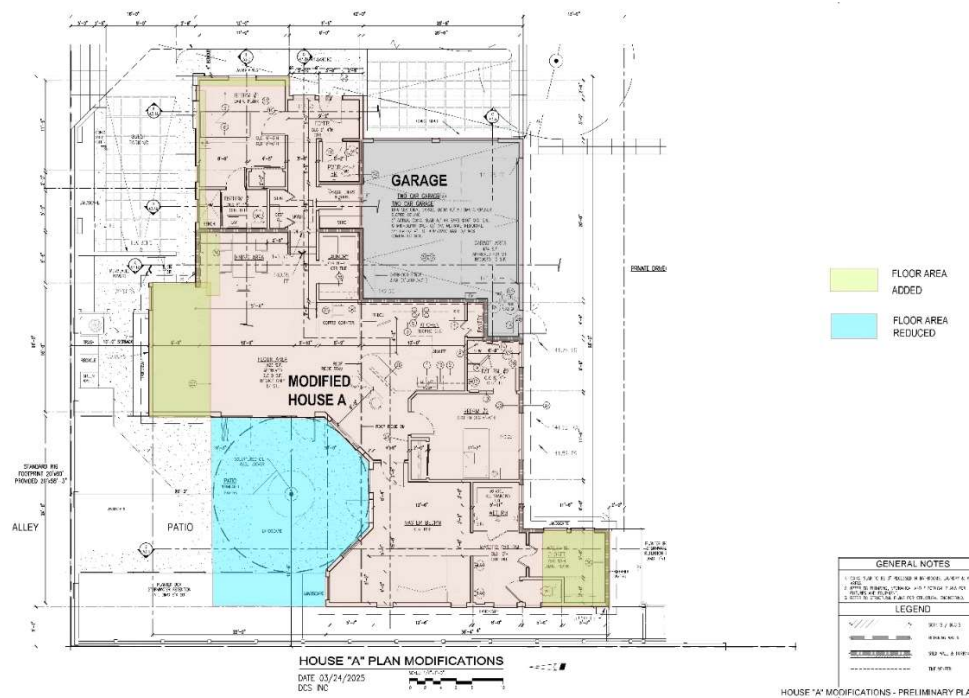
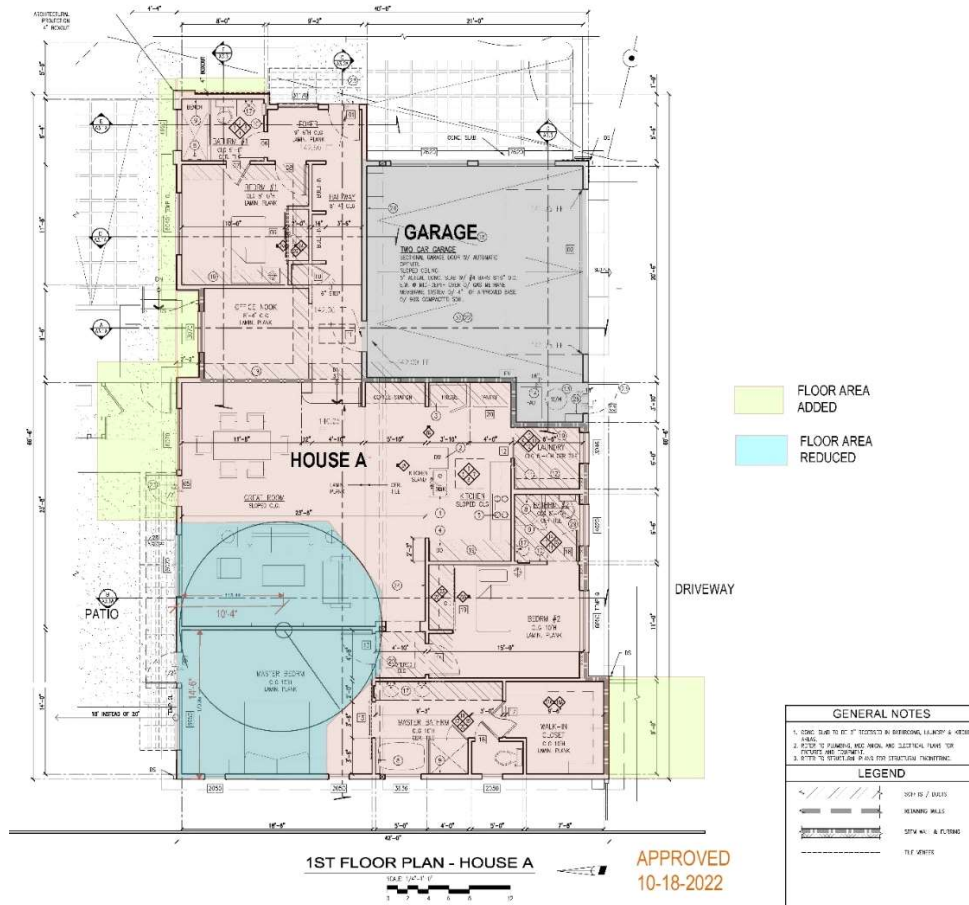
access to the area is not required by the City or the State; however, the owner and architect have voluntarily decided to do so and staff is in agreement with this decision. The object does not appear to be an oil well. CalGEM has conducted site inspections of the two abandoned wells of record on the site. In addition, the site was tested for methane and both wells have been leak tested multiple times over the course of six years and have met the City's rigorous requirements, which exceed the State requirements (1% leakage versus 10% leakage). Lastly, the City's Oil and Gas Code requires the installation of a sub-surface methane mitigation system on all structures should wells begin to leak in the future. These mitigation measures also provide assurance from concerns regarding the unknown cement object.

### Analysis:

### Floor Plan

Originally, "House A" was designed as a one-story dwelling measuring approximately 2,010 square feet with an attached garage measuring approximately 489 square feet. The proposed redesign of "House A" will result in a total square footage of 1,923 square feet for the dwelling and 474 square feet for the garage (Attachment B). The redesign results in a reduction of 102 square feet for "House A" (87 square foot reduction of floor area and a 15 square foot reduction of garage area). This reduction is a result of the access to the cement object proposed by the applicant. "House A" will remain a one-story dwelling.

BUILDING AREA PLAN "A"		MODIFIED
FIRST FLOOR	2,010 S.F.	1,923 S.F.
GARAGE	489 S.F.	474 S.F.



## Setbacks

Due to the design modifications, setbacks for “House A” have also been changed. When the Planning Commission approved the project in 2022, the setback along the alley measured 18’-0”. Although the setback from the alley is not technically a front yard setback which is required when adjacent to a street, the alley was treated as a front yard setback and required a 20’-0” setback. The project requested a minor deviation to allow an 18’-0” setback along the alley and was approved. In order to accommodate the owner’s request to provide access to the cement object and maintain as much livable square footage, the setback has been reduced further to 10’-0”. Pursuant to Signal Hill’s Municipal Code’s definition of an alley, alleys are not considered a street. As a result, the 10’-0” setback would continue to comply with code since it will no longer be considered a front yard setback area. The easterly side yard setback which only requires a minimum 5’ setback has also been modified from 26’-3” to a range from 24’-6” to 32’-6”. The easterly side provides driveway access, which the architect has confirmed will continue to comply with Los Angeles County Fire Department Access.

SETBACKS:	REQUIRED	PROVIDED	MODIFIED
HOUSE A, ALLEY YARD	10’	<del>18’-0”</del>	10’
HOUSE A, B, WEST SIDE	5’	5’-1”	
HOUSE A, EAST VARIES	5’	<del>26’-3”</del>	24’-6”, 27’, 32’-6”

## Open Space

Open space requirements have also been impacted by the modifications to “House A.” Originally, a total of 784 square feet of open space was approved for “House A,” but with the design modifications, open space is increased to 1,246 square feet. The increase in open space will continue to comply with code requirements as well as serve as additional outdoor space for residents of “House A.”

## Conclusion

Changes to the project design were driven by field conditions that arose during the demolition process. All proposed modifications to previously approved plans will continue to comply with the Signal Hill Municipal Code and conditions of approval. No increases to unit count, floor area square footage, or height of the unit are included in the modification.

Approved:

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Colleen T. Doan

## Attachments

- A. October 18, 2022 Planning Commission Staff Report
- B. Revised Project Plans





## CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

October 18, 2022

### **AGENDA ITEM**

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

**FROM: CARLOS LUIS  
PLANNING MANAGER**

**SUBJECT: PUBLIC HEARING FOR SITE PLAN AND DESIGN REVIEW 19-02, A  
CONDOMINIUM SUBDIVISION (TENATIVE PARCEL MAP NO. 082172)  
TO CONSTRUCT THREE DETACHED CONDOMINIUM UNITS, AND  
ADOPTION OF A MITIGATED NEGATIVE DECLARATION ON  
PROPERTY LOCATED AT 2750 E. 20<sup>TH</sup> STREET WITHIN THE  
RESIDENTIAL HIGH DENSITY (RH) ZONE**

### **Summary:**

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code Section 65091 (a)(4) on September 23, 2022; was mailed to property owners and residents within a 300-foot radius of the subject property on or before September 23, 2022; and was posted in accordance with Signal Hill Municipal Code Section 1.08.010 on or before September 23, 2022.

The applicant, Bozena Jaworski with RPP Architects & Associates, Inc., (as authorized agent of the property owner, Narsimha Reddy), is requesting consideration of Site Plan and Design Review Case No. 19-02, to allow the demolition of an existing one-story single-family dwelling and detached garage, and approval of Tentative Parcel Map No. 082172 for a condominium subdivision consisting of three detached condominium units with attached garages and additional off-street surface parking spaces.

### **Recommendation:**

Staff recommends Planning Commission:

1. Waive further reading and adopt the resolution approving adoption of Mitigated Negative Declaration 08/26/22(1), entitled:

Attachment A

2. Waive further reading and adopt the resolution approving Tentative Parcel Map No. 082172, entitled:
3. Waive further reading and adopt the following resolution approving Site Plan and Design Review 19-02, entitled:

**Strategic Plan Objective:**

None.

**Background:**

**Developer Outreach**

In 2018, the applicant initiated Developer Outreach efforts to property owners immediately adjacent to the proposed project. During the initial outreach process, the property owners expressed concerns related to views, density, and parking.

**Neighborhood Meeting #1**

On October 30, 2018, a duly noticed Neighborhood Meeting was held in the Council Chamber of City Hall, and six property owners/residents attended the meeting, who expressed issues of concerns regarding the following:

- View impacts;
- Density;
- Parking impacts, and
- Site maintenance.

In response to the community feedback, the applicant conducted subsequent outreach, and revised the plans to eliminate one unit (from four to three), eliminate the entire second story of the northern unit (to mitigate view impacts to the northern neighbors), and add two additional off-street surface parking spaces (from one to three).

**Neighborhood Meeting #2**

On October 10, 2019, a second duly noticed Neighborhood Meeting was held in the Council Chamber of City Hall, and ten property owners/residents attended the meeting. The property owners/residents did not raise any further issues of concern with the revised plans incorporating the changes mentioned above

**Planning Commission Public Workshop**

On March 17, 2020, a duly noticed Planning Commission public workshop was held to receive public comments and provide direction to the applicant. There were no public comments and the Planning Commission directed staff to bring the project forward to a public hearing with a 3-0 vote (one absence and one vacancy), following completion of

the CEQA environmental determination, finalization of all utility connections, and refinement of trash collection operations.

### September 20, 2022, Planning Commission Public Hearing

On September 20, 2022, the Planning Commission opened the public hearing to receive public comments with a staff recommendation to continue the hearing to allow staff time to revise the public hearing notice to include the tentative parcel map and to allow the applicant time to address off-street parking code compliance concerns. There were three comments received requesting additional information on the following items:

- Accessibility to and from the alley during reconstruction of the alley;
- Responsibility/liability if access to and from alley is prohibited and vehicles are required to park on the street should damages occur;
- Durability of the reconstructed alley;
- Fire Department access;
- Site drainage; and
- Repair of pedestrian steps on an adjacent property.

The applicant prepared responses to the public comments received which are included as Attachment A.

After receiving public comment the Planning Commission voted to continue the public hearing to a date uncertain. Since the continuance, staff prepared revised notices and on September 23, 2022, a revised notice was mailed for a Planning Commission public hearing and notice of intent to adopt MND 08/26/22(1) to property owners and residents within a 500 foot radius of the site. In accordance Signal Hill Municipal Code (SHMC) Section 1.08.010 the notice was also published in the Signal Tribune newspaper and was posted. As of the date of publication of this report, staff received one public comment via email in support of the project (Attachment B).

### **Analysis:**

#### Site Description/Conditions

The subject site is located on the south side of E. 20<sup>th</sup> Street, west of Temple Avenue. The subject site is a landlocked lot with access via an alley along the south side of E. 20<sup>th</sup> Street. The subject site measures approximately 13,650 square feet in size and is currently developed with a one-story single-family dwelling with a detached garage. The existing dwelling is currently serviced by a septic tank and leach line. The subject site is not located within the Alquist-Priolo Special Studies Zone. Based on records of oil-related uses on the site and the existing septic tank system, a Phase I Environmental Site Assessment Report, a Phase II Environmental Site Assessment report, and a Human Health Risk Assessment were prepared for the subject site which was analyzed by the State Office of Environmental Health Hazard Assessment (OEHHA), which concluded that the exposure levels to the elements in the soils were below applicable levels (Attachment C).

### VICINITY MAP



The existing zoning designations and land uses for the project site and adjacent properties are provided for in the following table:

Direction	Zoning Designation	Existing Land Use
Project Site	Residential High Density (RH)	Existing one-story single-family dwelling with detached garage
North	Residential High Density (RH)	Existing 3-unit condominium complex with private garages (Sea View Condos) and an existing 3-unit apartment building with private garages
South	Residential High Density (RH)	Existing vacant industrial warehouse buildings with a pending residential project
East	Residential High Density (RH)	Existing 16-unit condominium complex with underground parking (Temple View Condos)
West	Residential High Density (RH)	Existing 30-unit condominium complex (Signal View Condos)

### Proposed Site Plan

The site has been designed around a shared private driveway for the three proposed detached condominium units. The shared driveway is proposed along the easterly portion of the property and along the center of the property providing vehicular access to all three condominium units. The site plan also includes landscaping areas, perimeter fencing, uncovered parking spaces for each unit, and one common guest parking space.

### Minor Deviation

The applicant is requesting a minor deviation to allow an 18'-0" front setback for Unit A instead of the required 20'-0" per the RH zoning standards. Since the subject site is a landlocked parcel, the front yard has been determined to be the area between the property line adjacent to Unit A, which is oriented towards E. 20<sup>th</sup> Street.

Pursuant to Signal Hill Municipal Code (SHMC) section 20.84.110 the Director of Community Development may approve a reduction in setback requirements as long as it is no more than 10 percent of the required 20'-0" setback. As shown on the proposed plans, the requested 18'-0" front yard setback for Unit A would qualify for a minor deviation as it would reduce the setback requirements by 2'-0" or 10 percent. Given the comprehensive application request, the Director deferred this request to the Planning Commission, and did not raise any objection to the applicant's request.

### Open Space

Per the RH zoning standards, the applicant is required to provide 25 percent of open space based on the lot area (after any right-of-way dedications). The proposed project is required to provide 3,412.5 square feet of open space. The proposed project provides a total of 3,486 square feet, including the front yard area adjacent to Unit A. Pursuant to SHMC section 20.10.090 B, front setback areas are not included in open space calculations. As a result, the applicant has requested a minor deviation to modify the existing front yard setback area and also include the yard area as part of open space. The applicant is proposing to fence the front yard area in order to create a more private yard area.

During the public workshop, the Commission considered and approved the applicant's request to count the 18-ft front setback of House A toward the open space calculations because it would be fenced in and used as a private yard (not as a traditional unenclosed front yard).

### Floor Plans

The project includes two floor plan layouts. The first is identified as House A, which includes a first floor measuring 2,010 square feet, a 430.5 square foot two-car garage, and a basement level measuring 426 square feet. House A would consist of three bedrooms; three bathrooms; a kitchen; a living room; and a dining room. The basement level is proposed to be utilized as a game room.

The second floor plan layout is identified as House B, which includes a first floor measuring 967 square feet, a 450 square foot two-car garage, and a lower level measuring 1,350 square feet. House B would consist of three bedrooms, three bathrooms, a kitchen; a powder room, a dining room, and a great room. It is worth noting that House BR proposed the same floor plan layout as House B.

### Architectural Design

The proposed project is designed to maintain harmony and compatibility with surrounding high to medium density condominium buildings. The applicant provided a complete description of the architectural inspiration for the project (Attachment D). Notable architectural features include:

- Glass and steel framed garage doors;
- Modern and sleek hardwood entry doors;
- Tile veneer canopies;
- Fiberglass windows;
- Vinyl fences and gates; and
- Smooth stucco finishing.

### Parking

Parking concerns were raised at both neighborhood meetings. The applicant has added an additional surface parking space for a total of ten parking spaces and the total parking provided now meets the SHMC parking standards for multi-family parking as summarized below:

- Two spaces within an enclosed garage per unit (six total);
- One open parking space for the third bedroom per unit (three total); and
- One guest parking stall for the use of visitors of the units.

To further address neighboring concerns related to parking, the applicant has offered to include a requirement for garages to be utilized for parking purposes only in the Home Owner's Association's (HOA) Conditions, Covenants, and Restrictions (CC&Rs). Semi-annual inspection requirements would also be included in the CC&Rs as well as enforcement procedures (i.e., warnings, fines, etc.). A summary of proposed garage enforcement measures has been prepared by the applicant and included as Attachment E.

### Stormwater Compliance

The proposed project would create more than 10,000 SF of impervious surface area and would be subject to the City's Low Impact Development (LID) Ordinance incorporating Best Management Practices to capture and treat stormwater runoff. The site is ineligible for stormwater infiltration due to the topography and condition of the soil. A conceptual LID plan has been reviewed by the City's stormwater consultant and consists of flow-through planter boxes to treat and release stormwater into the drainage system (bio-retention). After review of conceptual plans, a condition of approval has been included requiring the final LID plan be formally submitted, reviewed, and approved by the City's stormwater consultant.

### Grading

The preliminary grading plan has been reviewed by the City Engineer. After review of the plans, a condition of approval has been included requiring the applicant to submit a precise grading plan prior for review and approval prior to permit issuance. The precise grading plan shall be consistent with the LID plan and landscaping plan.

### Landscaping

The developer proposes to install landscaping around the perimeter of the property, common areas, and side yards, including a mixture of trees, shrubs, and ground cover. The HOA will be responsible for maintaining the common area landscaping. A preliminary landscape plan was reviewed by the City's Landscape Architect. A condition of approval has been included requiring that final landscape plans meet the standards contained in the City's Water Efficient Landscape Ordinance.

### Public Improvements

The Department of Public Works reviewed the project plans and determined that the existing alley from E. 20<sup>th</sup> Street shall be reconstructed per City standards. A condition of approval has been included requiring the applicant to submit a final improvement plan for the alley, including any applicable utilities.

### Common Area Amenities

The project does not propose any common area amenities; however, the HOA will maintain the four surface parking spaces, driveway, and adjacent landscape areas and will monitor the use of garages for parking. A summary has been prepared by the applicant and included as Attachment F.

### Green Features

In accordance with the required CALGreen building standards, the project proposes various green features. A summary of the green building and site features has been prepared by the applicant (Attachment G). Notable green features include:

- Water efficient plumbing fixtures;
- Energy efficient appliances;
- High-R value insulation;
- Paint coatings with low volatile organic compound levels;
- High efficiency light fixtures;
- EV charger-ready infrastructure; and
- Solar-ready rooftop infrastructure.

### Refuse Collection

Refuse collection would be serviced by EDCO, the City's refuse services provider. Each unit would have a total of three individual rolling trash bins, one dedicated to organic waste. The applicant met with EDCO personnel at the subject site and provided an exhibit identifying the trash bin locations for collection days (Attachment H). EDCO would require occupants of the condominiums to place refuse bins in front of Unit A on collection day.

### Tentative Parcel Map

The applicant submitted a Tentative Parcel Map (TPM) 082172 for a condominium subdivision. The map was reviewed by the City's Public Works Department and provided conditions of approval (Exhibit D of TPM Resolution). A Final Parcel Map would also be required for the proposed project.

### Public Safety

#### *Signal Hill Police Department*

The plans were routed to the Signal Hill Police Department who provided preliminary comments. No issues were reported.

#### *LA County Fire Department*

The applicant has submitted the plans to LA County Fire for review through their new EPIC-LA online permitting system. The applicant provided documentation that their Tentative Parcel Map has been approved by LA County Fire (Attachment I).

### Placemaking

At the July 21, 2020, Planning Commission meeting, the Commission directed staff to include a new subsection on "Placemaking" (or branding) to highlight identifiable design elements that are consistent with the City's identity. The applicant provided an analysis of how the project is compatible with surrounding uses (Attachment J). Notable items include:

- A wall sign located at the entry stucco wall with 6" tall, brushed aluminum letters reading "Smart Homes at Signal Hill"; and
- Flat roofs (which is compatible with surrounding residential developments).

### California Environmental Quality Act (CEQA) Determination

An Initial Study for this project was conducted by environmental consultant Meridian Consultants, on behalf of the City, in accordance with the California Environmental Quality Act (CEQA). The Initial Study concluded the project would have potentially significant impacts in the categories of hazards & hazardous materials and tribal cultural resources, but those impacts could be reduced to less than significant levels with implementation of the identified mitigation measures. Therefore, a Mitigated Negative Declaration (MND) has been prepared pursuant to CEQA Guidelines Section 15070. CEQA requires a



minimum review period of 20 days to circulate an MND for public review. The IS/MND was available for public review from September 29, 2022, through October 18, 2022, on the City's website. Additionally, on September 23, 2022, the City mailed the Notice of Intent (NOI) to adopt a mitigated negative declaration to the public, responsible agencies, trustee agencies, and mailed the NOI on September 26, 2022, to the County Clerk. The MND was also submitted to the Governor's Office of Planning and Research (OPR) on September 29, 2022. As of the drafting of this staff report, staff received no comments on the environmental document. The Initial Study/Mitigated Negative Declaration and Appendices are attached to the MND Resolution as Exhibit B. In connection with the adoption of the MND, the record supports findings in accordance with CEQA Guidelines sections 15070, et seq. that: 1. The MND reflects the independent judgment and analysis of the City, as lead agency under CEQA; and 2. Based upon the information contained in the MND, no comments received thereon, and the whole record before the City, there no fair argument nor substantial evidence that the Project will have a significant effect on the environment. In accordance with the SHMC 16.24 for development on properties with abandoned oil wells, methane mitigation measures are required, and a Mitigation Monitoring and Reporting Program has been prepared and is attached as Exhibit E to the MND.

#### Regional Housing Needs Assessment (RHNA)

The RHNA refers to a city's allocation for housing production stratified into four distinct income categories. In order to secure State certification, the Housing Element must include a plan to accommodate the allocation. The City's Housing Element covers an eight-year period (2021-2029). The table below includes production numbers based on permits issued during the period. It is anticipated that the proposed project, if approved and constructed, would be counted in the above-moderate income category. Although three dwellings are proposed, they will require demolition of an existing dwelling therefore, the total additional units to meet the RHNA will be two units.

Income Level	RHNA Allocation 2021-2029	% of RHNA Allocation	Subject Project
Very Low	161	31%	
Low	78	15%	
Moderate	90	18%	
Above Moderate	188	36%	2*
Total	517		

*\*Proposed project would have a net increase of two units because one existing SFD will be demolished.*

#### Conclusion

##### *Zoning Compliance*

The proposed project, as conditioned and with the approval of two minor deviations, would meet the applicable zoning standards in Chapter 20.10 of the SHMC. Minor deviation approval would be required for the following:

- Minor deviation for a 10 percent reduction of the front setback for Unit A (from 20' to 18'); and
- Inclusion of the front setback area to be utilized as open space area.

At the March 2020 Planning Commission public workshop, the Commission expressed support of the minor deviation of the front setback and the use of the private enclosed yard (within the front setback) to be counted toward the open space calculation.

Approved:

---

Colleen T. Doan

Attachments

# SH SMART HOMES

2750, 2752 & 2754 E. 20TH STREET, SIGNAL HILL CA. 90755

THREE HOMES CONDOMINIUM SUBDIVISION TM 082172

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

## SCOPE OF WORK:

- DEMOLITION OF (E) ONE-STORY HOUSE, DETACHED GARAGE AND SEPTIC TANK UNDER SEPARATE PERMIT, NOT INCLUDED.
- CONSTRUCTION OF THREE NEW HOMES.
- NEW RETAINING WALLS, FENCES, GATES UNDER SEPARATE PERMIT
- NEW STORMWATER RETENTION PLANTERS.
- RE-PAVING OF EXISTING "L" SHAPE ALLEY UNDER SEPARATE PERMIT
- NEW WATER, POWER & TELECOM PIPES & CONDUITS.
- NEW FIRE HYDRANT UNDER SEPARATE PERMIT
- NEW SEWER AND STORMWATER PIPES RUN THROUGH ADJACENT PROPERTY EASEMENT
- INSTALLATION OF RECOMMENDED METHANE BARRIER UNDER SEPARATE PERMIT
- NEW LANDSCAPING.
- NEW ON SITE FIRE ACCESS DRIVEWAY

## ALLEY WORK DESCRIPTION

PRELIMINARY DESCRIPTION IS PROVIDED ONLY AS GENERAL RESPONSE TO ADJACENT HOMEOWNERS QUESTIONS, FOR ALLEY AND UTILITIES PLANS REFER TO CIVIL ENGINEER AND UTILITY PROVIDERS DRAWINGS AND SPECIFICATIONS.

- WORK SHALL BE PERFORMED BY CONTRACTORS APPROVED BY CITY OF SIGNAL HILL.
- (N) WATER, CONDUITS SHALL BE LAID IN TRENCHES PER CITY OF SIGNAL HILL STANDARDS.
- PROPOSED PROCEDURES FOR ACCESS TO GARAGES: WHEN BACKFILL OPERATIONS CAN NOT BE COMPLETED BY THE END OF AUTHORIZED WORK SHIFT, STEEL PLATES SHALL BE USED TO TEMPORARILY COVER THE EXCAVATION.
- STEEL PLATES STRUCTURAL DESIGN SHALL BE PREPARED BY PROFESSIONAL ENGINEER.
- TRAFFIC CONTROLS SHALL BE PLACED PER CITY OF SIGNAL HILL REQUIREMENTS.
- CLOSURE OF ALLEY TO TRAFFIC AND PARKING DURING WORK SHIFT OR PARTIAL CLOSURE WHEN FEASIBLE WILL BE REQUIRED DURING EXISTING PAVEMENT REMOVAL, AND NEW PAVING PLACEMENT.
- BUILDER SHALL COORDINATE WITH PUBLIC WORK DEPARTMENT RESERVED STREET PARKING FOR AFFECTED RESIDENTS DURING ALLEY CLOSURE.
- BUILDER SHALL PLACE SIGN: "PLEASE DO NOT DRIVE ACROSS WORK AREAS, AS THAT MAY DAMAGE THE NEW PAVEMENT AND YOUR VEHICLE."
- BUILDER SHALL PLACE SIGN: "IRRIGATION SPRINKLERS SHOULD BE TURN OFF WHEN NEW PAVING SCHEDULE IS PROVIDED".
- CONTRACTOR BUILDER SHALL PROVIDE ALLEY CONSTRUCTION SCHEDULE AND PROCEDURE DESCRIPTION AND COORDINATE WITH ADJACENT HOMEOWNERS.
- CONTRACTOR/BUILDER SHALL PROVIDE REQUIRED SIGNAGE INCLUDING #8 AND #9

## ARCHITECT'S HAZARDOUS MATERIALS DISCLAIMER

- OIL WELL ABANDONMENT, METHANE TESTING, METHANE GAS MITIGATION SYSTEM, AND OTHER ENVIRONMENTAL MITIGATION AND PERMITTING ARE NOT PART OF THESE PLANS. ANY ENVIRONMENTAL INFORMATION IS SHOWN FOR REFERENCE ONLY.
- ARCHITECT IS NOT LIABLE FOR PERFORMANCE OF OWNER'S, ENVIRONMENTAL CONSULTANTS AND GOVERNMENTAL AGENCIES.
- THE BUYER'S OF CONDOMINIUM HOMES AND HOMEOWNERS ASSOCIATION AGREE AND EXPRESSLY ACKNOWLEDGE THAT THE PROFESSIONALS WHO PREPARED THE ARCHITECTURAL PLANS ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE ENVIRONMENTAL TESTS, REPORTS AND OTHER DOCUMENTS, AND THE DESIGN PROFESSIONALS WHO PREPARED THESE PLANS DISCLAIM ALL WARRANTIES, EXPRESSES OR IMPLIED, WITH RESPECT TO THE PLANS AND BUYERS USE OF THE SAME.
- ARCHITECT MAKES NO REPRESENTATION OR WARRANTY AS THE FOLLOWING: (i) THAT THE EXISTING WELL WILL NO LEAK METHANE GAS, (ii) THAT THE EXISTING WELL IS IN SUITABLE CONDITION FOR THE PROPOSED USE OF THE PROPERTY, (iii) THAT THE EXISTING WELL WILL NO PRESENT ANY HEALTH OR SAFETY CONCERNS NOW OR IN THE FUTURE. ARCHITECTS MAKES NO REPRESENTATION OR WARRANTY RELATED TO THE EXISTING WELL BY VIRTUE OF ITS PROVIDING ARCHITECT SERVICES.
- GOVERNMENTAL AGENCIES REQUIRE OWNER/DEVELOPER/BUILDER TO:
  - TEST EXISTING STRUCTURES BEFORE DEMOLITION FOR THE PRESENCE OF ASBESTOS AND LEAD; HAVE A LICENSED CONTRACTOR TO PERFORM ABATEMENT IN COMPLIANCE WITH WITH GOVERNING REGULATIONS
  - COMPLY WITH CITY OF SIGNAL HILL OIL AND GAS CODE REQUIREMENTS FOR ABANDONED OIL WELLS; AND ALL OTHER APPLICABLE LAW AND REGULATIONS,
  - ORDER A METHANE SITE ASSESSMENT AND COMPLY WITH RECOMMENDATIONS
  - INSTALL GAS METHANE SYSTEM BARRIER AND VENTILATION
  - SUBMIT PROJECT PLANS TO CALGEM FOR REVIEW
  - RETAIN CONSULTANT TO PREPARE A SOIL MANAGEMENT PLAN PRIOR TO ANY GRADING ACTIVITIES, TO PROVIDE INSTRUCTIONS FOR THE CONTRACTOR HOW TO PROCEED IN THE EVENT DISCOVERY OF THE DISCOLORED OR ODIFEROUS SOIL, OR UNKNOWN DEBRIS.
- BUILDER/DEVELOPER SHALL RETAIN A CONSULTANT TO PREPARE METHANE BARRIER MITIGATION AND OIL WELL VENTING PLAN, INSTALL REQUIRED IMPROVEMENTS AND POST REQUIRED WARNING SIGNS.

## ZONING INFORMATION

### LOT 9 LEGAL DESCRIPTION

LOT 9 OF THE PRICE AND PETERSEN TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE(S) 85 OF MAPS, INCLUDING THAT PORTION OF THE 15 FOOT ALLEY ABUTTING SAID LAND, BETWEEN LOTS 4,5,6 AND 10 VACATED BY RESOLUTION NO.159, CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXCEPT THE EASTERLY 7.5 FEET OF THAT PORTION OF THE 15 FOOT ALLEY, VACATED BY RESOLUTION NO. 159 OF THE CITY OF SIGNAL HILL, BEING A PORTION OF THE ALLEY SHOWN ON THE MAP OF THE PRICE AND PETERSEN TRACT, ADJOINING LOTS 4,5 AND 6 OF SAID TRACT ON THE WEST.

ASSESSOR'S PARCEL NO.: 7216-20-12  
LOT SIZE : 45'X140'  
LOT AREA: 6,300 S.F.

### LOT 10 LEGAL DESCRIPTION

LOT 10 OF THE PRICE AND PETERSEN TRACT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE(S) 85 OF MAPS, INCLUDING THAT PORTION OF THE 15 FOOT ALLEY ABUTTING SAID LAND, BETWEEN LOTS 4,5,6 AND 10 VACATED BY RESOLUTION NO.159, CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, EXCEPT THE EASTERLY 7.5 FEET OF THAT PORTION OF THE 15 FOOT ALLEY, VACATED BY RESOLUTION NO. 159 OF THE CITY OF SIGNAL HILL, BEING A PORTION OF THE ALLEY SHOWN ON THE MAP OF THE PRICE AND PETERSEN TRACT, ADJOINING LOTS 4,5 AND 6 OF SAID TRACT ON THE WEST.

ASSESSOR'S PARCEL NO.: 7216-20-12  
LOT SIZE : 52.5'X140'  
LOT AREA: 7,350 S.F.

TOTAL LOT AREA AFTER PARCEL MAP:  
97.5'X140' = 13,650 S.F.

### ZONE: RH

ZONING STANDARDS	REQUIRED	PERMITTED	PROPOSED
HEIGHT	2 1/2 STORY	25' / MAX	
PROPOSED:			
HOUSE A - ONE STORY HEIGHT	12'-8"		
HOUSE B & BR -SPLIT LEVEL HEIGHT VARIES	10' TO 25'		

SETBACKS:	REQUIRED	PROVIDED	MODIFIED
HOUSE A, ALLEY YARD	10'	14'-4 1/2"	10'
HOUSE A, B, WEST SIDE	5'	5'-1"	
HOUSE A, EAST VARIES	5'	26'-3"	24'-6", 27', 32'-6"
HOUSE B WEST SIDE	5'	5'-1"	
HOUSE B, BR SOUTH VARIES	5'	7'-0" & 13'-0"	
HOUSE BR EAST SIDE		14'-10"	

BUILDING AREA PLAN "A"	MODIFIED
FIRST FLOOR	2,010 S.F.
GARAGE	489 S.F.

DENSITY CALCULATION:  
TOTAL LOT AREA> 10,000 S.F.  
ALLOWED DENSITY 13,650/2400= 5.7 UNITS  
PROPOSED 3 UNITS

PARKING REQUIRED:  
3 SPACES PER 3 BEDROOM UNIT= 9 SPACES  
1 GUEST PER 4 UNITS= 1 SPACE  
TOTAL REQUIRED 10 SPACES

GARAGE PARKING SIZE: 10'x20'  
PARKING STALL SIZE: 9'x20'

LOT COVERAGE CALCS			
HOUSE	FOOTPRINT	DECKS	MODIFIED FOOTPRINT
A	2,517 S.F.		2,397 S.F.
B	1,512 S.F.		
DECK		173 S.F.	
BR	1,512 S.F.		
DECK		173 S.F.	
TOTAL	5,541 S.F.	346 S.F.	
LOT COVERAGE TOTAL	5,887 S.F.		5,767 S.F.
LOT AREA %	13,650 S.F.	43.1%	42.2%
*OVERHANG INCLUDED MAXIMUM LOT COVERAGE: 50%			

## PLANING NOTES

- ALL EXISTING OVERHEAD UTILITIES EXCLUSIVELY SERVING THE SITE SHALL BE REMOVED AND ALL NEW ON SITE UTILITIES TO BE PROVIDED UNDERGROUND.
- PAD ELEVATION IS TO BE VERIFIED BY A LICENSED SURVEYOR OR CIVIL ENGINEER PRIOR TO REQUESTING A FOUNDATION INSPECTION.
- BUILDING HEIGHT IS TO BE VERIFIED BY A LICENSED SURVEYOR OR CIVIL ENGINEER PRIOR TO REQUESTING A FOUNDATION INSPECTION AND PRIOR TO REQUESTING A FRAMING INSPECTION.
- ALL EXPOSED METAL FLASHING OR TRIM TO BE ANODIZED OR PAINTED TO MATCH BUILDING EXTERIOR.
- GARAGE MUST BE PROVIDED WITH AUTOMATIC ELECTRONIC GARAGE OPENERS.
- ROOF TOP EQUIPMENT AND VENT STACKS SHALL BE PAINTED A NEUTRAL COLOR, SO AS TO NOT NEGATIVELY IMPACT VIEWS FROM THE PUBLIC RIGHT-OF-WAY. SUCH EQUIPMENT SHALL BE PAINTED AND/OR SCREENED SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT BASED ON FIELD INSPECTION.
- FINAL ADEQUACY OF LANDSCAPE MATERIALS AND COVERAGE IS SUBJECT TO FIELD INSPECTION BY PLANNING DEPT. STAFF. ADDITIONAL LANDSCAPING FOUND NECESSARY UPON INSPECTION SHALL BE INSTALLED BY APPLICANT PRIOR TO OCCUPANCY.
- EXTERIOR LIGHTING SHALL BE SHIELDED / DIRECTED SO AS NOT TO IMPACT ADJACENT PROPERTIES.
- EACH DWELLING MUST BE PROVIDED WITH 72 CU.FT. OF STORAGE AREA. THIS STORAGE MAY BE PROVIDED IN THE GARAGE.

## BUILDING CODE DATA

PROPOSED NEW CONSTRUCTION: THREE DETACHED CONDOMINIUM HOMES,

TYPE OF CONSTRUCTION: V-B FULLY, SPRINKLERED CRC 2019

OCCUPANCY GROUP R DIVISION 3

CLIMATE ZONE 6

SEISMIC HAZARD ZONE 4

WIND LOAD 110 MPH

EXPOSURE C

## PROJECT DIRECTORY

### OWNER/APPLICANT:

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA 90802

### DESIGN ARCHITECT:

RPP ARCHITECTS & ASSOCIATES, INC.  
5199 E PACIFIC COAST HWY,  
SUITE #208  
LONG BEACH, CA 90804

### ARCHITECT OF RECORD

MAA ARCHITECTS, INC.  
3146 TIGER RUN COURT, STE 104  
CARLSBAD, CA 92010  
CONTACT: RICCARDO FERGUSON  
CELL: 760-845-8278

### PLANNING CONSULTANT

DCS DESIGN CONSTRUCTION SERVICES INC.  
2201 E. WILLOW STE. D, # 319  
SIGNAL HILL, CA 90755  
CONTACT: BOZENA JAWORSKI

### STRUCTURAL ENGINEER:

WILLIAM SIMPSON & ASSOCIATES INC.  
23 ORCHARD RD., SUITE 250  
LAKE FOREST, CA 90405  
CONTACT: MASOUD JAFARI  
TELEPHONE: 949-206-9929

### CIVIL ENGINEER:

P.A. ARCA ENGINEERING INC.  
500 E CARSON PLAZA DR # 201  
CARSON, CA 90746  
CONTACT: NOEL AQUINO  
PHONE: 310-768-3828  
www.paarcaeengineering.com

### LANDSCAPE ARCHITECT:

CWA LANDSCAPE.  
950 SANTIAGO AVE  
LONG BEACH, CA 90804  
CONTACT: CRAIG WEBER ASIA  
TELEPHONE: 562-494-0411

### ENVIRONMENTAL:

MEARNS CONSULTING LLC  
ENVIRONMENTAL CONSULTANTS  
738 ASHLAND AVE  
SANTA MONICA, CA 90405  
CONTACT: SUSAN MEARNS  
TELEPHONE: 310-403-1921

### METHANE BARRIER ENG:

GEOKINETICS  
77 BUNSEN  
IRVINE CA. 92618  
CONTACT: KEVIN LEA  
TELEPHONE: 949-502-5353

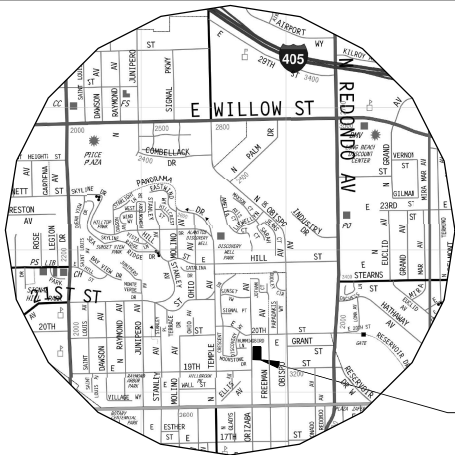
### SOIL REPORT:

NORCAL ENGINEERING  
10641 HUMBOLT STREET  
LOS ALAMITOS, CA 90720  
TELEPHONE: (562) 799-9469  
JOB: 19872-17  
DATED: OCTOBER 10, 2017

## DEFERRED PERMITS

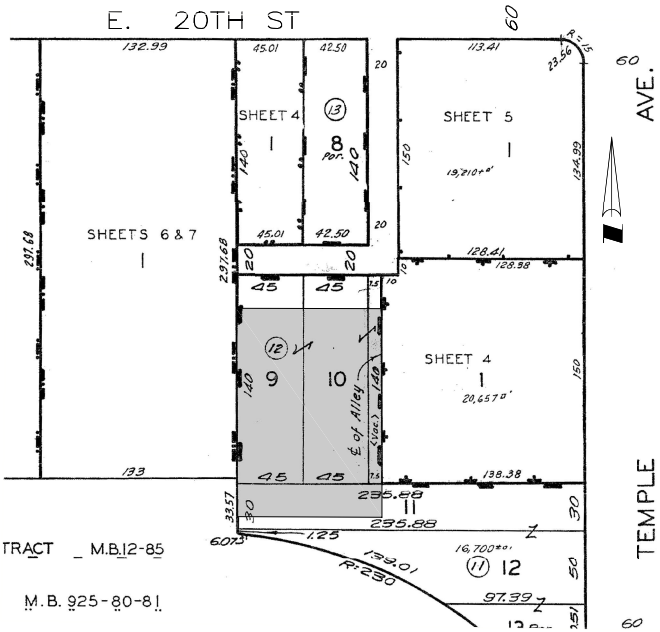
- DESIGN-BUILT AND DEFERRED SUBTRADE PLANS ARE NOT PART OF THESE PLANS AND ARCHITECT IS NOT LIABLE FOR PERFORMANCE OF HVAC, ELECTRICAL SYSTEMS. OWNER/CONTRACTOR SHALL COORDINATE PLANS WITH UTILITY PROVIDERS AND BUILDING DEPARTMENT.
- SEPARATE PERMITS ARE REQUIRED FOR WORK PERFORMED IN PUBLIC RIGHT OF WAY.
- SEPARATE PERMIT IS REQUIRED FOR: AN AUTOMATIC FIRE SPRINKLER SYSTEM
- RETAINING WALLS AND CMU WALLS UNDER SEPARATE PERMIT. CIVIL ENGINEER AND STRUCTURAL PLANS ARE TO BE SUBMITTED FOR PLAN CHECK AND APPROVAL BEFORE CONSTRUCTION.
- WIRED NETWORKS, DATA CABLE, FIBER OPTICS, SECURITY CAMERAS, ARE NOT PART OF THESE PLANS.
- METHANE BARRIER PLANS ARE UNDER SEPARATE PERMIT. ENGINEER SHALL SUBMIT PLANS FOR CITY PLAN CHECK REVIEW AND APPROVAL BEFORE BUILDING PERMIT ISSUANCE.
- APPROVAL REQUIRED BY CITY OF SIGNAL HILL ENGINEERING & PUBLIC WORKS DEPARTMENT PRIOR TO SIDEWALK, CURB, STREET, UTILITY AND ANY OTHER OFF-SITE IMPROVEMENTS.
- STRUCTURAL STEEL FABRICATOR SHALL BE CITY OF LOS ANGELES APPROVED LICENSED FABRICATOR.
- CONTRACTOR SHALL SUBMIT A PLAN FOR REVIEW AND APPROVAL OF THE BUILDING OFFICIAL THAT DEMONSTRATES THAT AT LEAST 50% OF THE CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THE PROJECT IS RECYCLED/DIVERTED TO COMPLY WITH THE STATE-MANDATED WASTE DIVERSION REQUIREMENTS PURSUANT TO SHMC 8.08.055 AND CALGREEN SECTIONS 4.408 AND 5.408. A CONTRACTOR PRODUCING CONSTRUCTION AND DEMOLITION DEBRIS SHALL EITHER CONTRACT WITH THE CITY'S REFUSE CONTRACTOR FOR THE REMOVAL OF THE DEBRIS, OR SELF-HAUL THE DEBRIS TO A DISPOSAL SITE CERTIFIED BY THE LOS ANGELES COUNTY SANITATION DEPARTMENT. PRIOR TO RECEIVING A PERMIT FROM THE CITY FOR CONSTRUCTION OR DEMOLITION, THE CONTRACTOR SHALL DEVELOP AND SUBMIT A PLAN TO RECYCLE AND SALVAGE THE PROJECTED CONSTRUCTION AND DEMOLITION DEBRIS TO THE GREATEST EXTENT FEASIBLE. THE RECYCLING PLAN MAY INCLUDE SOURCE-SEPARATED RECYCLING, MIXED DEBRIS RECYCLING, SALVAGING AND DISPOSAL OF NON-RECYCLABLES AND NON-SALVAGEABLE DEBRIS. THE CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING PLAN CERTIFICATION MUST BE COMPLETED AND SUBMITTED ALONG WITH PLANS. WASTE HANDLING RECEIPTS MUST OBTAINED FOR ALL DEBRIS REMOVAL WHETHER DELIVERED TO EDCO OR ANOTHER CERTIFIED WASTE DIVERSION/DISPOSAL FACILITY. FAILURE TO COMPLY WITH THE APPROVED PLAN MAY RESULT IN ASSESSMENT OF PENALTIES IN ADDITION TO PERMIT FEES.
- SEPARATE PERMITS REQUIRED FOR SOLAR PANELS.

## VICINITY MAP



PROJECT SITE

## PLOT PLAN



TRACT \_ M.B.12-85

M.B. 925-80-81

## INDEX OF MODIFIED PRELIMINARY PLANS

### SITE PLANS

	TITLE SHEET, VICINITY MAP, PROJECT TITLE
T01	PRELIMINARY SITE PLAN
SP1.1	SITE PLAN SECTIONS
SP2	FIRE DEPARTMENT ACCESS PLAN
SP3	SITE DETAILS SECTIONS
SP4	SITE SECTIONS
SP5	TRASH COLLECTION SITE PLAN
VS1	VIEW STUDY SITE PLAN
VS2	VIEW STUDY SECTIONS

### HOME A

	HOUSE A FLOOR PLAN
A1.1	HOUSE A ROOF PLAN
A2.1	HOUSE A ELEVATIONS
A2.2	HOUSE A ELEVATIONS
A3.1	HOUSE A SECTIONS A, D
A3.2	HOUSE A SECTIONS B, C

## PRE-CONSTRUCTION ADJACENT SITES ASSESSMENT

- OWNER/BUILDER SHALL RETAIN A THIRD PARTY CONSULTANT/INSPECTOR TO PROVIDE ADJACENT PROPERTIES REPORTS TO DOCUMENT THE PRE-EXISTING CONDITIONS AND DAMAGES OF THE RETAINING WALLS AND HARDSCAPE.
- MEASUREMENTS OF ALL EXISTING DAMAGES OBSERVED, INCLUDING CRACK LENGTHS, WIDTHS AND AND PRECISE LOCATION SHALL BE MADE.
- PHOTOGRAPHS SHOULD BE TAKEN TO ACCOMPANY WRITTEN NOTES THAT REFER TO DAMAGES OR EVEN LACK OF DAMAGES.
- FLOOR LEVEL SURVEY OF NEARBY STRUCTURES SHALL BE CONSIDERED ESPECIALLY IF PRE-EXISTING DAMAGE IS EVIDENT.
- IT IS RECOMMENDED THAT PROJECT GEOLOGIST/SOIL ENGINEER BE ON-SITE DURING EXCAVATION TO EVALUATE THE CONDITIONS AS THE PROJECT ADVANCES.
- IT IS RECOMMENDED THAT CONTRACTOR USES EXPERIENCE EXCAVATION EQUIPMENT OPERATORS TO MINIMIZE VIBRATION AND NOISE AND ELIMINATE STRUCTURAL DAMAGE IN THE VICINITY OF WORK.

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

**DCS**  
DESIGN CONSTRUCTION SERVICES INC.

2201 E. Willow, Suite D, #319  
Signal Hill, CA 90755  
657-203-1583

DCS BOZENA JAWORSKI ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE DCS ARCHITECT.

PROJECT #4921

### REVISIONS

1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

### SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

### OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

### TITLE SHEET

### SHEET TITLE

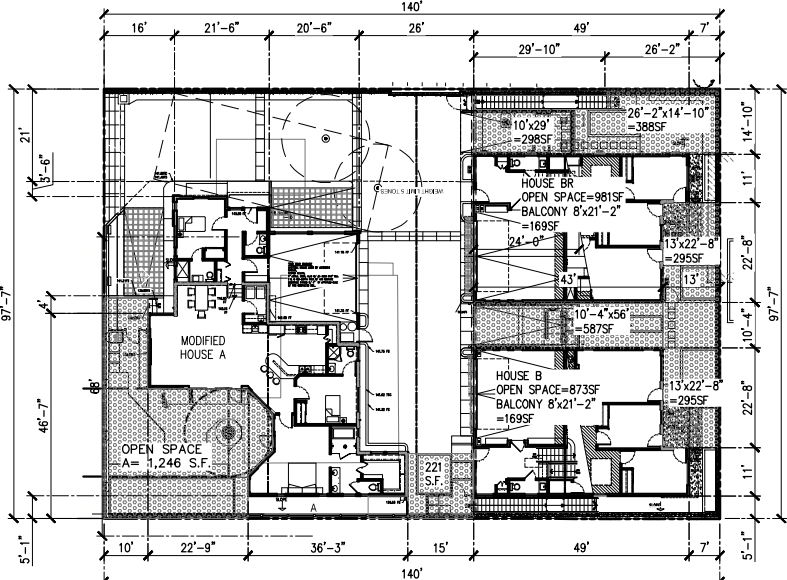
T01



STREET STREI

20th

20TH ST.



### OPEN SPACE SITE PLAN

OPEN SPACE REQUIRED: 25% OF 13,650= 3,412.5 S.F. <3,486 S.F. 1"=20'

OPEN SPACE CALCS			
OPEN SPACE/GROUND	APPROVED AREA	MODIFIED AREA	
HOUSE A	784 S.F.	1,246 S.F.	
HOUSE B	873 S.F.	873 S.F.	
BALCONY HOUSE B	169 S.F.	169 S.F.	
HOUSE BR	981 S.F.	981 S.F.	
BALCONY HOUSE BR	169 S.F.	169 S.F.	
COMMON	510 S.F.	221 S.F.	
OPEN SPACE TOTAL	3,486 S.F.	3,659 S.F.	

### SITE PLAN MODIFICATION

### SITE PLAN KEY NOTES

- 42" H VEHICLE BARRIER GUARD TOP OF PARKING DECK. STRUCT DESIGN PER CBC 1607.9 AND ASCE7 SEC. 4.5.3. STEEL POST AND STL RAIL.
- 3" WIDE GATE
- CONC. WALKWAY
- CONC. SLAB
- (E) CMU WALL
- LANDSCAPING
- (E) CONC. STEPS ON GRADE
- UNDOCUMENTED OIL WELL
- BALCONY OVERHANG
- ARCHITECTURAL PROJECTION
- PARKING DECK. CONCRETE OVERLAY O/WD JOIST AND STEEL FRAME
- CATCH BASINS, CONC GUTTER PER CIVL ENG PLANS
- CONCRETE STEPS ON GRADE
- RIG ACCESS PER SIGNAL HILL STANDARDS
- 5" H VINYL FENCE
- VINYL FENCE ON TOP OF RETAINING WALL. HEIGHT AS NOTED ON RET. WALL DETAILS
- EXTERIOR STEEL STAIRS SEE SP'S SHEETS AND STRUCTURAL
- (E) ALLEY/FIRE TURNAROUND TO BE REPAVED WITH CONCRETE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS PER LACFC SEC. 503.2.3 SURFACE BUILDER TO COORDINATE RE-PAVING WITH ADJACENT RESIDENTS. FOR DESIGN PURPOSES, FIRE APPARATUS WEIGHT IS DISTRIBUTED AS 55,000 LBS. ON THE REAR DUAL AXLES AND 20,000 LBS. ON THE FRONT AXLE.
- FIRE LANE PAVING PER FIRE CODE
- (N) REMOVE EXISTING LANDSCAPE, CURB, FENCE AND GATE. CONSTRUCT NEW PAVEMENT. REFER TO APPROVED CIVIL ENGINEER PLANS.
- REMOVABLE PLANTER ON TOP OF PARKING DECK
- LANDING
- PEBBLES
- 18" SQ. STEPPING CONC. TILES
- CONC. CURB
- (3) TRASH BINS: RECYCLE, WASTE, ORGANIC WASTE
- N.A.
- (E) RET WALL WITH WD. FENCE ON TOP
- DOWNSPOUT MUST DISCHARGE TO APPROVED LID DRAINAGE STRUCTURES
- REMOVE (E) WOOD FENCE AND CURB
- REMOVE (E) TREES
- N.A.
- (E) TREES-PROTECT IN PLACE
- (E) TREES CONDITIONS AND REMOVAL TO BE VERIFIED IN FIELD
- 5'-6" H BLOCK WALL ON TOP OF RETAINING WALL
- SUNSHADE LINE ABOVE
- FLOW-THROUGH PLANTER BOX BELOW GRADE LEVEL W/ 24" SOIL SEE CIVL ENG PLANS DEPTH ±4'-0"
- RET WALL AND VEHICLE BARRIER ENGINEERED TO SUPPORT FIRE TRUCK ACCESS DRIVEWAY
- ALUMINIUM PRIVACY FENCE MOUNTED ON STEEL POSTS ON TOP OF RETAINING WALL
- STL POST BELOW
- 17" H COVERED PATIO BELOW PARKING DECK
- GUARDRAIL AND FENCE
- TURF BLOCK WITH IRRIGATION AT PARKING SPACE. MANUF BELGARD
- HVAC UNIT
- (E) BUILDING ON ADJACENT LOT PARTIAL ENCROACHMENT ON SUBJECT SITE TO BE DEMOLISHED AFTER ISSUANCE OF BUILDING PERMIT FOR SUBJECT PROJECT BEFORE START OF GRADING.
- PERMEABLE PAVERS, MANUF: BELGARD, AQUALINE, COLOR VICTORIAN, PATTERN: RUNNING BOND, SURFACE OPEN AREA: 12%
- STAMPED CONCRETE
- COLOR: CORAL
- (E) RAILROAD TIES CURB
- N.A.
- (N) INSTALL WEIGHT LIMIT 5 TONS SIGN WITH PLACARD "NO PERSON SHALL OPERATE OR DRIVE 5 TONS IN THE PRIVATE DRIVEWAY"
- SURVEY DATE: 3/14/2018
- INSTALL SIGN IN CENTER OF PARKING SPACE: "PASSENGER VEHICLE ONLY. MAX WEIGHT 3,000 LBS"

### GENERAL NOTES:

- FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS
- CONCEPTUAL BIORETENTION PLANTER LOCATION
- OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81768
- PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC., SURVEY DATE: 3/14/2018
- FOR RETAINING WALLS REFER TO RETAINING WALLS PLANS AND STRUCTURAL DETAIL AND CALCULATIONS
- FOR METHANE BARRIER PLANS REFER TO METHANE ENGINEERING PLANS
- CONSTRUCTION DRAWINGS DIMENSIONS MAY SLIGHTLY VARY FROM PRELIMINARY PLANS
- FOR LANDSCAPING REFER TO LANDSCAPING PLAN
- FOR HARDSCAPE REFER TO ARCHITECTURAL PLANS
- RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

### LEGEND

- CONCRETE PATIO & WALKWAYS
- FIRE APPARATUS TURNAROUND
- (N) RETAINING WALLS MORE THAN 6'H
- OPEN SPACE
- 17" H OPEN SPACE BELOW PARKING
- TURF BLOCK

CITY OF SIGNAL HILL RIG ACCESS  
STANDARD ABANDONED OIL WELLS

1"=10'

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

DCS

DESIGN CONSTRUCTION  
SERVICES INC.

2201 E. Willow, Suite D, #319  
Signal Hill, CA 90755  
657-203-1583

DCS BOZENA JAWORSKI  
ARCHITECT EXPRESSLY RESERVES  
ITS COMMON LAW COPYRIGHTS  
AND OTHER PROPERTY RIGHTS IN  
THESE PLANS. THESE PLANS ARE  
NOT TO BE REPRODUCED,  
CHANGED OR COPIED IN ANY  
FORM OR MANNER WHATSOEVER,  
NOR ARE THEY TO BE ASSIGNED  
TO ANY THIRD PARTY, WITHOUT  
FIRST OBTAINING THE WRITTEN  
PERMISSION AND CONSENT OF  
THE DCS ARCHITECT.

PROJECT #4921

### REVISIONS

- 02-01-2024 CLIENT REVIEW  
MOD. DUE TO WELL DISCOVERY
- 14-18-25 SUBMIT MODIFIED  
PLANS TO PLANNING DEPT.  
REVIEW
- 5-2-25 PLANNING RELEASE FOR  
CONSTRUCTION DRAWINGS

### SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

### OWNER

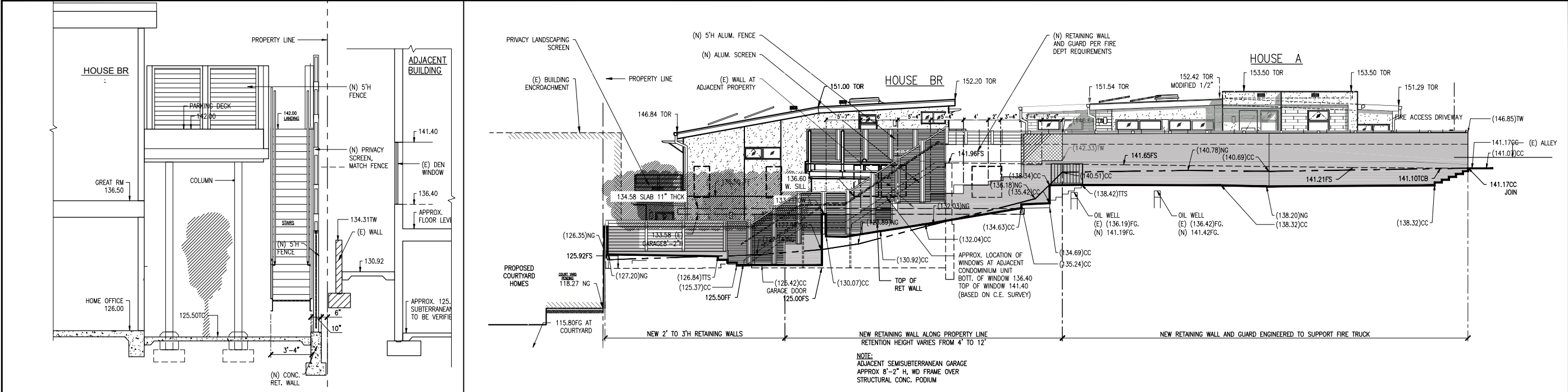
NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

### SITE PLAN

### SHEET TITLE

SP1.1



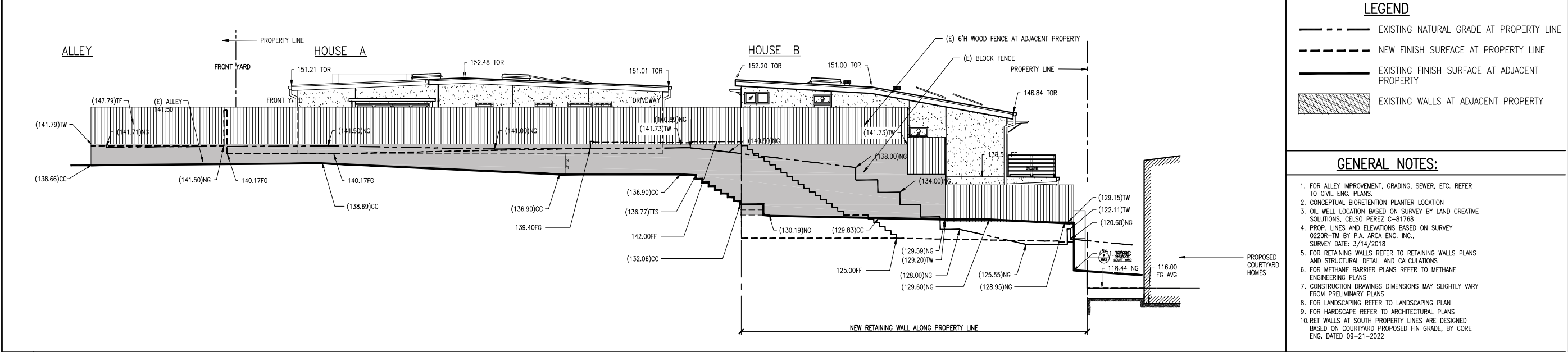


2 PARTIAL SECTION

1/4"=1'-0"

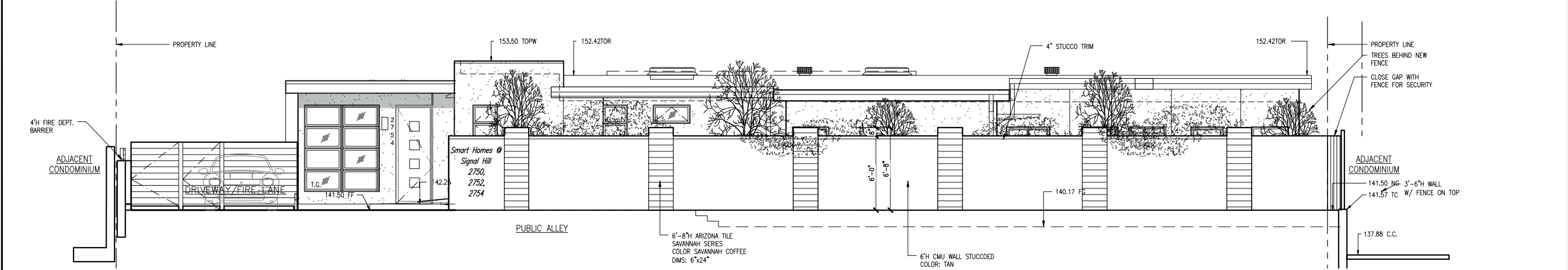
1 SITE SECTION ALONG EAST PROPERTY LINE WALLS VIEW FROM ADJACENT PROPERTY MODIFIED

1/8"=1'-0"



3 SITE SECTION ALONG WEST PROPERTY LINE VIEW FROM ADJACENT PROPERTY MODIFIED

1/8"=1'-0"



4 ALLEY WALL ELEVATION - PRELIMINARY PLANS DATE: 03-19-2025

1/4"=1'-0"

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

DCS

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657-203-1583

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PROJECT #4921

REVISIONS

1

02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY

2

4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW

3

5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

SITE VIEWS AND SECTIONS

SHEET TITLE

SP1.2

BUILDING CODE DATA

PROPOSED NEW CONSTRUCTION: THREE DETACHED CONDOMINIUM HOMES,

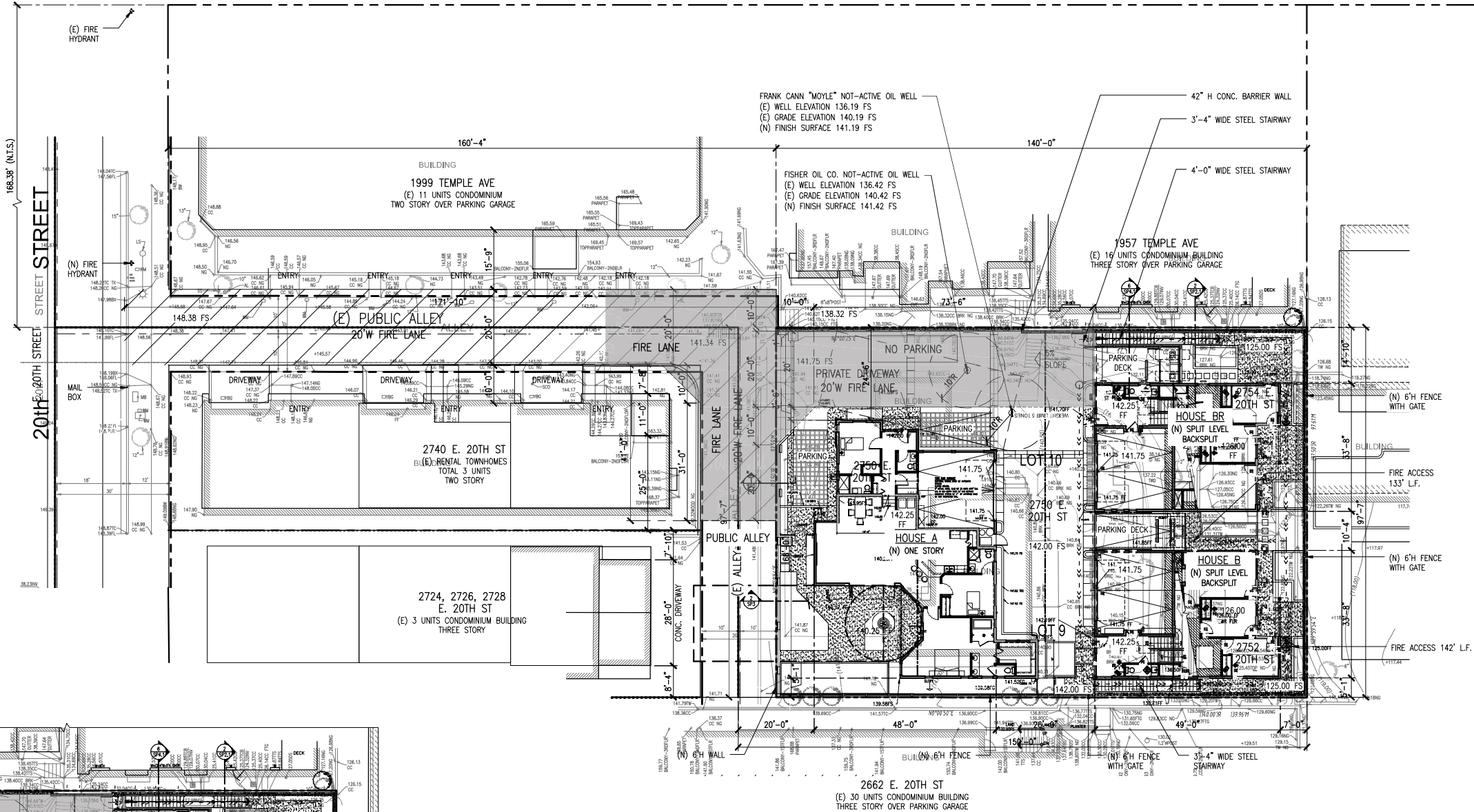
TYPE OF CONSTRUCTION: V-B FULLY, SPRINKLERED CRC 2019

OCCUPANCY GROUP R DIVISION 3

HOUSE	BUILDING AREA		MODIFIED	
	LIVING	GARAGE	LIVING	GARAGE
A	2,010 S.F.	489 S.F.	1,961 S.F.	437 S.F.
B	2,317 S.F.	456 S.F.	2,317 S.F.	456 S.F.
BR	2,317 S.F.	456 S.F.	2,317 S.F.	456 S.F.
TOTAL	6,644 S.F.	1,401 S.F.	6,595 S.F.	1,349 S.F.

FIRE DEPARTMENT NOTES

- EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR SHALL NOT BE LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. RESIDENTIAL CODE R311.2
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.3
- CARBON MONOXIDE ALARM: SINGLE- AND MULTIPLE- STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS REQUIRED BY (SECTIONS R315.1 AND R315.2) OR (SECTIONS 420.4.1 AND 420.4.2) SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
  - ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
  - FOR R-1 ONLY, A. ON THE CEILING OF SLEEPING UNITS WITH PERMANENTLY INSTALLED FUEL-BURNING APPLIANCES. RESIDENTIAL CODE R315.3, BUILDING CODE 420.4.3CARBON MONOXIDE ALARM SHALL BE INTER-CONNECTED, HARDWIRE WITH BATTERY BACKUP.
- FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE LA COUNTY FIRE DEPARTMENT FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.



DESIGN CONSTRUCTION SERVICES INC.

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657-203-1583

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PROJECT #4921

REVISIONS	
1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

FIRE DEPT. ACCESS SITE PLAN

SHEET TITLE

SP2

FIRE DEPARTMENT ACCESS SITE PLAN

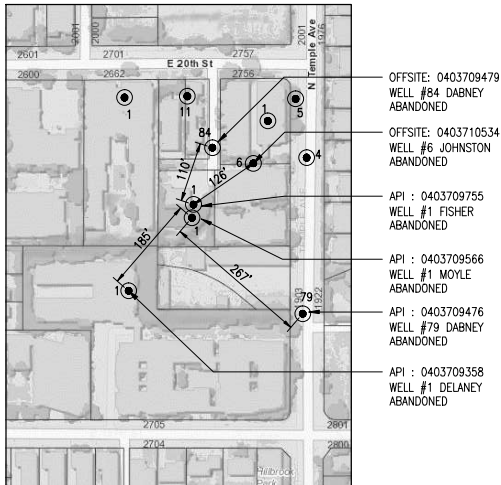
MODIFIED TURN-AROUND APPROVED BY JANNA MASI, LA COUNTY FIRE PREVENTION DIVISION, LAND DEVELOPMENT UNIT, DATE NOVEMBER 9, 2017.



NOTES:

- LOT 9 & 10 TO BE MERGED FOR CONDOMINIUM SUBDIVISION
- OIL WELLS NOT ACTIVE, APPROX. 5' BELOW PROPOSED PAVING.
- ACCESS TO OIL WELLS PROVIDED IN COMPLIANCE WITH CITY OF SIGNAL HILL STANDARDS.
- METHANE TEST OF OIL WELLS: BY MEARNS CONSULTING LLC, DATED NOV. 30, 2016.
- OIL WELL "MOYLE" APR 037-09566 REPORT OF ABANDONMENT DATED JANUARY 25, 1951.
- OIL WELL "FISHEROIL" APR 037-09755 REPORT OF ABANDONMENT DATED APRIL 27, 1927.
- NEW FIRE HYDRANT TO BE INSTALLED PER LA COUNTY FIRE CODE REGULATIONS.
- (E) 20' WIDE ALLEY IS TO BE RESURFACED TO SUPPORT 75,000 LBS LOAD OF FIRE TRUCK.
- (E) EXISTING TO REMAIN OR PROPOSED GATES SHALL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE.
- A DIGITAL COPY OF THE FINAL MAP SHALL BE SUBMITTED TO THE FIRE DEPARTMENT'S LAND DEVELOPMENT UNIT FOR REVIEW AND APPROVAL PRIOR TO RECORDATION. SUBMITTAL SHALL BE PROVIDED THROUGH EPIC-LA USING FOLLOWING PLAN TYPE: FIRE LAND DEVELOPMENT-CITY REQUEST-FINAL MAP (TRACK/PARCEL)

VICINITY MAP OIL WELLS



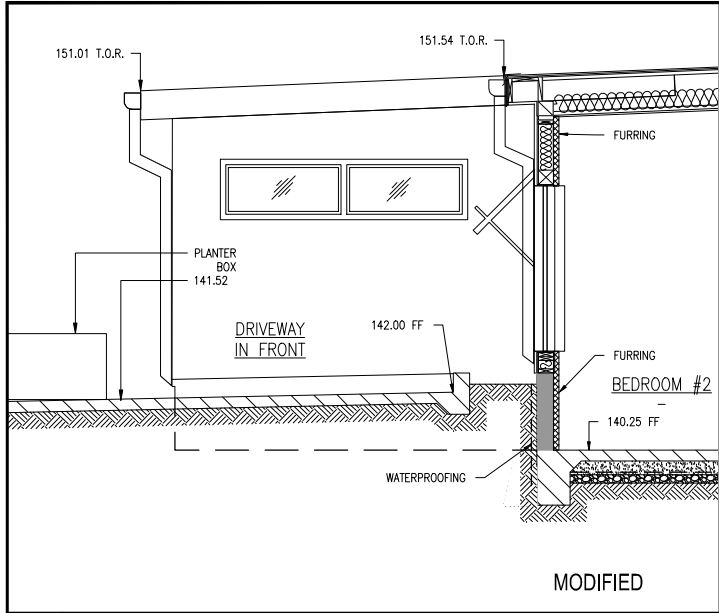
HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

FIRE APPARATUS ACCESS ROAD  
ALTERNATIVE TO HAMMERHEAD

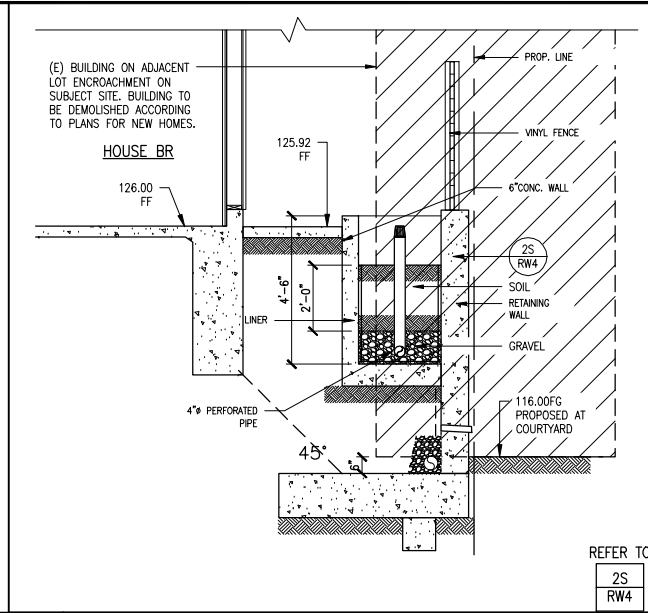
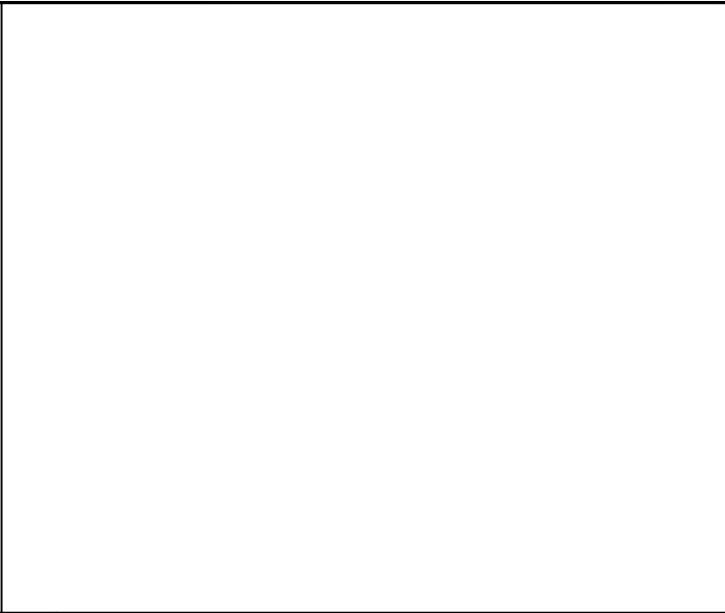
LA COUNTY FIRE DEPARTMENT ACCESS.  
ALTERNATIVE TO HAMMERHEAD

1/16"=1'-0"

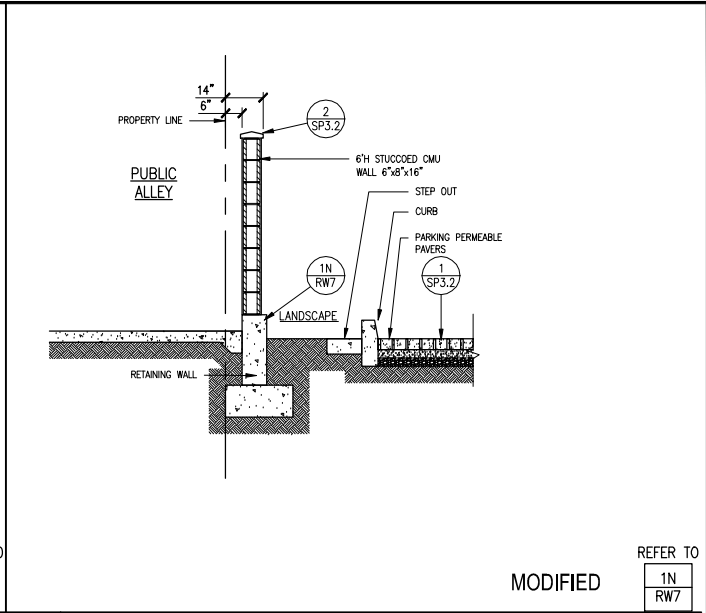




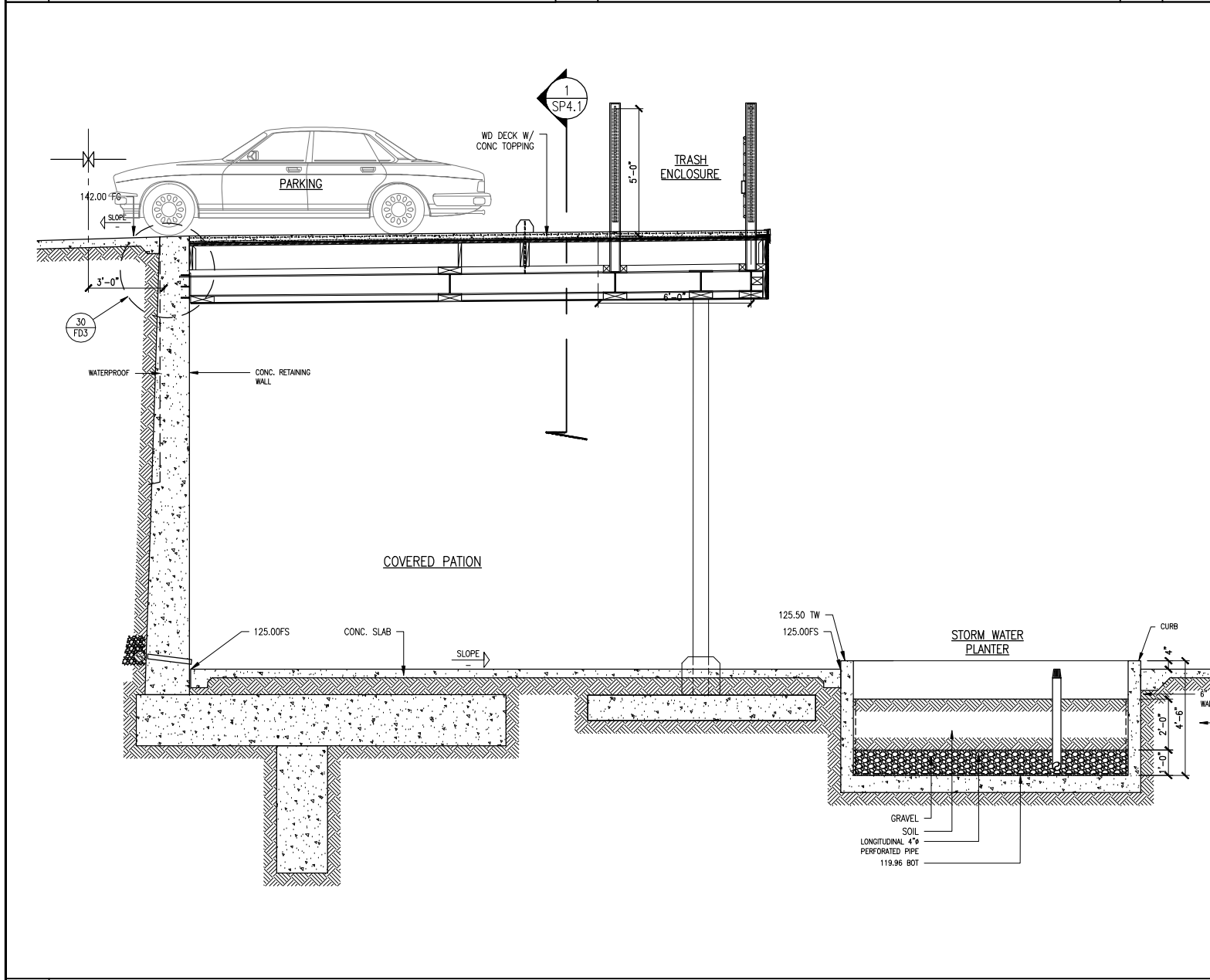
7 SITE SECTION AT DRIVEWAY 3/8"=1'-0"



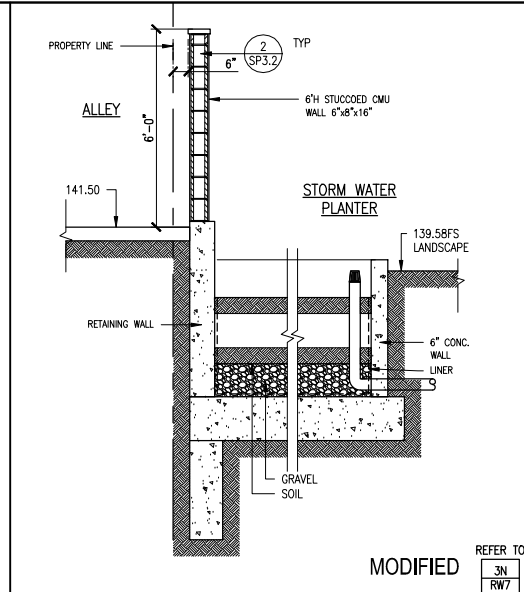
4 SITE SECTION, SOUTH YARD HOUSE BR 3/8"=1'-0"



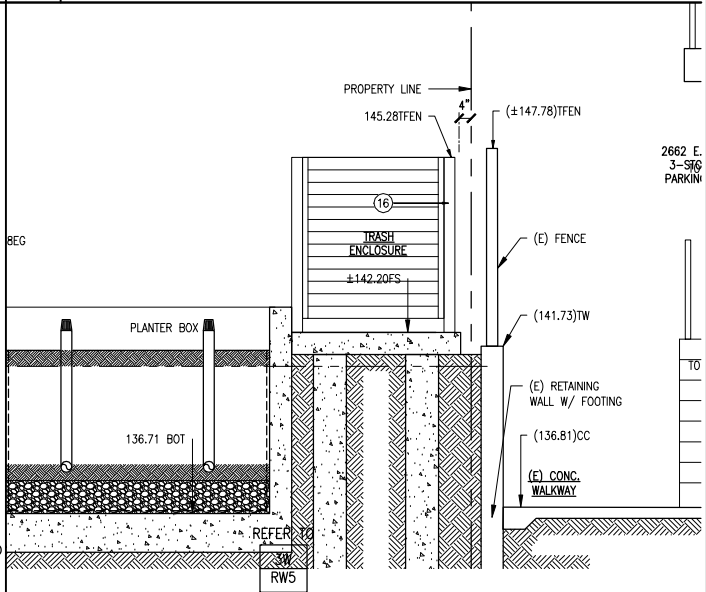
1 SITE SECTION, AT NORTH PROPERTY LINE 3/8"=1'-0"



6 SITE SECTION, SIDE YARD AT HOUSE BR 3/8"=1'-0"



2 SITE SECTION NORTH YARD HOUSE A 3/8"=1'-0"



3 SITE SECTION AT WEST END OF DRIVEWAY 3/8"=1'-0"

- GENERAL NOTES:**
1. FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS.
  2. CONCEPTUAL BIORETENTION PLANTER LOCATION
  3. OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81789
  4. PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC., SURVEY DATE: 3/14/2018
  5. FOR RETAINING WALLS REFER TO RETAINING WALLS PLANS AND STRUCTURAL DETAIL AND CALCULATIONS
  6. FOR METHANE BARRIER PLANS REFER TO METHANE ENGINEERING PLANS
  7. CONSTRUCTION DRAWINGS DIMENSIONS MAY SLIGHTLY VARY FROM PRELIMINARY PLANS
  8. FOR LANDSCAPE REFER TO LANDSCAPING PLAN
  9. FOR HARDSCAPE REFER TO ARCHITECTURAL PLANS
  10. RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

**DCS**  
DESIGN CONSTRUCTION SERVICES INC.  
2201 E. Willow, Suite D, #319  
Signal Hill, CA 90755  
657-203-1583

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PROJECT #4921

REVISIONS	
1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

**SITE ADDRESS**

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

**OWNER**

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

**SITE PLAN SECTIONS**

**SHEET TITLE**

**SP3**

## REVISIONS

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2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
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## SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

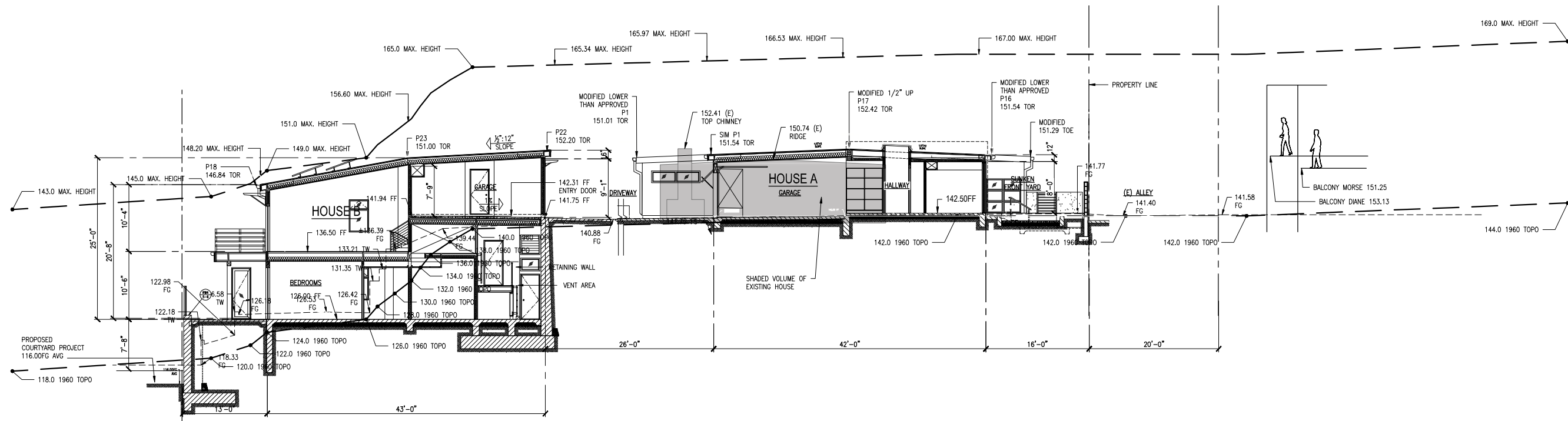
## OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

## SITE PLAN SECTIONS

## SHEET TITLE

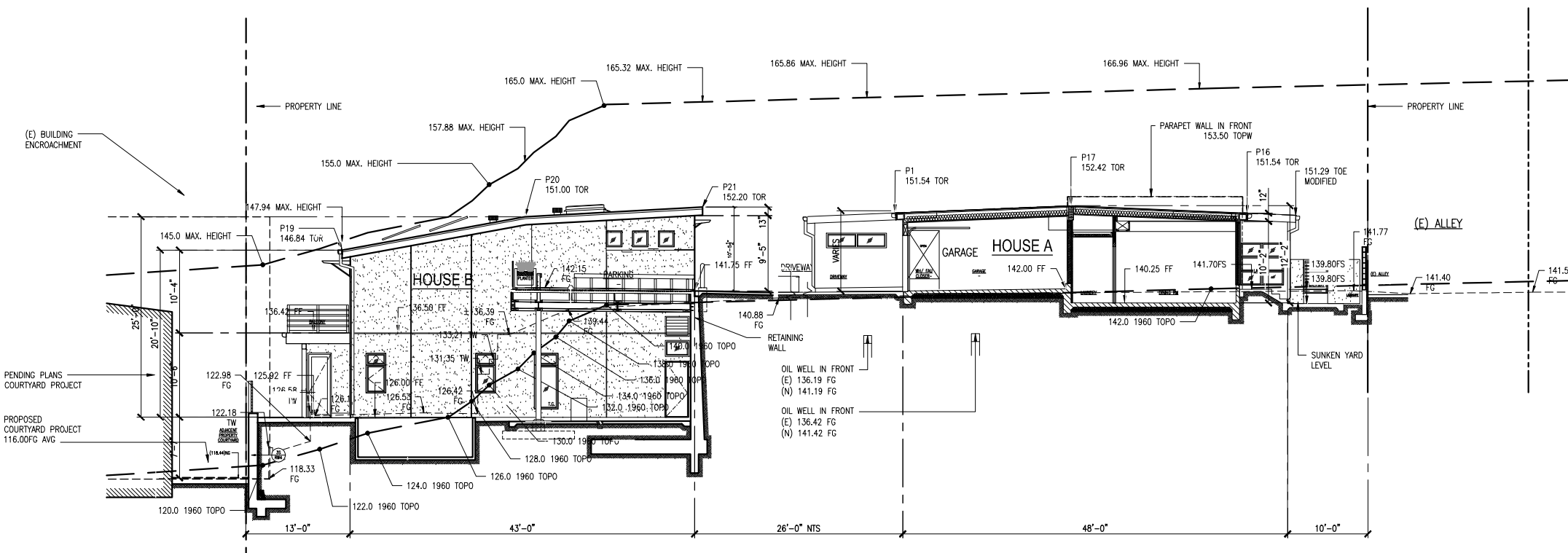
SP4



SCALE: 1/8"=1'-0"

NOTE: ROOF RIDGE ELEVATION NOT TO EXCEED TOP OF EXISTING CHIMNEY

## 1 SITE SECTION MODIFIED



## LEGEND

---	1960 TOPO
---	25' MAX. HEIGHT
---	EXISTING NATURAL GRADE
---	EXISTING HOME

## GENERAL NOTES:

1. FOR ALLEY IMPROVEMENT, GRADING, SEWER, ETC. REFER TO CIVIL ENG. PLANS.
2. CONCEPTUAL BIORETENTION PLANTER LOCATION
3. OIL WELL LOCATION BASED ON SURVEY BY LAND CREATIVE SOLUTIONS, CELSO PEREZ C-81768
4. PROP. LINES AND ELEVATIONS BASED ON SURVEY 0220R-TM BY P.A. ARCA ENG. INC., SURVEY DATE: 3/14/2018
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10. RET WALLS AT SOUTH PROPERTY LINES ARE DESIGNED BASED ON COURTYARD PROPOSED FIN GRADE, BY CORE ENG. DATED 09-21-2022

## 2 SITE SECTION MODIFIED

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



## REVISIONS

1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
2	4-18-25 SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW
3	5-2-25 PLANNING RELEASE FOR CONSTRUCTION DRAWINGS

## SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

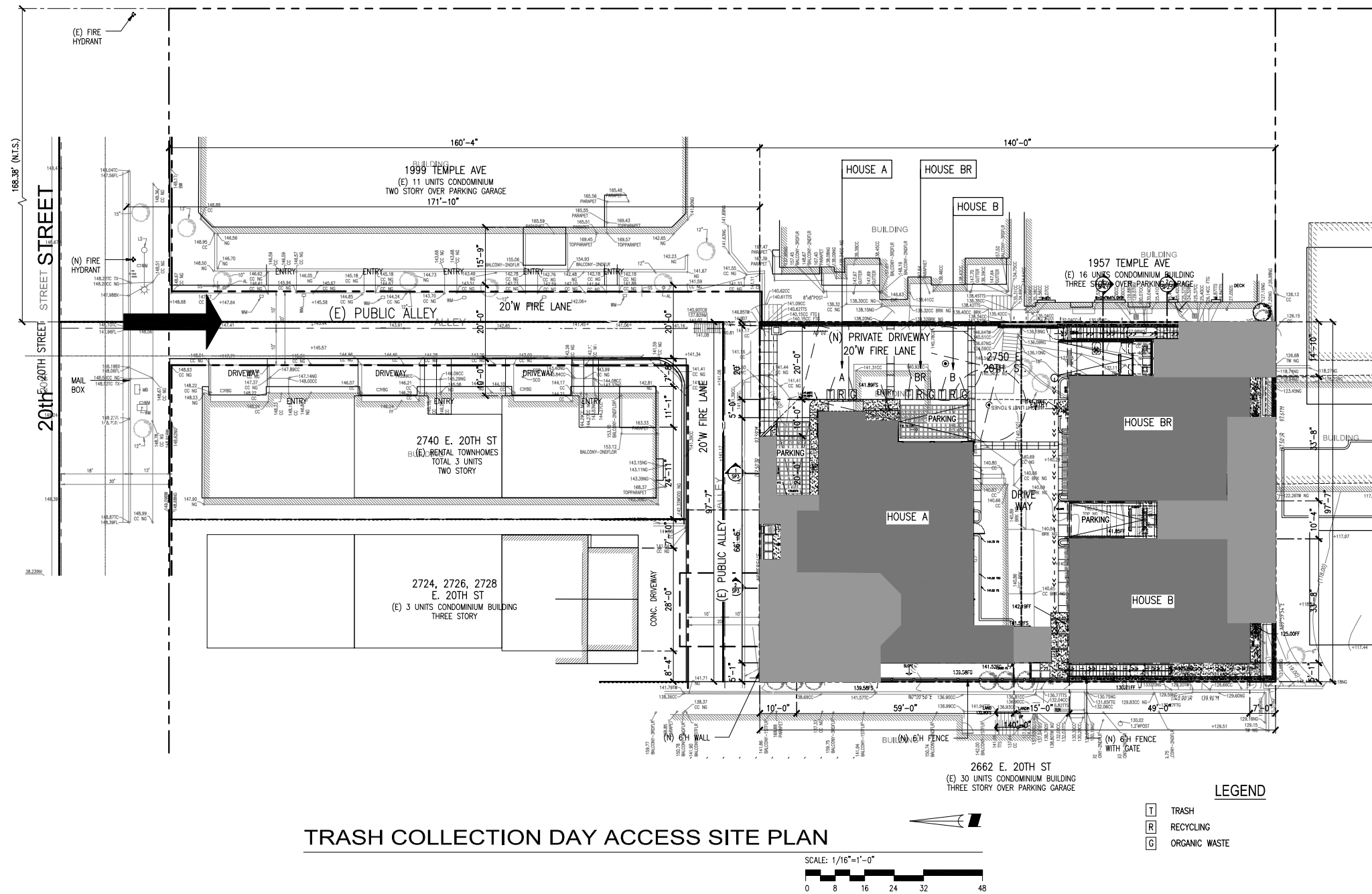
## OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

TRASH COLLECTION  
SITE PLAN

SHEET TITLE
-------------

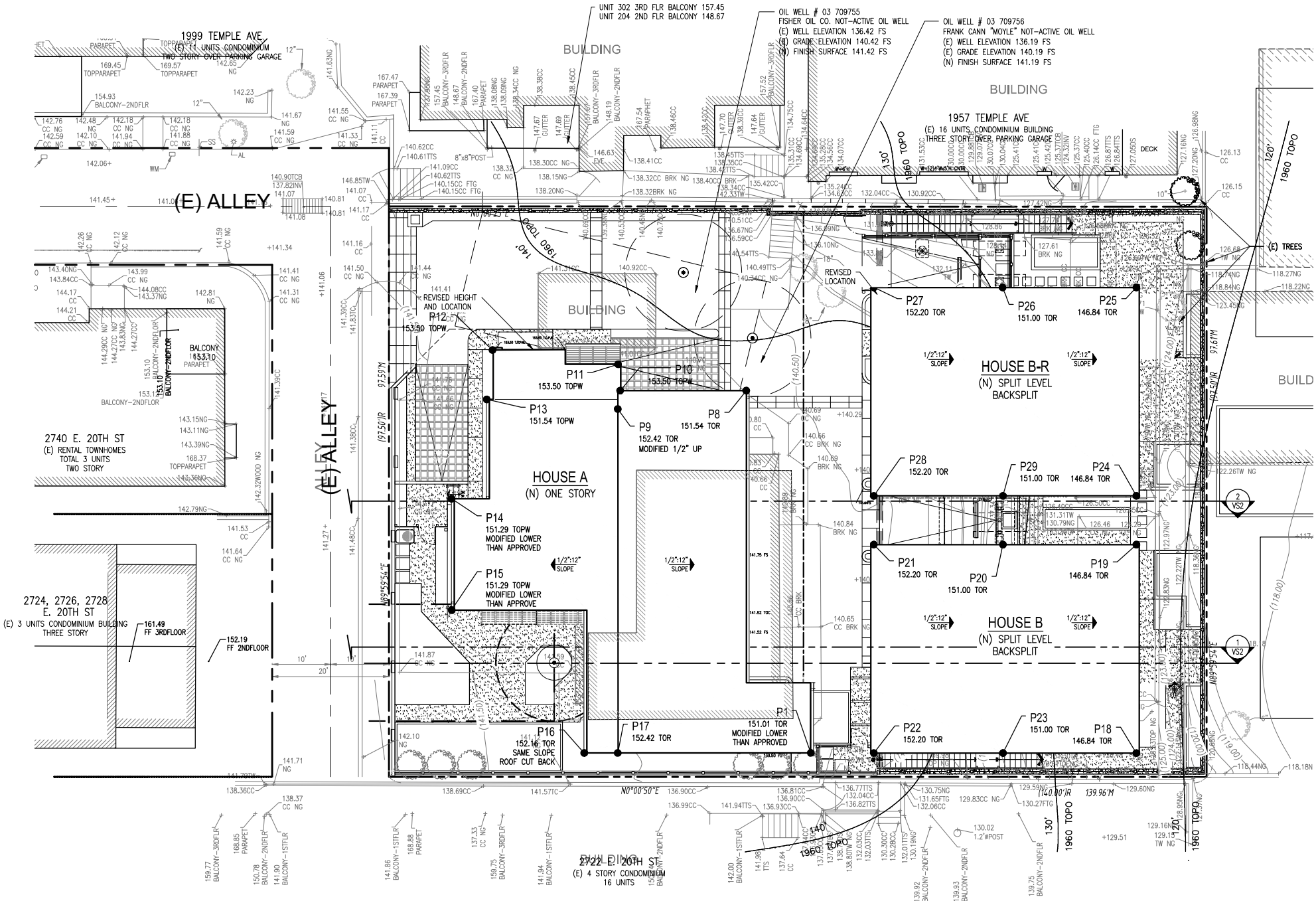
# SP5



FLAG POLE SCHEDULE			
POLE NUMBER	APPROVED. TOP POLE ELEV.	ORIGINALLY REVISED POLE ELEV	MODIFIED POLE ELEV.
P1	151.54	152.42	MODIFIED LOWER THAN APPROVED
P2			OMIT
P3			OMIT
P4			OMIT
P5			OMIT
P6			OMIT
P7			OMIT
P8	151.54		SAME
P9	152.38	152.42	MODIFIED 1/2" UP
P10	153.50		SAME
P11	153.50		SAME
P12	153.50		SAME
P13	153.50		SAME
P14		151.29	MODIFIED LOWER THAN APPROVED
P15		151.29	MODIFIED LOWER THAN APPROVED
P16	151.54	152.16	SAME SLOPE ROOF CUT BACK
P17	152.38	152.42	MODIFIED 1/2" UP
P18	146.84		
P19	146.84		
P20	151.00		
P21	152.20		
P22	152.20		
P23	151.00		
P24	146.84		
P25	146.84		
P26	151.00		
P27	152.20		
P28	152.20		
P29	151.00		

ABBREVIATIONS

PROP. PROPOSED  
ELEV. ELEVATION  
TOR TOP OF ROOF  
TOPW TOP OF PARAPET WALL



DATUM LINE - SITE PLAN MODIFIED

NOTE:  
1 STORY POLES TO BE STRIPED IN 6" INCREMENTS. TOTAL 4 INCREMENTS



NOTES:

- RECORD VIEW ANALYSIS DRAWINGS.
- CURRENT REVISION: ADD PARKING SPACE DOES NOT CHANGE THE ROOF ELEVATIONS, NOR LOCATION OF HOUSES.
- HOUSE A BASEMENT WAS ELIMINATED

DCS

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PROJECT #4921

REVISIONS  
1 02-01-2024 CLIENT REVIEW  
MOD. DUE TO WELL DISCOVERY  
2 4-18-25 SUBMIT MODIFIED  
PLANS TO PLANNING DEPT.  
REVIEW  
3 5-2-25 PLANNING RELEASE FOR  
CONSTRUCTION DRAWINGS

SITE ADDRESS  
2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

OWNER  
NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

DATUM LINE  
SITE PLAN

SHEET TITLE  
VS1

REVISIONS

1	02-01-2024 CLIENT REVIEW MODIF. DUE TO WELL DISCOVERY
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SITE ADDRESS

2750 E. 20TH ST.  
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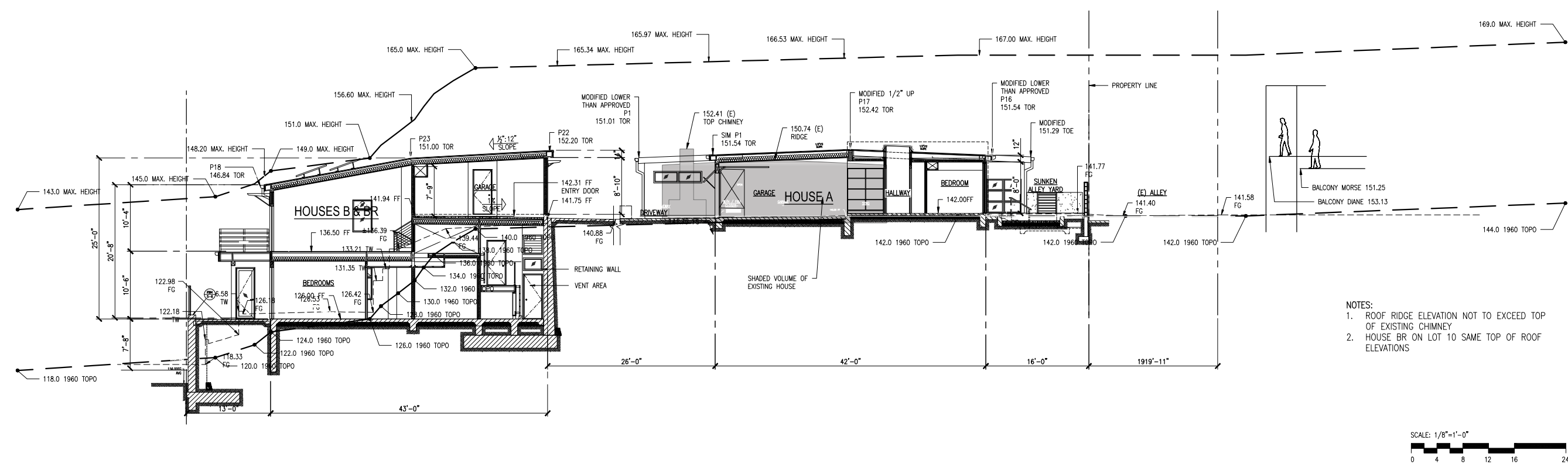
OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

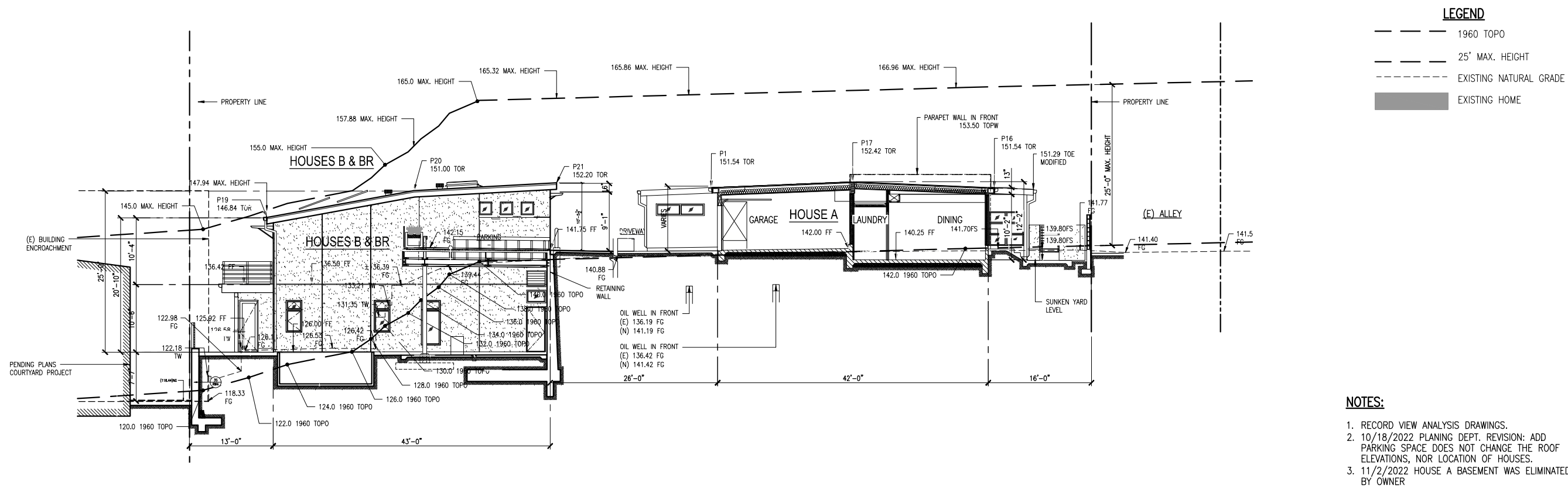
VIEW STUDY SECTIONS

SHEET TITLE

VS2

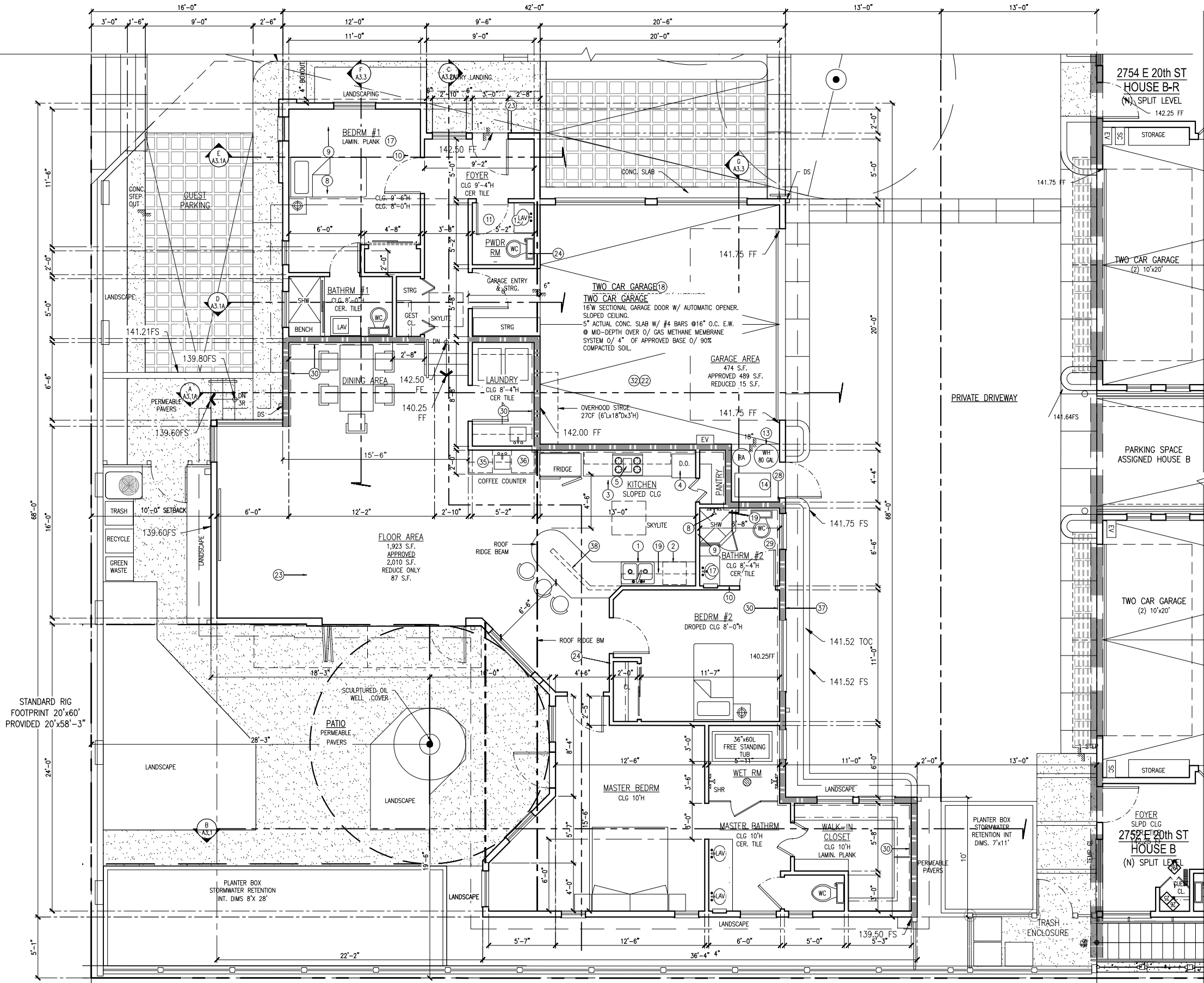


1 1960 TOPO SECTION AT CENTER LOT 9



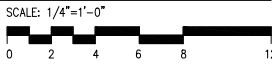
2 1960 TOPO SECTION CENTER OF SITE





HOUSE "A" PLAN MODIFICATIONS

DATE 03/24/2025  
DCS INC



PLAN KEY NOTES

- DOUBLE SINK WITH 1/2 HP. GARBAGE DISPOSAL (BADGER OR EQUAL) WITH AIR GAP FOR DISHWASHER UNDER COUNTER INSTALLATION.
- DISHWASHER WITH AIR GAP - VERIFY DIMENSIONS WITH MANUFACTURERS SPECIFICATIONS.
- 48" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIBB AND SHUT - OFF FOR ICE MAKER.
- DOUBLE OVEN CONSISTING OF (1) CONVECTION OVEN AND (1) MICROWAVE OVEN WITH VENT HOOD.
- COOKTOP AND VENT (HOOD OPTIONAL)
- BAR SINK
- LAUNDRY SINK
- CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER C.P.C. 420.0. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT PARTY WALLS. VERIFY UNIT DIMENSIONS W/ MANUFACTURER PRIOR TO FRAMING.
- SHOWER WALLS MUST BE FINISHED WITH A SMOOTH, NON ABSORBENT SURFACE TO A MIN HEIGHT OF 72" ABOVE FLOOR PER CBC R307.2. GLASS ENCLOSURE DOORS & PANELS MUST BE 1/8" FULLY TEMPD. ATTACH TOWEL BAR TO DOOR. SEE NOTE #29
- 2x6 FLAT BLOCKING AT +40" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR.
- WASHER SPACE, PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE "SMITTY" PAN AND DRAIN AT SECOND FLOOR LOCATIONS.
- ELECTRIC HEAT PUMP CLOTHES DRYER, PROVIDE 30 AMP CIRCUIT. PROVIDE DRAIN AND VENT NOT REQUIRED. INSTALL IN COMPLIANCE WITH MANUFACTURER REQUIREMENTS.
- 50 GAL WATER HEATER, MANUF: RHEEM MD: PROTERRA, HYBRID HEAT PUMP. HIGH EFFICIENCY SMART TANK W/LEAK DETECTION & AUTO SHUT-OFF PROVIDE FLEX CONNECTORS AND SEISMIC STRAPS PER DET. HEATER SET ON 18" HIGH PLATFORM WHEN LOCATED IN GARAGE OR LAUNDRY ROOM PER C.P.C. TABLE 5-1 COL. 2 No. 3. REFER TO PLUMBING PLAN
- F.A.U. INSTALL PER C.B.C. REQUIREMENTS, PROVIDE SEISMIC BRACES
- LAVATORY TOP OF COUNTER INSTALLATION
- A.C. CONDENSER ON CONC SLAB. PROVIDE 220V WEATHERPROOF DISCONNECT AND 110V WEATHERPROOF OUTLET WITHIN 25' FROM UNIT. TOP OF CONC. SLAB MIN. 3" ABOVE GROUND PER C.M.C.
- VITREOUS CHINA LAVATORY. UNDER COUNTER INSTALLATION
- GARAGE DOOR WITH AUTOMATIC DOOR OPENER MANUFACTURER: LIFT MASTER OR EQUAL, IN COMPLIANCE WITH UL 325 AND NEMA ICS-6. WARRANTY: 5 YEARS. MIN 3/4" HP WITH EDGE SENSOR. UL 325 REQUIRES A DOOR STARTING FROM PARTIALLY OPEN POSITION TO STOP AND THEN RAISE A MIN. OF 2 INCHES WHEN OBSTRUCTION IS DETECTED. CONTRACTOR TO INSTALL AND TEST DOOR OPENER ACCORDING TO MANUFACTURER INSTRUCTIONS.
- GYP. BD, DROPPED SOFFITS FOR HVAC DUCTS. FRAMING CONTRACTOR TO COORDINATE WIDTH WITH HVAC CONTRACTOR.
- GYP. BD, DECORATIVE SOFFITS
- GYP.BD, DROP'D SOFFIT AT INTERIOR TO BE PROVIDED BY FRAMING CONTRACTOR WHEN REQUIRED BY HVAC CONTRACTOR OR INTERIOR DECORATOR
- INSTALL 5/8" TYPE "X" GYP. BD. AT GARAGE WALLS AND CEILING. COMMON WITH HABITABLE ROOMS.
- DROP CONC. SLAB AS APPLICABLE FOR PAVERS
- WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD & POST REQUIREMENTS.
- UNDER COUNTER COOLER
- HVAC DUCTS WALL OPENINGS
- WALKING DECK. MANUF: WESTCOAT OR EQUAL (800)250-4519. INSTALL POLYMER MODIFIED CEMENTITIOUS DECK OVER HOT DIP GAL. METAL LATH. 0/ 1-1/8" EXT GRADE PLYWOOD. MIN SLOPE 3/4":12". ESR: 2201. APPLY CUSTOM FINISH AS SELECTED BY OWNER. INSTALL IN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND APPLICABLE CODES. (HOUSE B & BR)
- SOLAR CONTROLS
- TOILET
- 2" FURRING
- INSTALL SECURITY SYSTEM PER OWNER SPECIFICATIONS
- C.B.C. SEC. R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No.26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE.
- DUMBWATER. MANUFACTURER: POWERLIFT DUMBWATERS CORPORATION OR EQUAL MODEL: POWERLIFT 100 RESIDENTIAL OR EQ. UL CERTIFIED ELEVATOR CONTROLLER. DOOR LOCKS WITH DOOR SWITCHES, AND ACCESS DOOR SAFETY SWITCH. 150 LBS. CAPACITY. CAR SIZE 24"x24"x30" HIGH. INSTALL IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS
- TILE VENEER. SEE SHT. D02/ DET. 13
- UNDERCOUNTER BEVERAGE COOLER
- APPLIANCE GARAGE
- RET WALL, EXTEND 8" ABOVE PLANTER CURB
- PONY WALL

GENERAL NOTES

- CONC. SLAB TO BE 3" RECESSED IN BATHROOMS, LAUNDRY & KITCHEN AREAS.
- REFER TO PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR FIXTURES AND EQUIPMENT.
- REFER TO STRUCTURAL PLANS FOR STRUCTURAL ENGINEERING.

LEGEND

- SOFFITS / DUCTS
- RETAINING WALLS
- STEM WALL & FURRING
- TILE VENEER

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PROJECT #4921

REVISIONS

- | NO. | DATE       | DESCRIPTION                                    |
|-----|------------|--|
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| 2   | 4-18-25    | SUBMIT MODIFIED PLANS TO PLANNING DEPT. REVIEW |
| 3   | 5-2-25     | PLANNING RELEASE FOR CONSTRUCTION DRAWINGS     |

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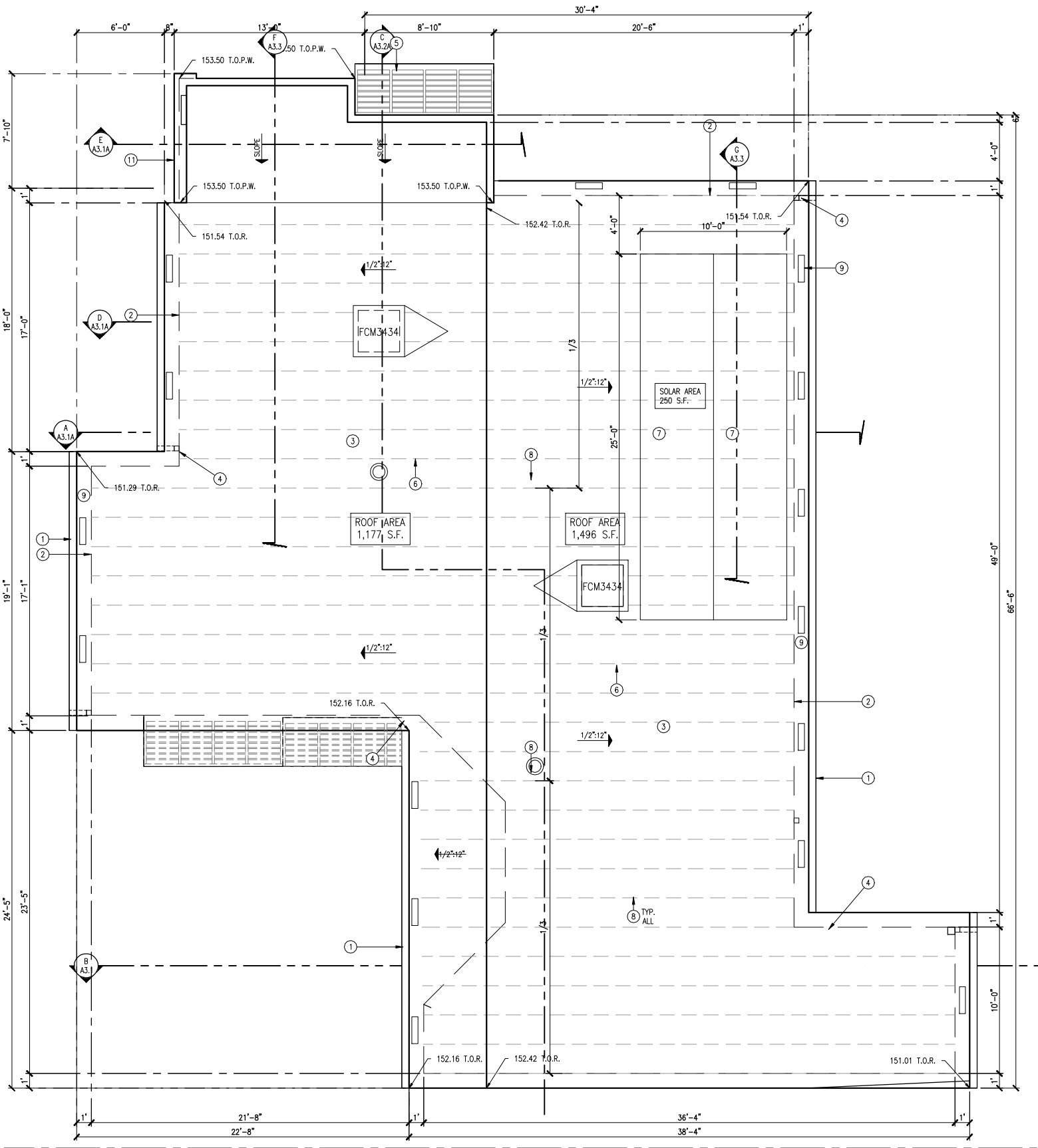
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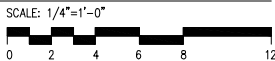
HOUSE A  
1ST FLOOR PLAN

SHEET TITLE  
HOUSE A  
A1.1

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



ROOF PLAN - HOUSE A



ROOF PLAN KEY NOTES

- GUTTER
- WALL BELLOW
- SINGLE PLY ROOF COVERING SYSTEM CLASS B  
MANUF: SARNAFIL OR EQUAL  
O/ 80 MIL SARNAFIL G 410 FELTBACK ENERGY SMART GLASS-FIBER REINFORCED PVC  
ROOF MEMBRANE ADHERED TO DENSDECK PRIME WITH SARNACOL 2121 WATER-BASED  
ADHESIVE O/ (1) LAYER OF 1/2" THICK DENSDECK O/ COMBUSTIBLE ROOF SHEATHING  
COLOR: TAN  
MIN. SLOPE 1/4"12" (2%)  
WEIGHT: 0.582 PSF  
INSTALLED BY MANUFACTURER TRAINED AND APPROVED ROOFER.  
WARRANTY: SYSTEM 30 YRS.  
INSTALLATION MUST COMPLY WITH MANUFACTURER'S INSTRUCTION THE REPORT &  
APPLIANCE CODE  
APPROVAL REPORT: ESR1157 -RENEWAL DATE 09-2017  
BARRIER BOARD:  
1/2" THICK DENSDECK PRIME ROOF BOARD  
MANUFACTURER: GEORGIA PACIFIC  
MECHANICALLY FASTENED TO ROOF SHEATHING  
ROOFING CONTRACTOR SHALL SUBMIT EVIDENCE OF APPROVAL, SAMPLE OF ROOFING AND  
PRODUCT DATA SHEET FOR ARCHITECT'S AND OWNER APPROVAL.  
INITIAL SOLAR REFLECTANCE 0.73  
3 YEAR SOLAR REFLECTANCE 0.65  
FOR WATERPROOFING AND FLASHING OF ROOF MEMBRANE PENETRATIONS USE SIKA  
DETAILS & G459 MEMBRANES.
- GUTTERS, METAL HANGERS AND DOWN SPOUTS WITH CONDUCTOR HEAD, 22 GA ZINC  
COATED GALV. STEEL G-90  
GUTTERS TO HAVE CONTINUOUS REMOVABLE LEAF SCREEN
- ALUMINUM SUN SCREEN  
SUPPLIER: HANSEN  
MD: STYLE 2 HONJIA KAI  
FINISH: TGIC POLYESTER POWDER COATING COLOR: HOUSE A AND BR- BRONZE MATT  
HOUSE B - ANODIZED SILVERALUMINUM SUNSHADES. SHOP DRAWINGS REQUIRED FOR  
ARCHITECT'S AND OWNER REVIEW AND APPROVAL.
- FCM VELUX SKYLITE - FIXED, CURB MOUNTED  
CURB SITE BUILT WITH VELUX FLASHING AND ADHESIVE UNDERLAYMENT.  
GLAZING: DOUBLE GLASS WITH OUTBOARD 5/32" THCK TEMPERED GLASS LOW E,  
INBOARD LAMINATED WITH ARGON  
MAX U FACTOR: 0.55  
MAX SHGC: 0.30  
ER. 0199 VALID 9/2023  
INSTALL PER MANUFACTURER INSTRUCTIONS.  
PROVIDE 10 YEARS WARRANTY
- CONCEPTUAL PLAN FOR SOLAR ZONE IN COMPLIANCE WITH CBC 2019 & TITLE 24'  
AREA: 250 S.F.  
PANELS APPROX: 5'x4'x2'  
SIGNAL HILL LATITUDE: 33.797337  
USE MIN. ANGLE 10° TO REDUCE PROJECTION OVER ROOF RIDGE  
PROJECTION NOT TO EXCEED 16"
- (2) AURA ATTIC FANS  
MANUF: ACTIVE VENTILATION PRODUCTS  
MD# AF-10-C4, WITH SHUT-OFF SWITCH  
EXHAUST AIR OUT - 500 CFM  
NET FREE VENT AREA(1/300) 325 S.I.N.  
TOTAL 2, TOTAL AREA 650 S.I.N.
- ATTIC VENT INTAKE IN EAVE  
5.5"x22" ATTIC VENTS LOCATE EVERY FOURTH TRUSS.,  
BRANDGUARD VENTS MD: UE2051-PG  
WITH 1/16" MESH FOR EMBER AND BUG PROTECTION  
VENT AREA: 36.5 S.I.N. NFA  
TOTAL 22 VENTS, TOTAL AREA 803 S.I.N.  
TRUSS JOIST BLOCKING VENT AREA 3"x10" -30" X 22=660 S.I.N.
- PROVIDE VENT HOLES IN TJI JOIST AND IN MICROLAM JOISTS.  
PROVIDE MAXIMUM ALLOWABLE QUANTITY AND DIAMETER.  
FOR ALLOWABLE HOLE SIZE AND LOCATIONS SEE MANUFACTURES INSTRUCTIONS.  
CONTRACTOR TO MEET MANUFACTURERS REQUIREMENTS.  
DO NOT OVER CUT HOLES, ROUND HOLES ONLY. SEE STRUCTURAL PLANS FOR JOISTS  
SPECIFICATIONS.
- (2) LOUVERS SS WALL VENTS  
BRANDGUARD VENT. MD FV2011FF  
CUSTOMIZED STAINLESS STEEL  
6X14" NEFA 23.4" TOTAL (2) WITH 1/16" MESH

TJI JOIST CROSS-VENTILATION

FOR 24" TJI SPACING PROVIDE (3) 2" DIA VENT HOLES IN EACH JOIST  
(3X 3.142 SQ.IN.= 9.426 S.I.N.)  
APPROX 33 TJI X 2 X 9.426=622 S.I.N.  
LOCATE HOLES IN MOST UPPER PART OF WEB.  
COMPLY WITH MANUFACTURER MIN. CLR TO JOIST FLANGES

ROOF VENT CALCULATIONS

ATTIC AREA: 2,697 S.F.  
VENT RATIO: 1/300  
VENT AREA:  
REQUIRED: 9.00 S.F. (1,295 SQ. IN.)  
PROVIDED: 50% INTAKE 648 SQ. IN. SEE NOTE 9  
50% EXHAUST 648 SQ. IN. SEE NOTE 8

GENERAL NOTES

- FOR GRADING AND STORMWATER DRAINAGE REFER TO CIVIL ENGINEER PLANS

LEGEND

□ □ ATTIC EAVE VENT

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OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

HOUSE A  
ROOF PLAN

SHEET TITLE  
HOUSE A  
A1.2

[illegible]
$$1/4'' = 1' - 0''$$


10B

Technical drawing of a rectangular tray or container. The dimensions are indicated as 3'-6" (width) and 9'-0" (length). The tray features a grid of internal dividers.

N.T.S.

- (1) SKYLIGHTS REFER TO ROOF PLAN
- (2) STUCCO- THREE-COAT STUCCO HAND APPLIED MANUFACTURER: PAREX ARMOUR LATH 3/8"X4"-SHIELD FIBER REINFORCED, 7/8" THK PORTLAND CEMENT, 0/ 3.4 LB GALV. G60 METAL LATH 0/ (2) LAYERS GRADE D ASPHALT SATURATED KRAFT BUILDING PAPER SCRATCH AND BROWN COAT: FIBER 47 BASE COAT CRACK PREVENTION: STUCCO LEVEL COAT WITH EMBEDDED MESH WEIGHT 4.5 OZ PER SQ. YARD FINISH: SAND TEXTURE FINE 534 PAREX DPR COATING 100% ACRYLIC OVER PRIMER
- (2A) COLOR: SBMF 50 CRYSTAL WHITE
- (2B) COLOR: MATCH DUNN EDWARDS DE 6389 FALLEN ROCK
- (3) WINDOWS AND SLIDING DOORS MANUFACTURER: MARVIN WINDOWS AND DOORS U.N.O. OR EQUAL MATERIAL: PAREX BERGLASS -ESSENTIAL LAMINATED GLASS UNIT WITH ONE PANE TEMPERED IN COMPLIANCE WITH SRA & CHAPTER 7A COLOR: BLACK FOR SPECIFICATIONS REFER TO DOOR AND WINDOW SCHEDULE.
- (4) EXT. ENTRY DOORS MANUFACTURER: ETO DOORS HOUSE A MDF1: ETIAM 4 HORIZONTAL LITE DOOR W/ LAMINATE GLASS WOOD: MAHOGANY
- (5) GARAGE DOOR MANUFACTURER: CLOPAY MD: AWMTE COLLECTION DESIGN: GLASS AND ALUMINUM FRAME MATERIAL: ALUMINUM FINISH: WHITE GLASS: 3 ROWS AT BOTTOM WHITE LAMINATE GLASS, TOP ROW CLEAR GLASS TEMPERED
- (6) GATES AND FENCES HOMELAND VINYL PRODUCTS 1-1/2"x5-1/2" VINYL HORIZONTAL RAILS WITH ACCU SHIELD PROTECTION COLOR: MOCHA WALNUT INSTALL IN COMPLIANCE WITH MANUFACTURER GUIDELINES.
- (7) DS & GUTTERS COLOR: BLEND WITH STUCCO
- (8) SUNSHADE REFER TO ROOF PLAN MATERIAL: ALUMINUM TUBING FINISH: ANODIZED BRONZE
- (9) TILE VENEER ARIZONA TILE RECTIFIED COLOR BODY PORCELAIN METAL SAWANNAH SERIES COLOR: COFFEE SIZE: 6"x24"
- (10A) LIGHT FIXTURE P60B5
- (10B) LIGHT FIXTURE P563001
- (11) STUCCO CONTROL JOINT W/ 1/2" REVEAL
- (12) FASCIA: HARDIE TRIM BOARDS, PRIMED DIMS: .75x11.25" MATERIAL: FIBER CEMENT, FINISH: SMOOTH COLOR: DUNN EDWARDS DE 6388 SMOKEY MOUNTAIN ATTACHMENT: S.S. OR 16 G.A. FASTENERS, MIN. 2" LONG. INSTALL PER MANUFACTURER REQUIREMENTS.
- (13) N.A.
- (14) BLOCK WALL STUCCO
- (15) SOLAR PANELS
- (16) BRANDGUARD VENT MD FV2011FF CUSTOMIZED STAINLESS STEEL 61"x4" NEFA 23"4" TOTAL (2) WITH 1/16 " MESH
- (17) TAMLIN ANGLE TRIM XL 15, TRANSITION FROM STUCCO TO TILES
- (18) AWININGS BERMUDA STYLE MAT: ALUMINUM FINISH: POWDER COATED COLOR: BRONZE INSTALL 8" ABOVE WINDOW OPENING, EXTEND MIN 6" AT JAMB. ATTACHMENT PER MANUFACTURER INSTALLATION GUIDELINES

1. ADJACENT HARDSCAPE FINISH ELEVATIONS SHOWN FOR REFERENCE ONLY.
2. FOR RETAINING WALL, CONCRETE WALKWAYS, DRAINAGE REFER TO CIVIL ENGINEER PLANS
3. FOOTING DEPTH VARIES. FOR FOOTING DEPTH SEE STRUCTURAL AND GRADING/DRAINAGE PLANS.



## HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

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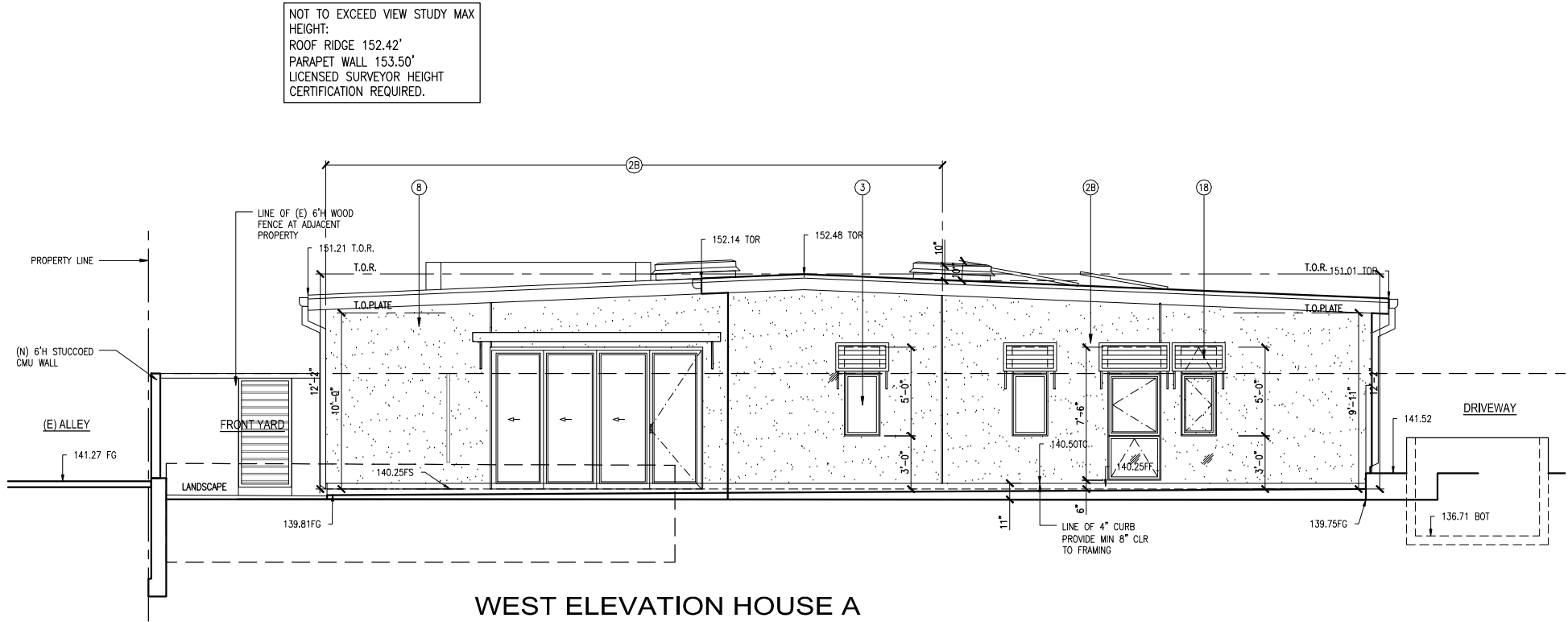
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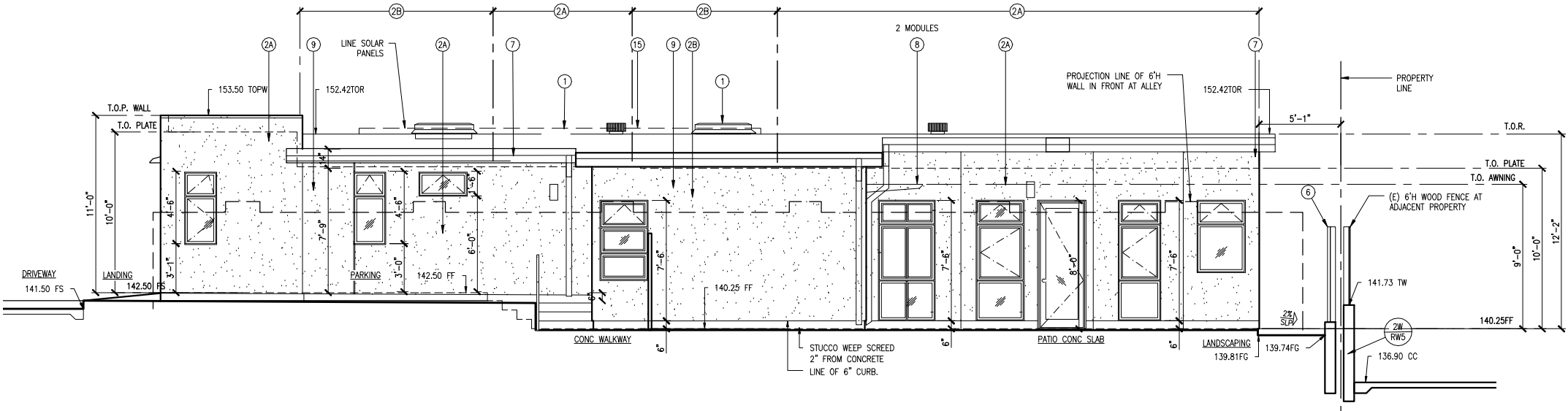
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SHEET TITLE  
HOUSE A  
**A2.1**

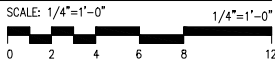


WEST ELEVATION HOUSE A

1/4"=1'-0"



NORTH ELEVATION HOUSES A



ELEVATION KEY NOTES

- SKYLIGHTS REFER TO ROOF PLAN
- STUCCO: THREE-COAT STUCCO HAND APPLIED  
MANUFACTURER: PAREX  
ARMOUR WALL 300 KRAK-SHIELD  
FIBER REINFORCED, 3/8" THK PORTLAND CEMENT, 0/ 3.4 LB GALV. G60  
METAL LATH 0/ (2) LAYERS GRADE D ASPHALT SATURATED KRAFT  
BUILDING PAPER  
SCRATCH AND BROWN COAT: FIBER 47 BASE COAT  
CRACK PREVENTION: STUCCO LEVEL COAT WITH EMBEDDED MESH WEIGHT  
4.5 OZ PER SQ. YARD  
FINISH: SAND TEXTURE FINE 534  
PAREX DPR COATING 100% ACRYLIC OVER PRIMER  
COLOR: SBMF 50 CRYSTAL WHITE
- 2A COLOR: MATCH DUNN EDWARDS DE 6389 FALLEN ROCK
- WINDOWS AND SLIDING DOORS  
MANUFACTURER: MARVIN WINDOWS AND DOORS U.N.O. OR EQUAL  
MATERIAL: ULTREX FIBERGLASS - ESSENTIAL  
INSULATED GLASS UNIT WITH ONE PANE TEMPERED IN COMPLIANCE WITH  
SRA & CHAPTER 7A  
COLOR: BLACK  
FOR SPECIFICATIONS REFER TO DOOR AND WINDOW SCHEDULE.
- EXT. ENTRY DOORS  
MANUFACTURER: ETO DOORS  
HOUSE A WJF1: ETIM 4 HORIZONTAL LITE DOOR W/ LAMINATE GLASS  
WOOD: MAHOGANY
- GARAGE DOOR  
MANUFACTURER: CLOPAY  
MD: AVANTE COLLECTION  
DESIGN: GLASS AND ALUMINUM  
FRAME MATERIAL: ALUMINUM  
FINISH: WHITE  
GLASS: 3 ROWS AT BOTTOM WHITE LAMINATE GLASS, TOP ROW CLEAR  
GLASS TEMPERED
- GATES AND FENCES  
HOMELAND VINYL PRODUCTS  
1-1/2"x5-1/2" VINYL HORIZONTAL RAILS WITH ACCU SHIELD  
PROTECTION  
COLOR: MOCHA WALNUT INSTALL IN COMPLIANCE WITH MANUFACTURER  
GUIDELINES.
- DS & GUTTERS  
COLOR: BLEND WITH STUCCO
- SUNSHADE REFER TO ROOF PLAN  
MATERIAL: ALUMINUM TUBING  
FINISH: ANODIZED BRONZE
- TILE VENEER  
ARIZONA TILE  
RECTIFIED COLOR BODY PORCELAIN  
METAL SAVANNAH SERIES  
COLOR: COFFEE  
SIZE: 6"x24"
- LIGHT FIXTURE P6085
- LIGHT FIXTURE P563001
- STUCCO CONTROL JOINT W/ 1/2" REVEAL
- FASCIA: HARDIE TRIM BOARDS, PRIMED DIMS: .75x11.25"  
MATERIAL: FIBER CEMENT, FINISH: SMOOTH  
COLOR: DUNN EDWARDS DE 6388 SMOKEY MOUNTAIN  
ATTACHMENT: S.S. OR 16 GA. FASTENERS, MIN. 2" LONG. INSTALL PER  
MANUFACTURER REQUIREMENTS.
- N.A.
- BLOCK WALL STUCCO
- SOLAR PANELS
- BRANDGUARD VENT  
MD FV2011FF  
CUSTOMIZED STAINLESS STEEL  
6X14" NEFA 23.4" TOTAL (2)  
WITH 1/16" MESH
- TAMLYN ANGLE TRIM XL 15, TRANSITION FROM STUCCO TO TILES
- ANNINGS BERMUDA STYLE  
MAT: ALUMINUM  
FINISH: POWDER COATED  
COLOR: BRONZE  
INSTALL 8" ABOVE WINDOW OPENING, EXTEND MIN 6" AT JAMB.  
ATTACHMENT PER MANUFACTURER INSTALLATION GUIDELINES

GENERAL NOTES

- ADJACENT HARDSCAPE FINISH ELEVATIONS SHOWN FOR REFERENCE ONLY.
- FOR RETAINING WALL, CONCRETE WALKWAYS, DRAINAGE REFER TO CIVIL  
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- FOOTING DEPTH VARIES. FOR FOOTING DEPTH SEE STRUCTURAL AND  
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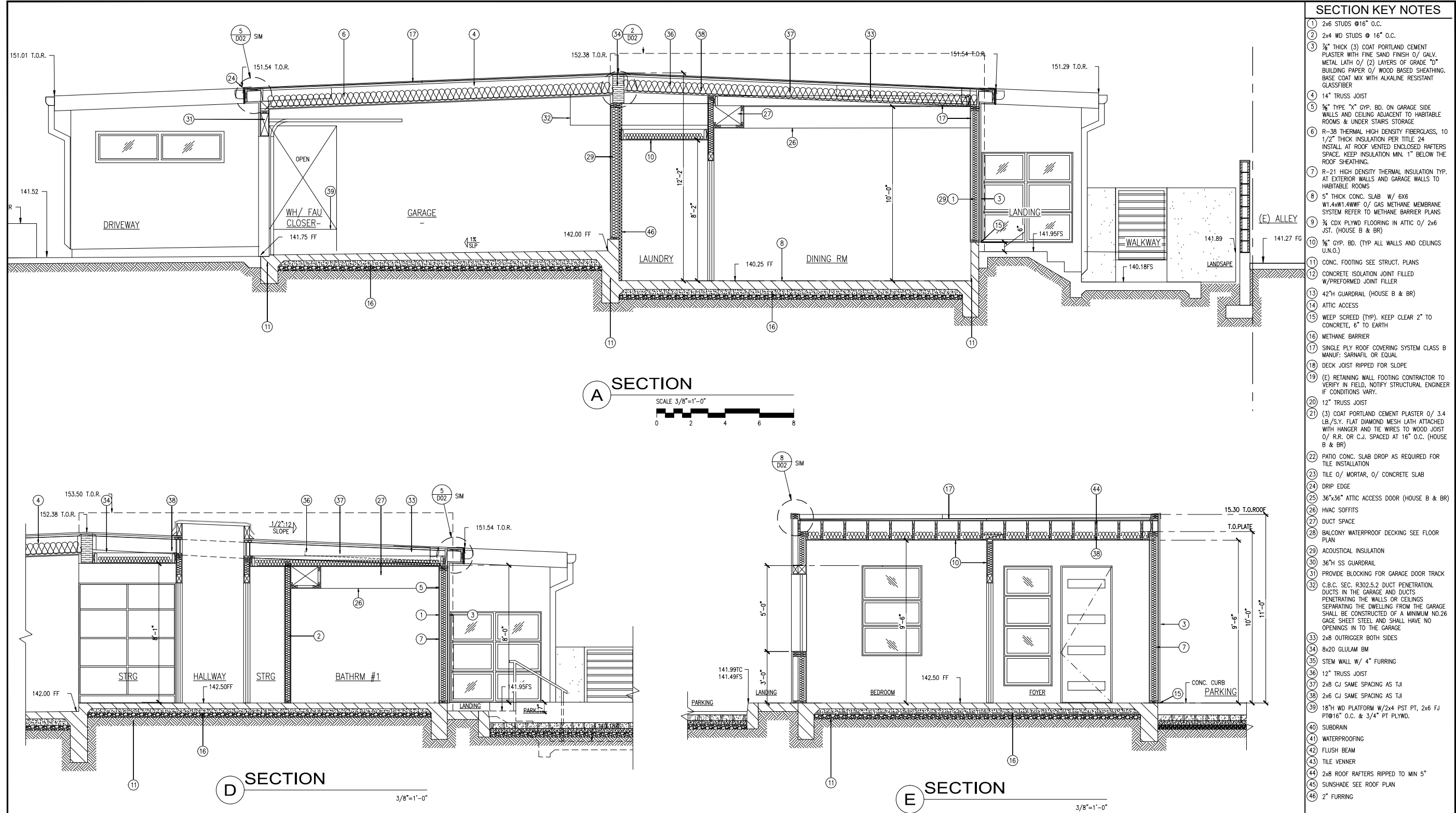
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HOUSE A  
ELEVATIONS

SHEET TITLE

HOUSE A  
A2.2





SECTION KEY NOTES	
(1) 2x6 STUDS @16" O.C.	(2) 2x4 WD STUDS @ 16" O.C.
(3) 3/8" THICK (3) COAT PORTLAND CEMENT PLASTER WITH FINE SAND FINISH O/ GALV. METAL LATH O/ (2) LAYERS OF GRADE "D" BUILDING PAPER O/ WOOD BASED SHEATHING. BASE COAT MIX WITH ALKALINE RESISTANT GLASSFIBER	(4) 14" TRUSS JOIST
(5) 5/8" TYPE "X" GYP. BD. ON GARAGE SIDE WALLS AND CEILING ADJACENT TO HABITABLE ROOMS & UNDER STAIRS STORAGE	(6) R-38 THERMAL HIGH DENSITY FIBERGLASS, 10 1/2" THICK INSULATION PER TITLE 24 INSTALL AT ROOF VENTED ENCLOSED RAFTERS SPACE. KEEP INSULATION MIN. 1" BELOW THE ROOF SHEATHING.
(7) R-21 HIGH DENSITY THERMAL INSULATION TYP. AT EXTERIOR WALLS AND GARAGE WALLS TO HABITABLE ROOMS	(8) 5" THICK CONC. SLAB W/ 6X6 W1.4XW1.4WWF O/ GAS METHANE MEMBRANE SYSTEM REFER TO METHANE BARRIER PLANS
(9) 3/4 CDX PLYWD FLOORING IN ATTIC O/ 2x6 JST. (HOUSE B & BR)	(10) 5/8" GYP. BD. (TYP ALL WALLS AND CEILINGS U.N.O.)
(11) CONC. FOOTING SEE STRUCT. PLANS	(12) CONCRETE ISOLATION JOINT FILLED W/PREFORMED JOINT FILLER
(13) 42"H GUARDRAIL (HOUSE B & BR)	(14) ATTIC ACCESS
(15) WEEP SCREED (TYP). KEEP CLEAR 2" TO CONCRETE, 6" TO EARTH	(16) METHANE BARRIER
(17) SINGLE PLY ROOF COVERING SYSTEM CLASS B MANUF: SARNAFIL OR EQUAL	(18) DECK JOIST RIPPED FOR SLOPE
(19) (E) RETAINING WALL FOOTING CONTRACTOR TO VERIFY IN FIELD, NOTIFY STRUCTURAL ENGINEER IF CONDITIONS VARY.	(20) 12" TRUSS JOIST
(21) (3) COAT PORTLAND CEMENT PLASTER O/ 3.4 LB./S.Y. FLAT DIAMOND MESH LATH ATTACHED WITH HANGER AND TIE WIRES TO WOOD JOIST O/ R.R. OR C.J. SPACED AT 16" O.C. (HOUSE B & BR)	(22) PATIO CONC. SLAB DROP AS REQUIRED FOR TILE INSTALLATION
(23) TILE O/ MORTAR, O/ CONCRETE SLAB	(24) DRIP EDGE
(25) 36"x36" ATTIC ACCESS DOOR (HOUSE B & BR)	(26) HVAC SOFFITS
(27) DUCT SPACE	(28) BALCONY WATERPROOF DECKING SEE FLOOR PLAN
(29) ACOUSTICAL INSULATION	(30) 36"H SS GUARDRAIL
(31) PROVIDE BLOCKING FOR GARAGE DOOR TRACK	(32) C.B.C. SEC. R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE
(33) 2x8 OUTRIGGER BOTH SIDES	(34) 8x20 GLULAM BM
(35) STEM WALL W/ 4" FURRING	(36) 12" TRUSS JOIST
(37) 2x8 CJ SAME SPACING AS TJI	(38) 2x6 CJ SAME SPACING AS TJI
(39) 18"H WD PLATFORM W/2x4 PST PT, 2x6 FJ PT@16" O.C. & 3/4" PT PLYWD.	(40) SUBDRAIN
(41) WATERPROOFING	(42) FLUSH BEAM
(43) TILE VANNER	(44) 2x8 ROOF RAFTERS RIPPED TO MIN 5"
(45) SUNSHADE SEE ROOF PLAN	(46) 2" FURRING
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FOOTING DEPTH VARIES. FOR FOOTING SEE GRADING AND STRUCTURAL PLANS	
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DCS

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657-203-1583

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PROJECT #4921

REVISIONS

1

02-01-2024 CLIENT REVIEW  
MODIF. DUE TO WELL DISCOVERY

2

4-18-25 SUBMIT MODIFIED  
PLANS TO PLANNING DEPT.  
REVIEW.

3

5-2-25 PLANNING RELEASE FOR  
CONSTRUCTION DRAWINGS

SITE ADDRESS

2750 E. 20TH ST.  
SIGNAL HILL, CA. 90755

OWNER

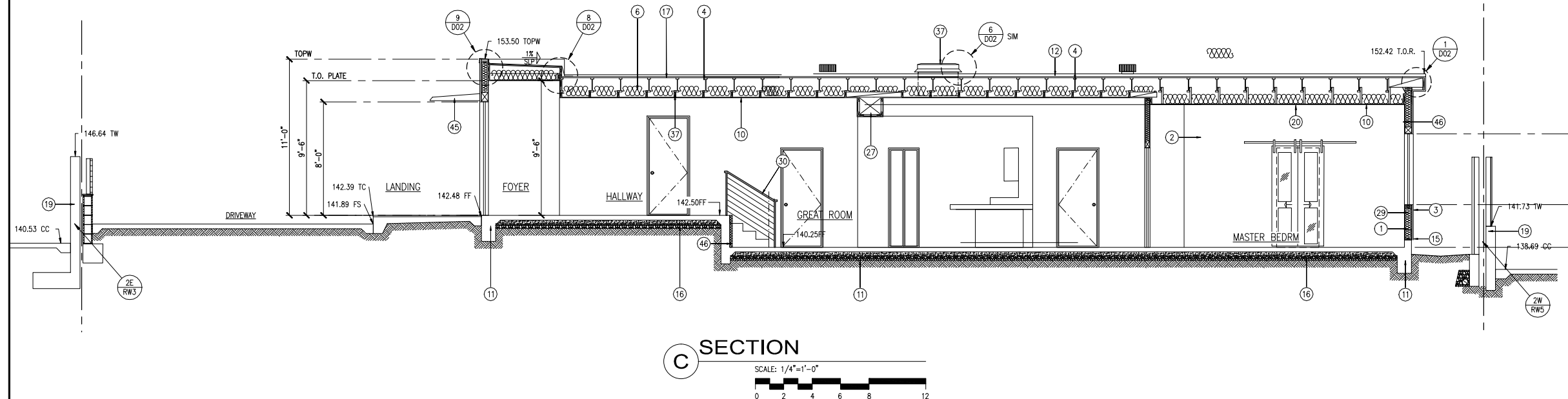
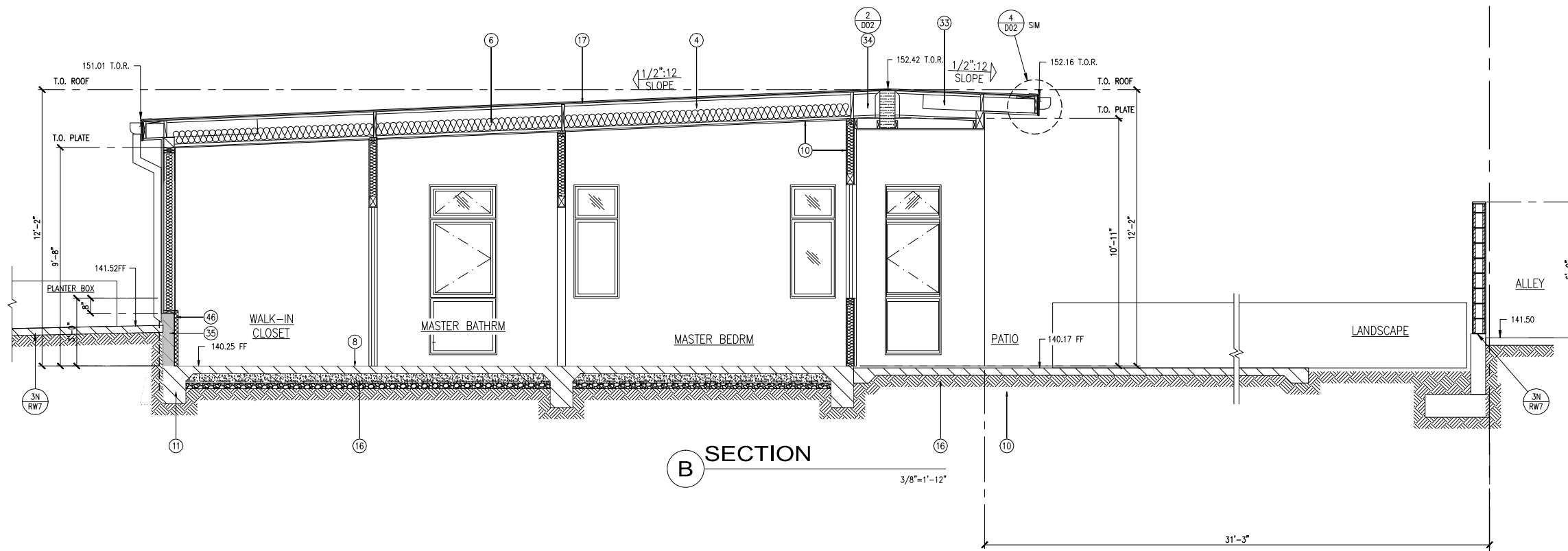
NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

HOUSE A  
SECTIONS A, D

SHEET TITLE

HOUSE A  
A3.1





- ## SECTION KEY NOTES

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- (2) 2x4 WD STUDS @ 16" O.C.
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- (4) 14" TRUSS JOIST
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- (6) R-38 THERMAL HIGH DENSITY FIBERGLASS, 10 1/2" THICK INSULATION PER TITLE 24 INSTALL AT ROOF VENTED ENCLOSED RAFTERS SPACE. KEEP INSULATION MIN. 1" BELOW THE ROOF SHEATHING.
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PROJECT #4921

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- |   |  |
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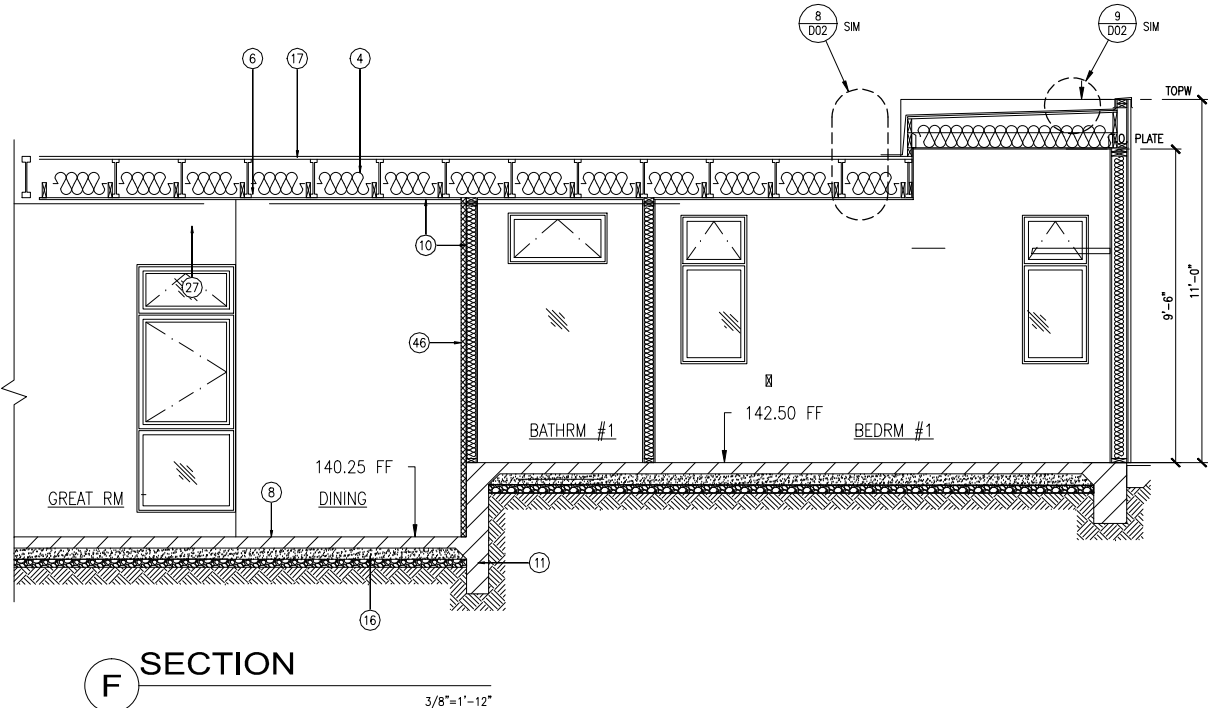
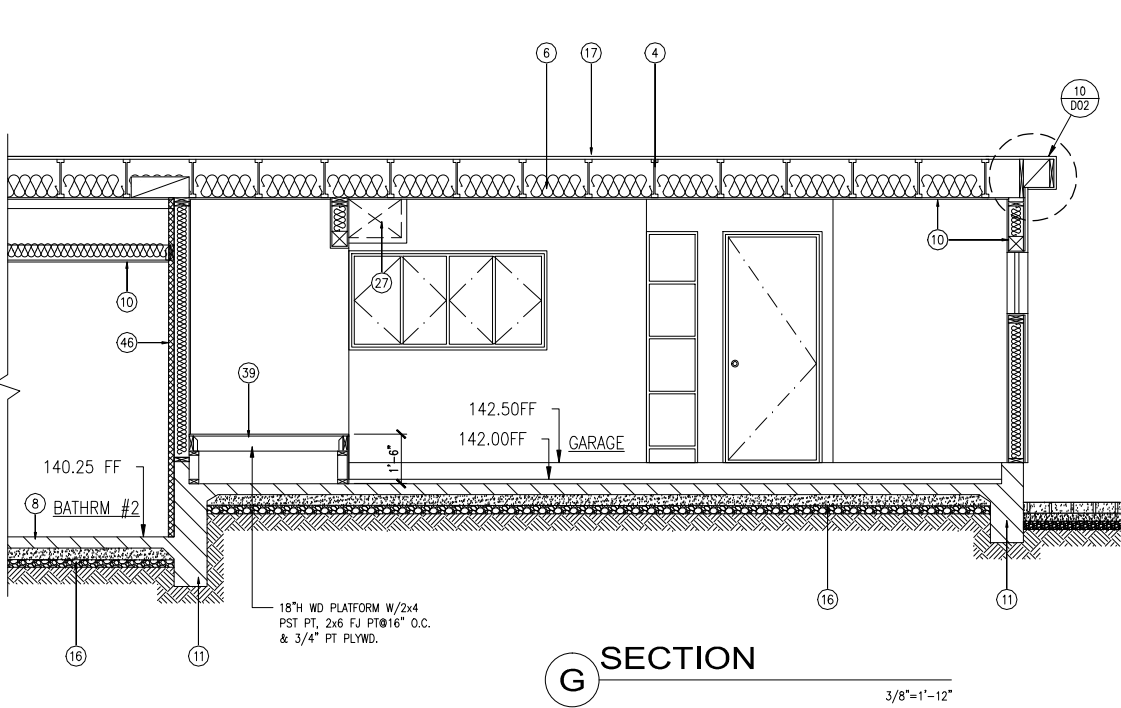
## OWNER

NARSIMHA REDDY  
123 ATLANTIC AVE  
LONG BEACH, CA.90802

HOUSE A  
SECTIONS B, C

SHEET TITLE  
HOUSE A  
**A3.2**

HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS



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HOUSE "A" MODIFICATIONS - PRELIMINARY PLANS

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PROJECT #4921

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HOUSE A  
SECTIONS B, C

SHEET TITLE  
HOUSE A  
A3.3



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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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 May 20, 2025.

Recommendation:

Approve.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION May 20, 2025

#### DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on May 20, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: COMMISSIONER PERICA BELL

LATE ARRIVAL: COMMISSIONER GEGE LOPEZ

(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. COMMUNITY DEVELOPMENT STAFF WILL GIVE A PRESENTATION CELEBRATING MAY AS BUILDING SAFETY MONTH.

Assistant Planner Lopez Sevilla gave a presentation celebrating May as Building Safety Month.

(6) **PUBLIC HEARING**

- a. PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 25-01 A REQUEST FOR A NEW SIGN PROGRAM AT AN EXISTING COMMERCIAL CENTER (EAST WILLOW VILLAGE) LOCATED AT 2201 EAST WILLOW STREET WITHIN THE COMMERCIAL TOWN CENTER (CTC) ZONING DISTRICT

Community Development Director Doan read the Form of Notice and gave the staff report.

Commissioners asked clarifying questions about the design of the proposed signs.

Chair Savouliau opened the public hearing.

The applicant introduced themselves and answered questions regarding the installation of the proposed signs.

There being no further public testimony, Chair Savouliau closed the public hearing.

It was moved by COMMISSIONER PARKER and seconded by VICE CHAIR MILLER, to adopt Resolution No. 886-05-20 approving SPDR 25-01.

The following vote resulted:

AYES:	CHAIR SAVOULIAU VICE CHAIR MILLER COMMISSIONER PARKER COMMISSIONER LOPEZ
NOES:	NONE
ABSENT:	COMMISSIONER BELL
ABSTAIN:	NONE

(7) **CONSENT CALENDAR**

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

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

The following vote resulted:

AYES: CHAIR SAVOULIAN  
VICE CHAIR MILLER  
COMMISSIONER PARKER  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: COMMISSIONER BELL

ABSTAIN: NONE

**(8) COMMISSION NEW BUSINESS**

Commissioner Lopez invited the Commissioners, staff, and the public to the Diversity Breakfast, to be held on Tuesday, June 30, 2025 at 9:00am.

**(9) ADJOURNMENT**

It was moved by VICE CHAIR MILLER and seconded by COMMISSIONER PARKER to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, June 17, 2025, at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The following vote resulted:

AYES: CHAIR SAVOULIAN  
VICE CHAIR MILLER  
COMMISSIONER PARKER  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: COMMISSIONER BELL

ABSTAIN: NONE

CHAIR SAVOULIAN adjourned the meeting at 7:28 p.m.

---

SONIA SAVOULIAN

CHAIR

Attest:

---

COLLEEN T. DOAN

COMMISSION SECRETARY



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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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 May 27, 2025, City Council meeting:
  - City Council approved a Resolution establishing new water rates.
  - City Council received an update on the Civic Center Master Plan.
  - City Council discussed a potential future Farmers Market.
  -
- 2) At the June 10, 2025, City Council meeting:
  - City Council conducted a public hearing and approved a Resolution adopting the uniform schedule of fees and charges. The new fee schedule will go into effect on July 1, 2025.
  - City Council adopted a Resolution adopting the annual operating and capital budget for Fiscal Year 25-26.
  - City Council adopted Resolutions approving a City-wide pay schedule, revised salary ranges, and amended classification plan.
  - City Council adopted a City-wide Emergency Operations Plan.
  - City Council cancelled the Council meetings currently schedule for July 22 and August 12, 2025.





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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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: 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.

06/12/24	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.
01/29/25	Meeting has been scheduled for 02/04/25. Applicant will be discussing HHRA requirements as well as other environmental topics. Staff has requested the applicant provide an update on the Developer Outreach that was recommended for the project. Staff also requested applicant's questions in advance to the meeting to better assist answering questions during the meeting.
02/05/25	Applicant's submitted a memo outlining revised approach to the data gap and HHRA. Submitted for review to consultants.
03/07/25	Comments sent to applicant informing them to prepare a revised work plan for the new scope. Awaiting submittal.
04/10/25	Applicant has applied for well leak testing. Application is currently under review.
06/12/25	Applicant has requested a meeting to discuss environmental requirements. Staff will be coordinating the meeting request.

## COMMERCIAL – INDUSTRIAL

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

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

Date	Notes/Updates
02/26/2020	Meeting held at City Hall on 2/26/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project.
03/04/2020	A subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project.
01/21/2021	On 1/21/21, property owner provided an alternate plan to remove 36 parking spaces in the parking lot to create designated drive aisles to funnel cars into the queueing lines.
03/26/2021	On 3/26/21, the property owner paid Developer Deposit.
05/06/2021	On 5/6/21, a joint virtual meeting was held between City staff, property owner, and applicant to discuss the scope of work for the on-site parking and circulation analysis.
09/13/2021	On 9/13/21, the applicant submitted a traffic and parking analysis report for City review.
09/27/2021	On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because it is lacking data on traffic circulation from the driveways to the gas station.
10/25/2021	On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report.
01/15/2022	On 1/15/22, the applicant resubmitted a revised report.
01/24/2022	On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant.
02/22/2022	On 2/22/22, a joint virtual meeting was held between City staff, property owner, and their consultants to discuss correction items. Recent high gas prices have increased traffic congestion. Staff has developed a plan for temporary relief and will work with property owners and businesses to implement traffic calming measures. In Dec. 2022, COSTCO notified staff that they intended to request approval to install additional fuel dispensers on site. Staff informed COSTCO that the additional dispensers would require an amendment to the existing CUP and that a long-term resolution to the queuing problem must be part of the amendment.
01/11/2023	On 1/11/23, staff held a virtual meeting with COSTCO staff, ShopCore reps. engineers hired to design alternative queuing and prepare a parking

	and circulation analysis to support the alternate design to discuss status and next steps.
01/18/2023	On 1/18/23 staff met with COSTCO team on site for a visual inspection of queuing and circulation issues. COSTCO eng. noted they would need several weeks to complete their data gathering and prepare their report and proposed alternate queuing design.
03/2023	Staff met w/Costco and Kittelson reps. to review the initial concept for re-queuing.
07/12/2023	COSTCO and ShopCore negotiations of revised queuing are ongoing 7/12/2023. Demolition of WF ATM is also pending with start date estimated in Sept. 2023.
10-11-2023	Demolition pending soon.
12/06/2023	Costco will postpone demolition and re-queuing until after the holidays.
1/09/2024	Wells Fargo contacted staff to schedule a pre-construction meeting to demolish the ATM. No permits have been issued.
02-13-2024	Property is still outstanding on roof corrections. Certification of the smoke vents on the roof that may have been affected by the spray foam roofing installation. The ATM demolition is completed with final approvals pending. Revised queuing plans still pending.
03/11/2024	Permit for ATM demolition was finalized.
04/11/2024	Smoke and heat vents have been approved by third party company. Report was approved by Derek Ward, LA Couty Fire Marshal. Food Court kiosk on front exterior has been approved.
06/2024	Staff reached out to COSTCO contact to inquire about permanent queuing design status. No plans have been submitted.
10/10/2024	COSTCO reports the lease agreements are nearing completion and a submittal to amend the gas facility's CUP is pending. Staff discussed initiating a temporary, pilot, queuing path before the end of the year, to test for any unintended consequences. In the meantime COSTCO has notified staff that an extensive interior remodel is pending and plans will be submitted for review in the coming months.
03/11/2025	Staff have not received any updates from COSTCO or ShopCore and therefore intend to initiate regular meetings with both parties to assist with moving the re-queuing design forward.
05/07/2025	Staff reached out again to COSTCO Corp. with an offer to set up the "trial queuing" by demolishing the planters to test before formally submitting to City and revising commercial center tenant leases.
06/11/2025	Staff continued to reach out to COSTCO administration to implement the recommended re-design of the gas facility queueing. A conversation with the General Manager is pending.



## 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.
09/10/2024	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.
04/08/2025	LBFFA has submitted their known events and dates for review by staff.
05/07/2025	To date LBFFA has held one large and 17 small events and the City has received no complaints or observed any nuisances.
06/11/2025	Since the last report, the LBFFA held three small events and no large events. No complaints were received and no nuisances were reported.

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 2201 E Willow Avenue



Project Title	New Sign Program for East Willow Village	Staff	SM
Address	2201 E Willow Avenue	Zoning	CTC
Applicant	Ryan Ybarra	Dep Acct #	6231
Current Status	Under Review		
Next Step	Review application for completeness and send out plans for department comments.		

SPDR #	25-01
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

Date	Notes/Updates
04/08/2025	Applicant submitted sign program and deposit for developer deposit account. Sign program is under review.
05/20/2025	Project is being presented to the Planning Commission.
06/04/2025	Project was approved during the May Planning Commission meeting. Pending submittal of approved COA's and submittal of updated plans for permit review and approval.



## 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
06-04-2025	Followed up with the applicant on the application and determine if applicant would like to continue with the project. Pending follow up.

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

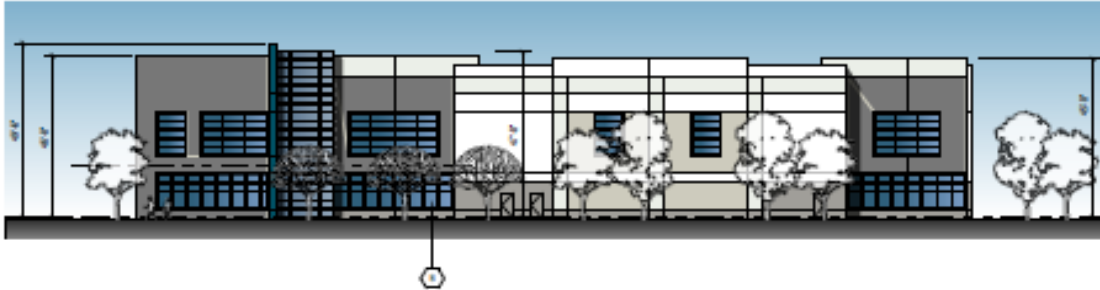
12/17/2020	New applicant (CenterPoint) held a Neighborhood Meeting and provided a meeting summary. Comments included concerns about industrial related traffic, noise and operations.
04/26/2021	Application submitted.
05/20/2021	Determination of Incomplete Submittal email sent to applicant.
06/28/2021	Rough grading permit issued.
08/23/2021	Applicant submitted a revised conceptual plan re-orienting building with new access routes.
10/12/2021	Emailed the Site Work Status Letter to the property owner.
12/20/2021	Applicant resubmitted new application package containing the Traffic Study Area (TSA) report.
01/19/2022	2nd Notice of Incomplete Submittal letter was mailed to the applicant per TSA deemed inadequate.
03/23/2022	Demo permit for the wooden poles, netting, and four light poles issued.
04/04/2022	Applicant provided a signed Reimbursement Agreement.
4/07/2022	Demo work completed. Applicant submitted Developer Deposit payment.
	City staff participated in a joint meeting with the applicant, their legal team, and DTSC to discuss the CLRRRA review process.
07/07/2022	City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report.
07/28/2022	Staff received bids to bring on a consultant to peer review the Earthwork Report prepared by Mearns Consulting, LLC and assist City staff in navigating the DTSC/CLRRRA review process.
08/01/2022	City selected Orion Environmental, Inc. as the City's consultant. Orion returned the signed letter agreement.
08/10/2022	Meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion Environmental (City's consultant).
09/2022	TSA report approved.
10/2022	Complete submittal pending revised site plan to include park (adjacent project), amended Reimbursement Agreement to include DeNovo CEQA contract and deposit replenishment.
01/2023	SAP/Phase II work plan for DTSC data gaps approved by Orion.
02/2023	Revised site plan w/park submitted.
02/16/2023	Observation of site testing and boring
03/2023	Amended and executed Reimbursement Agreement, updated submittal package, and deposit replenishment submitted.
	Cell tower work on property. Minor graffiti problems.
03/2023	Complete submittal determination letter sent 3/17/23, but updated application requested.
03/2023	DeNovo begins CEQA analysis w. peer review of technical studies.
04/06/2023	DTSC SAP data reviewed and DTSC requested additional data near east PL.
04/13/2023	Workplan for additional data borings, methane and soils analysis approved by City and under review by DTSC.
05/09/2023	Field work for SAP Addendum is pending. Draft Dev. Agreement (DA) received from applicant's attorney and under review by City Attorney.
06/2023	Developer sent outreach letter. Staff and developer received approximately 11 responses with concerns about a potential distribution warehouse and associated nuisances. Staff discussed concerns over negative responses to 24/7 operations.

07/17/2023	Applicant is updating their fiscal analysis report to assist with DA analysis/nexus, due the week of 7/17/2023. SAP Addendum work plan approved by DTSC and City and additional sampling work is pending.
08/2023	Updated Fiscal Analysis Report submitted and under review by City Attorney.
09/2023	DA negotiations pending completion of review of Fiscal Analysis Report. DTSC soils analysis complete and summary report pending.
10-12-2023	DTSC soils analysis ongoing.
12/06/2023	Admin. Legal, and staff mtg. w/applicant to discuss grave concerns over proposed distribution warehouse use, and need for increased street impact fees as part of the DA negotiations. A residential use was floated as an option.
01/09/2024	Staff communicated concerns about a distribution warehouse in this location but are supportive of an R&D or residential use. The DTSC summary report and CEQA documents are underway.
02/13/2024	Applicant proposes to move forward with an EIR environmental review which considers both industrial uses and a residential use. Staff continues to voice concerns about the distribution warehouse use at this location.
03/11/2024	Applicant is considering options for proceeding given shared staff concerns over distribution warehouse use. Applicant inquired about a self-storage facility use. Staff shared current nuisance concerns with the PCH self-storage and noted self-storage is not a permitted use in the City except as part of the Gateway Center North Specific Plan.
04/11/2024	Applicant is still considering options.
03/11/2025	Staff intends to reach out to the applicant for status of their project.
05/07/2025	Staff has reached out to property owner/applicant to inquire about project status and a response is pending.



## 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.		

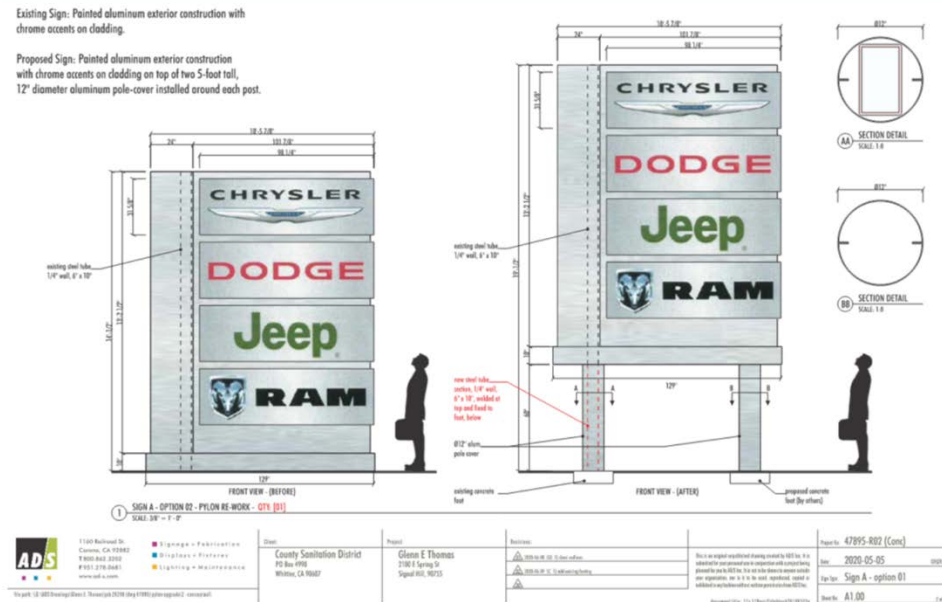
SPDR #	
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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.
02/05/25	Applicants agreed to the Development Agreement and will be pursuing the entitlements for the project. Staff is currently checking with consultants on environmental documents and technical studies necessary for the project.

06/12/25	Applicant has agreed to enter into a reimbursement agreement for contract Planning services. Staff is preparing a draft agreement for review.
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# DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

1/27/25	Planning approved with comments and stamped the plans. Routed to the rest of Departments for approval.
4/1/25	Applicant submitted signed Conditions of Approval.

## 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	<p>Review of Phase 3 continues and applicant is currently working on revisions addressing comments provided by City Consultants. Awaiting resubmittal.</p> <p>Soft Opening of the dealership is scheduled for 08/19/24. Official Grand Opening is anticipated by end of year.</p>
09/05/24	Phase 4 plans were submitted. Phase 4 consists of continued renovations of buildings, new lighting, new landscaping, and removing existing Auto Center sign and installing a new Auto Center monument sign at the northwest corner of the property (Cherry and Spring intersection facing). Plans are currently under review.
09/11/24	The site is open to the public with construction fencing around canopy areas that are still being built. Temporary Occupancy Approved.
09/11/24	Revisions to Phase 3 were approved and permits issued to the applicant. Revisions consisted of minor exterior changes and interior remodel changes
10/08/24	Contractor is completed Canopies and Carwash.
10/09/24	Phase revised plans were submitted. Plans have been routed for review.
11/12/24	Carwash completed. Spray booth to be refitted with fans and made operational. Canopies continue to be worked on. Corner sign is up.
11/13/24	Received Phase 4 plans were resubmitted and routed to City's Landscape Consultant for review. Currently under review.
11/19/24	Landscape corrections emailed to applicant requiring revisions to plans
12/13/24	Revised plans submitted for review by the Applicant
12/23/24	Phase 4 plans were approved and permits issued. Currently under construction.
01/16/25	Final exterior work to complete finishes. Paint booth is being repaired.
01/29/25	The contractor has requested a preliminary Planning final inspection for the comprehensive project. Preliminary inspection is scheduled for 02/03/25.
03/05/25	All inspection has been completed through Building, Planning, and Public Works. LA County fire has approved except for larger addresses on buildings visible from public right of way. This action will not impeded any grand opening. Grand Opening is anticipated to be in April.
05/02/25	<p>Building Permit application submitted for a new 8'-0" high security fence on portion of the property.</p> <p>Planning review was completed on 05/02/25 and comments were emailed to applicant. Awaiting resubmittal.</p>
05/09/25	Plans resubmitted on 05/09/25.
05/12/25	<p>Planning review completed and approved on 05/12/25. Plans routed to Building and Safety for review.</p> <p>Building requested Fire Department approval. Pending FD approval.</p>
06/11/25	Fire Department approval submitted on 06/11/25. Permits will be issued. Once permit is finalized, Audi will schedule the formal grand opening.



## 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.
04/04/2025	Permits issued for modifications. Written property owner authorization received and provided to the City. Project under construction.

## 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.
03/12/25	Project applicant has obtained property owner consent to proceed with work. Plan review will continue accordingly.

## 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.
04/01/2025	Applicant has resubmitted submittal packet for review. Plans and supplemental information is under review.
04/30/2025	Issued incomplete letter to applicant. Pending resubmittal of plans.

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 3200 E. WILLOW ST

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

Date	Notes/Updates
01/15/2025	Applicant submitted plans in for review on 11/21/2024. Applicant was asked to provide an updated 6409 compliance letter identifying how the project was within the limitations of 6409. Application was found to be compliant, and corrections were issued out to the applicant. Pending resubmission

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1100 E. 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 #	24-04
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.
03-12-2025	Applicant is pending water flow test with the water department.
04-09-2025	Water flow is complete with the Public Works Department. Issued out PW corrections and Story Pole comments. Pending resubmittal.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 TEMPLE



Project Title	1900 Temple	Staff	CTD
Address	1900 Temple Ave	Zoning	RL
Applicant	Bozena Jaworski	Dep Acct #	6148
Current Status	Approved.		

SPDR #	21-08
PC Approval Date	04/19/2022
SPDR Exp Date	04/19/2023
1 <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.
05/07/2025	No updates are available; however staff reached out to property owner for sand bag repair and property maintenance.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

02/13/24	No activity. Owner installed metal fence on top of forms to view proposal.
05/20/24	Permits issued for construction of fence.
10/08/24	Owner poured concrete and installed metal fence.
01/29/25	Owner continues to construct fence and will be requesting an inspection from the Department of Public Works to confirm completion of encroachment requirements. Pending inspection request.
04/10/25	Project is pending final inspection

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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

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

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

Date	Notes/Updates
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05/17/2016	Planning Commission approved the project.
01/10/2017	City Council denied project without prejudice 1/10/17.
06/2018	Applicant has a potential buyer to proceed with the project (6/18).
	Story pole plan submitted for review.
10/2018	A request to postpone Phase II work plan and well testing until after story poles are installed, neighborhood mtg. is conducted with a positive outcome (10/18).
04/2019	Story poles installed and 3 View Analysis Reports pending (4/19).
07/2020	Revised 8-unit plans submitted. Story poles installed (7/2020).
	View Analysis Reports completed. Residents/owners noted bldgs. were 1 foot taller and applicant is revising poles and reports.
09/2020	Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20).
11/2020	Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20).
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the applicant and another applicant with a project to the north (SH Smart Homes) to discuss options to coordinate sewer and drainage systems between the two sites.
06/2021	Project representative notified staff that property is in escrow to be sold to new owner with plans to re-start progress are underway 6/21.
	<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.
05/07/2025	A demolition notice will be mailed on 05/12/2025, a demolition permit will be issued the same week and demolition of existing buildings will begin 05/19/2025. First round plan check comments were provided 05/07/2025.

# 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.
01/29/25	Owner requested to postpone inspection date to February 6, 2025. Staff has granted the request and has scheduled the inspection on February 6, 2025. Owner has confirmed time and date.
03/05/25	Inspector has closed the original permit from 2017 as "up to drywall". A new permit was issued for this year and is good for only one year to complete for "set finish". Owner has received final corrections but items were not installed and not accessible so further corrections may follow. Carlos Luis, the Planning Manager is in contact with the owner to request more inspections.
03/06/25	Property owner submitted revised landscape plans identifying a requested change to the front yard hardscape. Plans are currently under review. The property owner also informed staff they are waiting to complete the exterior portion of the project before scheduling inspections to discuss corrections.
03/13/25	Planning corrections were provided to the property owner.
03/31/25	Property owner resubmitted revised landscape plan for the project.

04/02/25	Planning corrections were provided to the applicant requiring revisions to plans.
04/08/25	Revised Landscape Plans were submitted for review. Plans are currently under review.
05/07/25	Fire Sprinkler inspection review. Rough inspections verified. Installing finish now and will call LA County Fire for final.
06/10/25	Applicant submitted a request to build the outdoor chimney to 6'-0" in height. Currently under review by staff.

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

SPDR #	25-XX
PC Approval Date	
SPDR Exp. Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

GPA #	25-XX
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## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

SPDR #	
PC Approval Date	
SPDR Exp Date	
1 <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.
11/15/2024	Applicant submitted revised HHRA and routed to consultant for review
11/26/2025	Applicant submitted revised Fault Study. Routed to consultant for review
12/03/2024	Revised Fault Study was approved and approval memo was provided to the applicant.
12/23/2024	Consultant completed review and comments were emailed to applicant. Comments required revisions to the work plan. Awaiting resubmittal.
04/08/2025	Consultants submitted application for leak testing of two oil wells located on the subject site. Application is currently under review. Consultant also informed staff they continue to work on revisions to the Phase II and HHRA. Awaiting resubmittal of environmental documents.
05/02/2025	Revised HHRA work plan was submitted for review by the applicant. Revised HHRA was routed to consultant for review.
05/07/2025	Consultant completed review and provided comments requiring revisions to work plan. Comments were emailed to applicant and awaiting resubmittal.



## 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. Site has BMPs installed, a retention basin, and fence with screening.
03/11/2025	The City has approved the applicant's Phase II soils sampling workplan.
05/07/2025	Soil sampling was conducted in March and vapor sampling was conducted in April with reports from the applicant pending.

## RESIDENTIAL

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

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

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

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

5/28/2025	Applicant informed staff that the testing will be performed on 5/30/2025. Applicant is to provide our inspector with photos and documentation of the testing.
5/29/2025	Staff informed applicant to submit a Phase I and a Preliminary Site Plan & Design Review before proceeding with methane mitigation phases.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

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

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

Date	Notes/Updates
	Project is for the construction of two single-family dwelling units on a vacant lot.
10/10/2024	Applicant submitted physical copies of plans for the proposed project. However, no formal applicant was submitted.
10/16/2024	Issued redlined comments and requested a formal application be submitted for review.
12/23/2024	Applicant reached out asking for Methan Assessment Requirements.
1/21/2025	Provided the applicant with all the steps in order to proceed with reviewing this project. Applicant has been adamant about starting leak testing. I provided the application requirements for leak testing.
4/7/2025	Applicant has not submitted new documents for review.

# 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.
01/27/2025	Applicant replenished account and reimbursement agreement is being sent to applicant for execution. Process is being taken through CEQA analysis.
04/09/2025	Emailed applicant to provide information for CEQA analysis. Pending submittal of documentation.
06/04/2025	Applicant submitted questionnaire and sent to CEQA consultant.

# 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

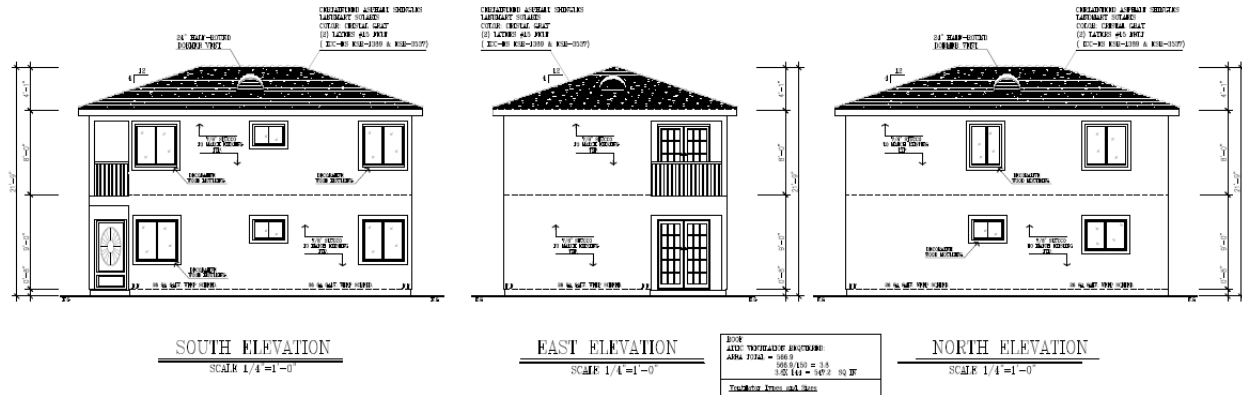
TTM #	082172
PC Approval Date	10/18/2022
TTM Exp Date	10/18/2024
Extension	Extended to 10/18/2025

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 OEHA on 4/8/20.
05/28/2020	OEHA memo received on 5/28/20.
08/20/2020	Tribal consultation conducted on 8/20/20.
09/01/2020	EDCO approved trash pick-up operations on 9/1/20.
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the project applicant and the project applicants to the immediate south (Courtyard) to discuss possible options to coordinate sewer and drainage systems between the two sites.

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

04/10/2025	Continue to wait for revised plans. Architect has informed staff they have selected one of the options and has initiated revisions to plans. Awaiting submittal of revised plans.
04/28/2025	Applicant submitted revised plans for review.
05/02/2025	Staff met with applicant to discuss next steps for the project, which will require a presentation to the Planning Commission as a conformity report. The project has been revised to accommodate in the field conditions, but did not increase the units height or size. As a result, the project remains in substantial conformance with the SPDR approval. The item will be scheduled for the June 17, 2025 Planning Commission meeting.
06/12/25	Field condition driven modification to previously approved plans will be presented to Planning Commission on 06/17/25 as a conformity report. The proposed changes have been deemed in substantial conformance with the previously approved plans.

# DEVELOPMENT STATUS REPORT: 909 ½ E 25<sup>th</sup> St

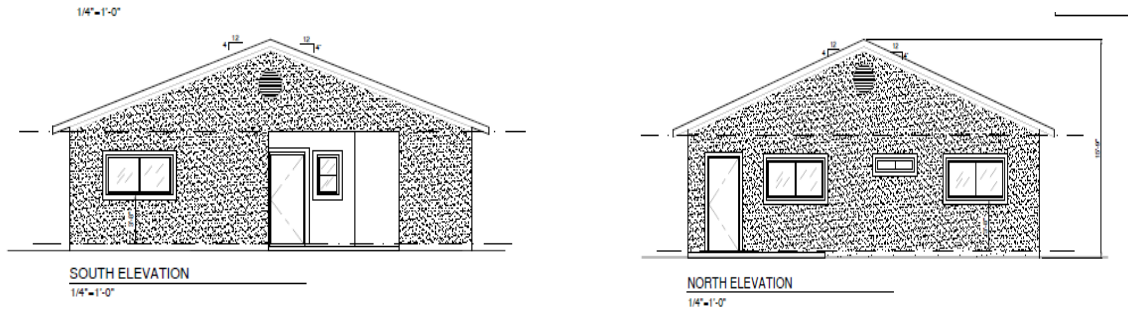


Project Title	909 ½ E 25 <sup>th</sup> St	Staff	CL/SM
Address	909 ½ E 25 <sup>th</sup> St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan 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.
03/05/25	Owner was sent an email for update on start date.

## 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.
03/05/25	Exterior lath approved.

## 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: 1545 1/2 33<sup>RD</sup> ST

Project Title	1545 1/2 33 <sup>rd</sup> St	Staff	ALS
Address	1545 1/2 33 <sup>rd</sup> St	Zoning	RLM-2
Applicant	Jon Udoff	Dep Acct #	
Project Description	Convert a portion of the existing garage and storage room into an ADU		
Current Status	Plan Check Approved		
Next Step	Permit Issuance after Payment of Fees		

Date	Notes/Updates
01/10/25	Application submitted a workplan for review. Workplan was sent to our Consultant for review on 01/15/25.
01/28/25	Comments were received from our consultant, and they were routed to applicant.
2/25/2025	Staff coordinated a meeting on 2/20/2025 with our consultant, the applicant, and the designer to discuss the comments that were provided. Due to the concerns about adequately performing a methane assessment, our consultant suggested the owner install methane mitigation without the benefit of a methane assessment.
2/25/2025	Requested the applicant to submit Methane Mitigation Design plans for review.
05/07/2025	MMD Plans were submitted and routed to our consultant for review.
05/09/2025	The City consultant approved the MMD Plans. Plans were stamped and routed for Building Plancheck.
05/12/2025	Building Inspector approved the plans. Applicant needs to pay all required fees in order for the permit to be issued.

## 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

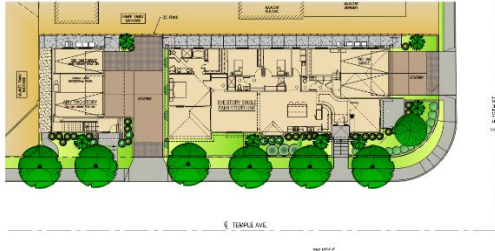
### DEVELOPMENT STATUS REPORT: 1890 1/2 Saint Louis Avenue

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: 1917 ½ JUNIPERO AVENUE

Project Title	1917 ½ JUNIPERO ST	Staff	ALS
Address	1917 ½ JUNIPERO ST	Zoning	RLM-2
Applicant	Raul Flore	Dep Acct #	6232
Project Description	Detached 775 SF ADU		
Current Status	Initial Review		
Next Step	Methane Assessment Review		

Date	Notes/Updates
6/6/2025	Applicant submitted a methane assessment application. However, the workplan is missing setbacks and application is pending a copy of their title report. I asked their applicant to provide this information.
6/10/2025	Applicant submitted an updated workplan, but is still missing the title report and the payment to set up their developer deposit account.
6/11/2025	Applicant submitted a developer deposit. The project will be routed after a copy of the title report is provided.



## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

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

Date	Notes/Updates
07/02/2024	Applicant completed methane testing; no methane mitigation required for project.
08/13/2024	Plans are in Building plan check.
10/09/2024	Plans are approved by all departments and is ready for issuance.
03/05/2025	Contractor conducted pre con meeting. Underground later approved. No Methane Mitigation require. LID is required. PW to inspect. This project is non traditional panel construction.
04/09/2025	Last passed inspection included approval of the Slab

## 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
03/05/2025	Plans and permits approved. Methane mitigation method is under slab venting. Deputy assisting. Approved and slab poured.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 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
05/07/25	Construction has begun. Mitigation installed. Inspections passed up to drywall now.



## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2351 ½ Lewis Ave

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

Date	Notes/Updates
01/27/2025	Applicant completed methane assessment for the site. Planning reviewed and are currently under review with Public Works.
03/13/2025	ADU plans are approved by all departments. Pending permit fee payment for permit issuance.
05/07/25	Construction has begun. Site demo'ed. Revised plans for set backs in review.

## 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.
01/29/25	Permits issued for the project. Construction is under way.
05/07/25	Site survey revealed wooden fence 2ft on property. Owners to resolve issue before footing location can be approved. Sewer may require an easement as it seems to pass under the west property and run to Molino Ave. Jesus Saldana PW was contacted for more information.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3259 ½ Lewis Ave

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

Date	Notes/Updates
01/27/2025	Applicant submitted ADU plans for review. Corrections issues. Applicant is attempting to finalize the methane process, Applicant submitted MMD plans for review.
03/13/2025	Applicant completed methane assessment process and ADU plans are under review with the Building Division.
04/09/2025	Plans are under review with Public Works. Project triggered LID requirements.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3269 ½ LEWIS

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

Date	Notes/Updates
03/01/2023	Preliminary Planning comments were emailed to the applicant comments on 03/01/23. Awaiting revised plans and construction details.
02/28/2023	When Methane Mitigation measures are included in construction plans, route to CL for Planning review for garage portion of project. ADU portion routed to Building for plan check. ADU and attached garage shall be at least 50'-0" from existing oil tank at northwest side of alley. (2/28/23) (JS)
06/02/2023	On 06/02/23, Planning completed 2nd review and provided comments. Awaiting resubmittal.
06/14/2023	On 06/14/23, revised plans were submitted for a 3rd round of Planning review. Plans are currently under review.
06/15/2023	On 06/15/23, 3rd review completed and comments emailed to applicant.
07/06/2023	On 07/06/23, 4th review submitted.
07/12/2023	On 07/12/23, 4th review completed and comments provided to applicant.
08/21/2023	Plans were approved by Planning and routed to Building and safety for review.
08/23/2023	Corrections were issued regarding methane system.
09/07/2023	Building corrections were issued to applicant. Awaiting resubmittal.
01/10/2024	Pending revised plans resubmittal since 09/07/23. No updates at this time.
09/06/2024	City emailed applicant informing them Methane portion of the project was completed and replenishment of their Developer's Deposit is required. Awaiting payment and updates from the applicant.
01/13/2025	Applicant submitted payment for the Developer Deposit. Continued the plan check review process.
01/21/2025	Applicant was informed that LID plans were required for the proposed project. Awaiting submittal of LID plans.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3288 ½ 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.
01/16/25	Meeting with applicant is scheduled to discuss revisions and corrections.
01/28/25	Methane Mitigation design plans were approved.
03/10/25	Building permits were issued for the ADU conversion and construction is underway.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3369 ½ Cerritos

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

Date	Notes/Updates
	Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review.
	Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.
02/24/2023	On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.
03/02/2023	On 03/02/23, Mearns Consulting provided corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.
04/23/2023	On 04/23/23, revised workplan submitted and is currently under review.
04/26/2023	City consultant provided comments requiring revisions to the workplan. Awaiting resubmittal.
08/14/2023	Revised workplan was submitted and routed to City consultant for review.
08/21/2023	Comments were provided to the applicant requiring revisions to the workplan. Awaiting resubmittal.
09/05/2023	Methane workplan approved by the City.
10/04/2023	Methane report was submitted for City review. Currently under review.
10/09/2023	Methane report was approved by the City. Next steps are to submit for Building and Safety Plan Check. Awaiting submittal.
11/13/2023	Building and Safety Plan Check was submitted by owner. First review was completed on 11/30/2023 and comments provided to applicant. Awaiting resubmittal of revised plans.
01/10/2024	Revised plans have not been resubmitted by the applicant. Awaiting resubmittal of plans.
02/06/25	Revised plans submitted for initial review via email.
02/18/25	Formally submitted revisions to previously approved plans for review. Planning approved modifications same day.
02/19/25	Building and safety approved revisions. Construction continues to make progress.
05/07/25	Construction progressing. Slab poured with methane mitigation approved.



**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**June 17, 2025**

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**Business Licenses and Permit Summary: February**

- Planning Department staff reviewed and approved 3 business licenses.
- The Building Department staff issued 28 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$639,000 with permit revenues at approximately \$23,000.

**Training/Tours/Events/Miscellaneous**

- Planning Manager Luis attended the International Council of Shopping Centers national conference in Las Vegas on May 18, 19 and 20.
- Associate Planner Martinez attended the Energy Action Working Group on Tuesday, June 10, 2025.
- Director Doan attended the Planning Directors and Public Works Officers meeting of the Gateway Cities COG on Wednesday, June 11, 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. A request to develop the housing element of the project as a first phase is under consideration.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element. Geotech and soils analysis are underway.



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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6/17/2025

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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:

- After half a century, California legislators on the verge of overhauling - LA Times
- Buyer's Market - Architectural Record
- Homelessness in Long Beach rose - Long Beach Post
- Housing in God's Backyard - Western City Magazine

## After half a century, California legislators on the verge of overhauling a landmark environmental law



Construction on a 48-unit apartment building at Crenshaw Boulevard and 54th Street in Los Angeles near the Metro K line in November. (Myung J. Chun / Los Angeles Times)



**By Liam Dillon**  
Staff Writer | [Follow](#)

June 2, 2025 3 AM PT

- Long celebrated and derided, the California Environmental Quality Act is facing its strongest overhaul in generations.
- Buoyed by national criticism that the state can no longer build sufficient housing and public infrastructure, Gov. Gavin Newsom and lawmakers said now is the time for major changes.
- Negotiations could lead to new laws taking effect within weeks.

When a landmark state environmental law threatened to halt enrollment at UC Berkeley, legislators stepped in and [wrote an exemption](#). When the Sacramento Kings were about to leave town, [lawmakers brushed the environmental rules aside](#) for the team's new arena. When the law stymied the renovation of the state Capitol, [they acted once again](#).

Lawmakers' willingness to poke holes in the California Environmental Quality Act for specific projects without overhauling the law in general has led commentators to describe the changes as "[Swiss cheese CEQA](#)."

Now, after years of nibbling at it, Gov. Gavin Newsom and the Legislature are going in with the knives.

Two proposals have advanced rapidly through the Legislature: one to wipe away the law for most urban housing developments, the other to weaken the rules for most everything else. Legal experts say the efforts would be the most profound changes to CEQA in generations. Newsom [not only endorsed the bills](#) last month, but also put them on a fast track to approval by proposing their passage as part of the state budget, which bypasses normal committee hearings and means they could become law within weeks.

"This is the biggest opportunity to do something big and bold, and the only impediment is us," Newsom said when announcing his support for the legislation.



HOUSING & HOMELESSNESS

**'The law that swallowed California': Why the much-derided CEQA is so hard to change**

March 19, 2022

Nearly the entire 55-year history of the California Environmental Quality Act has featured dueling narratives about its effects. On its face the law is simple: It requires proponents to disclose and, if possible, lessen the environmental effects of a project. In practice, this has led to tomes of environmental impact reports, including volumes of soil testing and traffic modeling studies, and sometimes years of disputes in court. Many credit CEQA for helping preserve the state's scenic vistas and waterways while others decry its ability to thwart housing and infrastructure projects, including the long-delayed and [budget-busting high-speed rail](#).

On the latter point, evidence supports both sides of the argument. One study by [UC Berkeley law professors found](#) that fewer than 3% of housing projects in many big cities across the state over a three-year period faced any litigation. But some contend that the threat of a lawsuit is enough to chill development, and examples continue to pile up of CEQA stalling construction of [homeless shelters](#), [a food bank](#) and [child-care center](#).

What's clear is that CEQA has become embedded as a key point of leverage in California's development process. Los Angeles Mayor Karen Bass [once recalled](#) that when she worked as a community organizer in the 1990s, Westside land-use attorneys who were successful in stopping development in their communities taught her how to use CEQA to block liquor stores in South L.A.

Organized labor learned to use the law to its advantage and became one of its most ardent supporters, alongside environmentalists — major constituencies within Democratic politics in the state. Besides carve-outs for individual



projects in recent years, lawmakers have [passed CEQA streamlining for certain kinds of housing](#) and other developments. These fast-track measures can be used only if proponents agree to pay higher wages to construction workers or set aside a portion of the project for low-income housing on land considered the least environmentally sensitive.

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POLITICS

**Homeless shelter opponents are using this environmental law in bid to block new housing**

May 15, 2019

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Labor groups' argument is simple, said Pete Rodriguez, vice president-Western District of the United Brotherhood of Carpenters and Joiners: CEQA exemptions save time and money for developers, so some benefit should go to workers.

"When you expedite the process and you let a developer get the TSA pass, for example, to get quicker through the line at the airport, there should be labor standards attached to that as well," Rodriguez said at a Los Angeles Business Council panel in April.

The two bills now under debate — Assembly Bill 609 by Assemblymember Buffy Wicks (D-Oakland) and Senate Bill 607 by Sen. Scott Wiener (D-San Francisco) — break with that tradition. They propose broad CEQA changes without any labor or other requirements.

Wicks' bill would exempt most urban housing developments from CEQA. Wiener's legislation, among other provisions, would in effect lessen the number of projects, housing and otherwise, that would need to complete a full environmental review, narrowing the law's scope.

"Both are much, much more far-reaching than anything that has been proposed in living memory to deal with CEQA," said Chris Elmendorf, a UC Davis law professor who tracks state environmental and housing legislation.

The legislation wouldn't have much of an effect on rebuilding after L.A.'s wildfires, as single-family home construction is exempt and Newsom [already waived other parts of the law](#) by executive order.

The environment inside and outside the Legislature has become friendlier to more aggressive proposals. "Abundance," a recent book co-written by New York Times opinion writer Ezra Klein, makes the case that CEQA and other laws supported by Democrats have hamstrung the ability to build housing and critical infrastructure projects, citing specifically California's affordability crisis and challenges with high-speed rail, in ways that have stifled the American Dream and the party's political fortunes.

The idea has become a cause celebre in certain circles. Newsom [invited Klein onto his podcast](#). This spring, Klein [met with Wicks and Wiener and other lawmakers](#), including Robert Rivas (D-Hollister) and Mike McGuire (D-Healdsburg), the leaders of the state Assembly and Senate, respectively.

Wicks and Wiener are veteran legislators and former chairs of legislative housing committees who have written much of the prior CEQA streamlining legislation. Even though it took bruising battles to pass previous bills, the resulting

production hasn't come close to resolving the state's shortage, Wicks said.

"We need housing on a massive scale," Wicks said.

To opponents of the bills, including dozens of environmental and labor groups, the effort misplaces the source of building woes and instead would restrict one of the few ways community groups can shape development.

Asha Sharma, state policy manager for Leadership Counsel for Justice & Accountability, said her organization uses CEQA to reduce the polluting effects of projects in neighborhoods already overburdened by environmental problems.

The proposed changes would empower public agencies and developers at the expense of those who would be affected by their decisions, she said.

"What folks aren't realizing is that along with the environmental regulations comes a lot of public transparency and public engagement," said Sharma, whose group advocates for low-income Californians in rural areas. "When you're rolling back CEQA, you're rolling back that too."

Because of the hefty push behind the legislation, Sharma expects the bills will be approved in some form. But it remains uncertain how they might change. Newsom, the two lawmakers and legislative leaders are negotiating amendments.



CALIFORNIA

**Newsom suspends landmark environmental laws to ease rebuilding in wildfire zones**

Jan. 12, 2025

Wicks said her bill will not require developers to reserve part of their projects for low-income housing to receive a CEQA exemption; cities can mandate that on their own, she said. Wicks indicated, however, that labor standards could be part of a final deal, saying she's "had some conversations in that regard."

Wiener's bill was gutted in a legislative fiscal committee last month, with lawmakers saying they wanted to meet infrastructure and affordability needs "without compromising environmental protections." Afterward, Wiener and McGuire, the Senate leader, released a joint statement declaring their intent to pass a version of the legislation as part of the budget, as the governor had proposed.

Wiener remained committed to the principles in his initial bill.

"What I can say is that I'm highly optimistic that we will pass strong changes to CEQA that will make it easier and faster to deliver all of the good things that make Californians' lives better and more affordable," Wiener said.

Should the language in the final deal be anything like what's been discussed, the changes to CEQA would be substantial, said Ethan Elkind, director of the climate program at UC Berkeley's Center for Law, Energy & the Environment. Still, he said the law's effects on housing development were overblown. Many other issues, such as [local](#)

[zoning restrictions](#), lack of funding and [misaligned tax incentives](#), play a much larger role in limiting construction long before projects can even get to the point where CEQA becomes a concern, he said.

“CEQA is the last resort of a NIMBY,” said Elkind, referring to residents who try to block housing near them. “It’s almost like we’re working backwards here.”

Wicks agreed that the Legislature would have to do more to strip away regulations that make it harder to build housing. But she argued that the CEQA changes would take away a major barrier: the uncertainty developers face from legal threats.

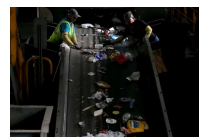
Passing major CEQA reforms would demonstrate lawmakers’ willingness to tackle some of the state’s toughest challenges, she said.

“It sends a signal to the world that we’re ready to build,” Wicks said.

## More to Read

### Lawmakers ask Newsom and waste agency to follow the law on plastic legislation

May 31, 2025



### CalRecycle drafts revised plastic recycling rules that are more friendly to industry

May 22, 2025



### Newsom throws support behind housing proposals to ease construction and reform permitting restrictions

May 14, 2025



**Liam Dillon**

Liam Dillon covers the issues of housing affordability and neighborhood change across California for the Los Angeles Times.



## Buyer's Market

**Aaron Smithson** explores why public housing agencies have increasingly sought to acquire market-rate buildings.

**SEEN FROM** the brick-paved sidewalk across the street, the small buildings at 16 and 18 Wendell Street in Cambridge, Massachusetts, won't raise any eyebrows. Their two frontal volumes—fraternal twins mirrored across a 5-foot gap—bear many of the architectural fixings of New England charm: projecting porches, ornate eave brackets, mansard roofs, and decorative shutters. These crisply maintained details attune the buildings to the aesthetics of their leafy neighborhood, which is home to Harvard Law School, affluent professors, and Senator Elizabeth Warren.

What makes 16-18 Wendell different, and worth pondering, is on the inside.

In July 2024, the Cambridge Housing Authority (CHA) purchased 16-18 Wendell Street from its previous owner, nearby Lesley University, and converted the buildings from student dormitories into permanent supportive housing for individuals transitioning from homelessness. After a light remodeling, including the addition of offices for on-site case workers, residents moved into 22 new single-room occupancy units last fall. Bedrooms are private, while bathrooms, kitchens, and lounge spaces are shared—an efficient spatial arrangement that enabled the CHA to provide more people with stable homes and avoid costly renovations. Of the 22 units, 16 are sized for couples—a rare accommodation in this type of housing.

As soaring land and construction costs, compounded by exclusionary zoning ordinances, restrictive building codes, and drawn-out permitting processes, continue to hinder affordable-housing development across the United States, the acquisition of existing buildings has emerged as an increasingly important tactic for housing agencies and nonprofits. Though purchase prices vary from city to city, buying existing units often costs nonprofit developers 30 to 50 percent less than they might ordinarily spend on new construction, in part because accepting public subsidy for ground-up affordable-housing projects entails adhering to a slew of strict code and labor standards that require immense up-front investment. Affordable housing developers, for instance, are often

obligated to follow Passive House sustainability guidelines and pay prevailing wages for construction labor—realities that have made affordable housing costlier to build than market-rate housing in many cities.

For the CHA, acquisition is not a new strategy. The agency has purchased upward of 300 existing units since the late 1980s, though Cambridge's astronomical property values have made good opportunities increasingly hard to come by. "Despite being in the market, we get very few workable options at a price point and in a condition that would allow us to acquire an existing building," says Margaret Moran, the CHA's deputy director. But, when the right building does come along, the upsides are unmistakable. The Wendell properties cost the CHA less than \$400,000 per unit to bring online, far below the \$600,000+ per-unit development costs that are typical for affordable housing in the area. And, because Lesley had recently refurbished the properties, CHA was able to move residents into their new homes within about four months of the purchase, outpacing typical development timelines by years.

Another advantage, particularly in urban centers, is scale. Patrick Bonck, an assistant vice president at the New York-based nonprofit developer Breaking Ground, told **RECORD** that buying existing buildings is often the only way to bring a substantial number of affordable units to

**The Cambridge Housing Authority bought the buildings at 16-18 Wendell Street and converted them into supportive housing.**





high-cost neighborhoods. “To get 450–600 units in neighborhoods that generally have the highest property values is a win for New York City and equitable distribution of supportive and affordable housing,” he says. Breaking Ground recently acquired a 19-story dormitory and skilled-nursing facility at the edge of East Harlem, aiming to convert it into 434 units of low-income and permanent supportive housing by 2026.

While acquisition represents a long-standing approach for some entities, it marks a shift for others. In early 2025, the Austin Housing Finance Corporation (AHFC) partnered with local nonprofits to purchase a 384-unit multifamily complex on the north side of the Texas capital—AHFC’s largest acquisition to date and its eighth in under three years. The Philadelphia Housing Authority (PHA) has turned even more aggressively toward acquisition to help meet an ambitious goal of creating or preserving 30,000 affordable units citywide. Since last year, PHA has purchased an aging residential center for seniors, two recently built student housing complexes in University City, and numerous other apartment buildings in high-opportunity neighborhoods.

In some of these properties, existing owners had seen dwindling demand and increased vacancy for years before

selling to PHA—enabling the authority to buy the units at a competitive price. In the apartment buildings it acquires, PHA does not evict any residents, electing instead to incrementally convert roughly 60 percent of units into voucher-subsidized affordable housing through normal attrition. The other 40 percent of units remain market rate, creating what PHA president and CEO Kelvin Jeremiah calls “balanced communities.”

Because Philadelphia generally has more inventory and lower land costs than cities like Cambridge, the financial benefits of acquisition are even starker. Jeremiah notes that, while ground-up development can cost \$550,000 or more per unit, the per-unit price of existing ones averages out to about \$225,000, even in the relatively new or recently renovated properties PHA usually seeks out. “For every one unit we can build,” he emphasizes, “we can buy two!”

Jeremiah highlights several factors as motivation for the shift toward acquisition, among them the power of community pushback to kill new-construction affordable housing, particularly in wealthier areas. Buildings that are already part of a neighborhood’s fabric, like PHA’s portfolio of recent acquisitions or 16-18 Wendell, are less likely to face opposition than the imposition of something new.



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## **‘The embrace of acquisition affords low-income residents access to safe, walkable, and amenity-rich neighborhoods that would otherwise be prohibitively expensive.’**

Jeremiah notes that many Philadelphians’ misgivings about living near affordable housing reflect dated misconceptions about public housing. Citing the availability of gyms, bike storage, on-site parking, and recreation areas in many newly acquired buildings, Jeremiah argues that these are “high-quality properties, developments where anyone—regardless of their income—would want to live.” Perhaps most critically, the PHA’s embrace of acquisition affords low-income residents access to safe, walkable, and amenity-rich neighborhoods that would otherwise be prohibitively expensive.

As with any response to the ongoing housing crisis, acquisition is no panacea. States, housing agencies, and

nonprofit developers should continue to push for new development on vacant or underused parcels in well-resourced communities—an approach that would be eased considerably by bold regulatory reform and investment in cost-cutting innovations like off-site construction. Under ideal conditions, such efforts can produce high-quality and well-designed units, increase the total housing supply, enhance neighborhood diversity and vitality, and improve health and social outcomes for residents.

In the many cities where the scale of the affordability crisis far outpaces the capacity of nonprofit developers to cut through red tape and build, acquisition presents an essential alternative to new construction—one that lowers costs for developers and housing agencies, reduces construction-related disruption for neighbors, and gives low-income residents a place to live within months rather than years.

For Jeremiah, weighing the prospect of an 18-month permitting process followed by another 18 months of ground-up construction makes the stakes clear: “Families who have urgent housing needs frankly cannot wait for three years.” ■

*Aaron Smithson is a designer, planner, writer, and Housing Design fellow at the Harvard Joint Center for Housing Studies.*

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NEWS

# Homelessness in Long Beach rose 6.5% over the last year, new data shows



by [John Donegan](#)  
12 hours ago



Long Beach Mayor Rex Richardson leads a team of city officials as they present the findings of the 2025 homeless point-in-time count in Long Beach on Monday, June 2, 2025. Photo by Thomas R. Cordova.

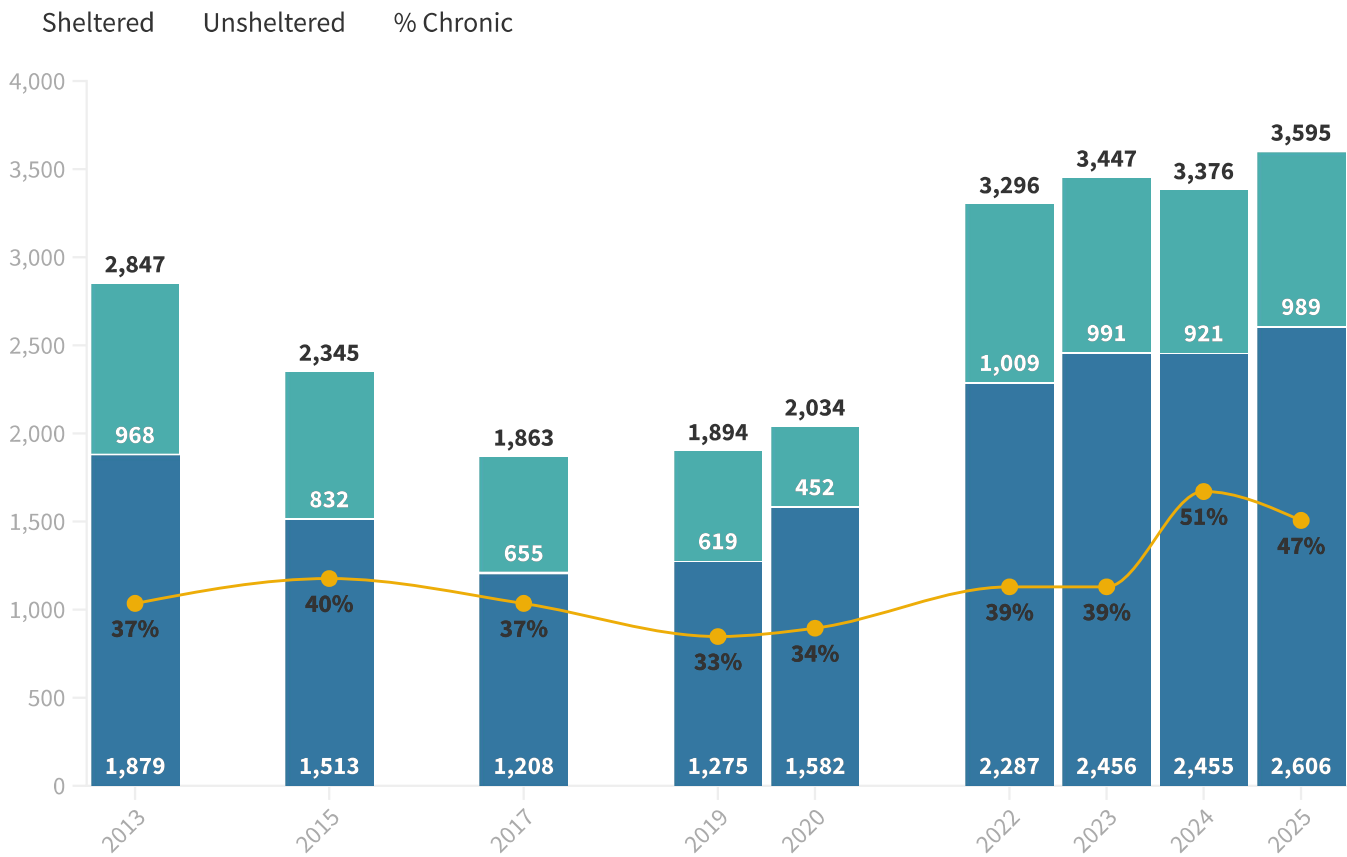
The number of people in Long Beach living in cars, tents or shelters rose by 6.5% over the last year, spurred by high rents, fraying mental health and displacement from the fires that raged across Los Angeles in January.

According to data revealed today from the city’s annual tally, there were 3,595 people experiencing homelessness locally — 219 more than last year and the highest number in more than a decade.

It’s a marked reversal for a city that only a year ago declared it had “turned the tide” on homelessness and was now driving it down.

## Sheltered and unsheltered homeless in Long Beach

### 2013 - 2025



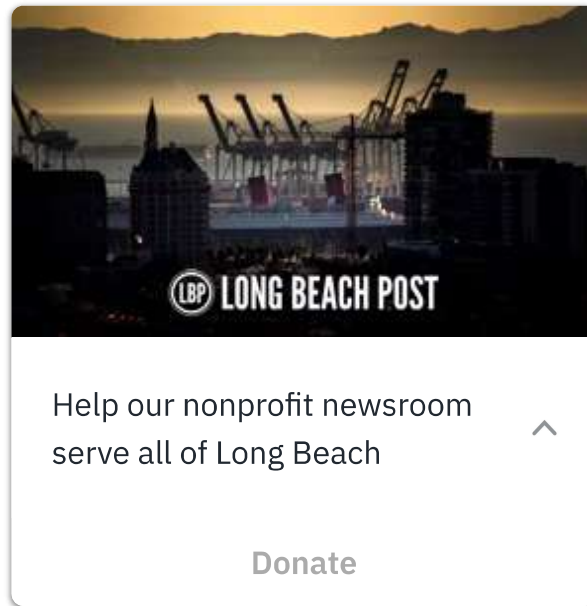
Source: City of Long Beach  
Last updated 06/2/25

A report on the data collected this year showed nearly every category of unhoused people grew or stayed stubbornly high, with the rise especially significant among those in age ranges 25 to 34 (16.8% increase) and 35 to 44 (36.9%). The number of people in shelters rose by 7.4%, while unsheltered homeless rose 6%.

Officials attributed this year’s increase mostly to people being displaced by the wildfires in Altadena and Pacific Palisades. Volunteers spread out for the point-in-time count on Jan. 23, as the fires were still burning.

The surveyors, who collect data annually on those who live outside, in homeless shelters or other makeshift lodging, asked an extra question this year about whether people were homeless as a result of the wildfires.

Officials say 167 people — 76% of the increase — said they were. Even if those people were subtracted from Long Beach’s tally, homelessness would still be up about 1.5%, officials said.



During the count, volunteers found that more than a third of people experiencing homelessness sleep in their cars, while others stay in encampments and tents under bridges — places where the risks of violence and illness are especially high.

One third of respondents said they either suffered from a physical disability, mental illness or chronic medical condition, with another quarter saying they struggled with an addiction.

Many of the city’s homeless are local, with 56.8% saying they previously lived in a Long Beach home, with another 26.7% saying they had been staying somewhere in Los Angeles County.

Concentrations of homeless people were highest in Downtown Long Beach, around the city’s Multi-Service Center, near the 710 and 91 freeways and along the Los Angeles Riverbed.

The report also cited other reasons for the recent rise, including the end of pandemic-era measures to protect the needy, but city officials emphasized that the biggest problem lies in prevention; more people enter homelessness than those who exit.





Kelsey Mader and Jeremy Ancalade gather information from a homeless man during the annual point-in-time homeless count in Long Beach on Thursday, Jan. 23, 2025. Photo by Thomas R. Cordova.

Statistically, if the tide of people losing their homes was stopped today, Long Beach would end homelessness within two years, said Dalton Dorr, a city data analyst.

“Although you do the work of pulling people out of homelessness, we have to place, as a region, just as large of a focus on prevention, and keeping folks from slipping into homelessness,” Long Beach Mayor Rex Richardson said.

According to the city report, which was presented at a roundtable of city officials on Monday, more than half of the survey respondents said this was their first episode of homelessness.

The city notched successes in some categories: homelessness among older adults declined, with a 32.8% drop among those 65 or older; the number of houseless veterans also dropped more than 11%.

The city also said it moved all but nine of the 90 people who stayed temporarily at the Vagabond Inn Downtown into permanent or temporary housing. The Inn **closed its doors** to the homeless last week

following a one-year program to house people primarily living around Lincoln Park and the Billie Jean King Library.

Nearly half of the city's homeless population said their situation is the result of losing their job or not being able to afford rent in a region that costs 48.8% more than the national average, according to the Council for Community and Economic Research Cost of Living Index.

City data shows its shelter space is typically at 93% occupancy — over 90% capacity since 2022 — while 99% of its emergency housing vouchers are used.

Citywide, it took an average of 251 days for someone in 2024 to be placed in permanent housing — triple the time it took in 2020. But the time it takes for people in interim housing to find a permanent place to live has decreased steadily since 2022, from 246 days to 136 days in 2024.

Though officials acknowledged housing costs play a major role, Richardson downplayed the idea of any sweeping legislation, like rent control, and said they're focusing instead on housing production.



Mayor Rex Richardson and Loren Simpson talk to and gather information from a homeless man during the annual point-in-time homeless count in Long Beach on Thursday, January 23, 2025. Photo by Thomas R. Cordova.



“When there’s something that changes the rental market, let’s say a giant stadium comes in like SoFi (Stadium), and completely changes the ability for a market rate rent to be affordable, that’s when you look at rent stabilization,” he said.

More trouble is also looming.

According to Long Beach Health and Human Services Director Alison King, the city expects to lose more than 500 federally funded emergency housing vouchers by the end of this year.

Originally a 10-year commitment through 2031, King explained that after Dec. 31, any room vacated will be lost for future use, preventing any of the more than 500 people on the housing waitlist from being given a home.

“We may be able to extend some for a period, but we have not been promised additional funding, and that could put those persons at risk,” King said.

Federal cuts may also axe the city’s \$300,000 planning grant funding for programs like the yearly point-in-time count. Officials said if that were to happen, they would have to find the money elsewhere.



Faith-based organizations across California are transforming unused land into affordable housing, thanks in part to recent state legislation that streamlines the development process. Photo courtesy of Grace Presbyterian Church.

May 1, 2025 | **Features** | by Jackie Krentzman

## Housing in God's backyard picks up as cities seek new ways to close the affordable housing gap

*Jackie Krentzman is a Bay Area-based writer and editor.*

In 2021, two nonprofits pitched Mark Burnham an idea: Grace Presbyterian Church should repurpose some of its underutilized land for affordable housing.

Burnham, the church's pastor, was intrigued. Like many churches across the United States, the number of worshippers at Grace has dropped over the last few decades, leaving empty swaths of parking lots and other underutilized land. The church was committed to helping those in need in Walnut Creek, but it assumed creating affordable housing was beyond its reach.

“We knew we couldn’t do it ourselves, as we don’t know how to build houses or run supportive services, so that letter made us realize there was something impactful we could do to help the unhoused in our community,” Burnham said.

Burnham responded, and the project quickly accelerated with the help of Hope Solutions, a local affordable housing nonprofit that works with faith communities to increase housing. This spring, the six-unit Hope Village welcomed its first tenants.

Hope Solutions served as the point organization on the project, convening the partners, raising the financing, managing the property, and providing supportive services. It is the first affordable housing modular community built on faith-based land in Contra Costa County and the first tiny home project in the city, according to Walnut Creek Community Development Director Erika Vandenbrande.

“It’s a gem within our community,” said Vandenbrande. “It took a village to create this village. We hope this is the start of something big, in Walnut Creek and statewide!”

Advocates say Hope Village and similar developments were made possible in part by two state laws. [AB 2162 \(Chiu, 2018\)](#) allows supportive housing in residential neighborhoods and streamlines the approval process for housing projects that provide supportive services. [SB 4 \(Wiener, 2023\)](#) simplifies the approval process for religious organizations and nonprofit colleges that want to build affordable housing on their properties.

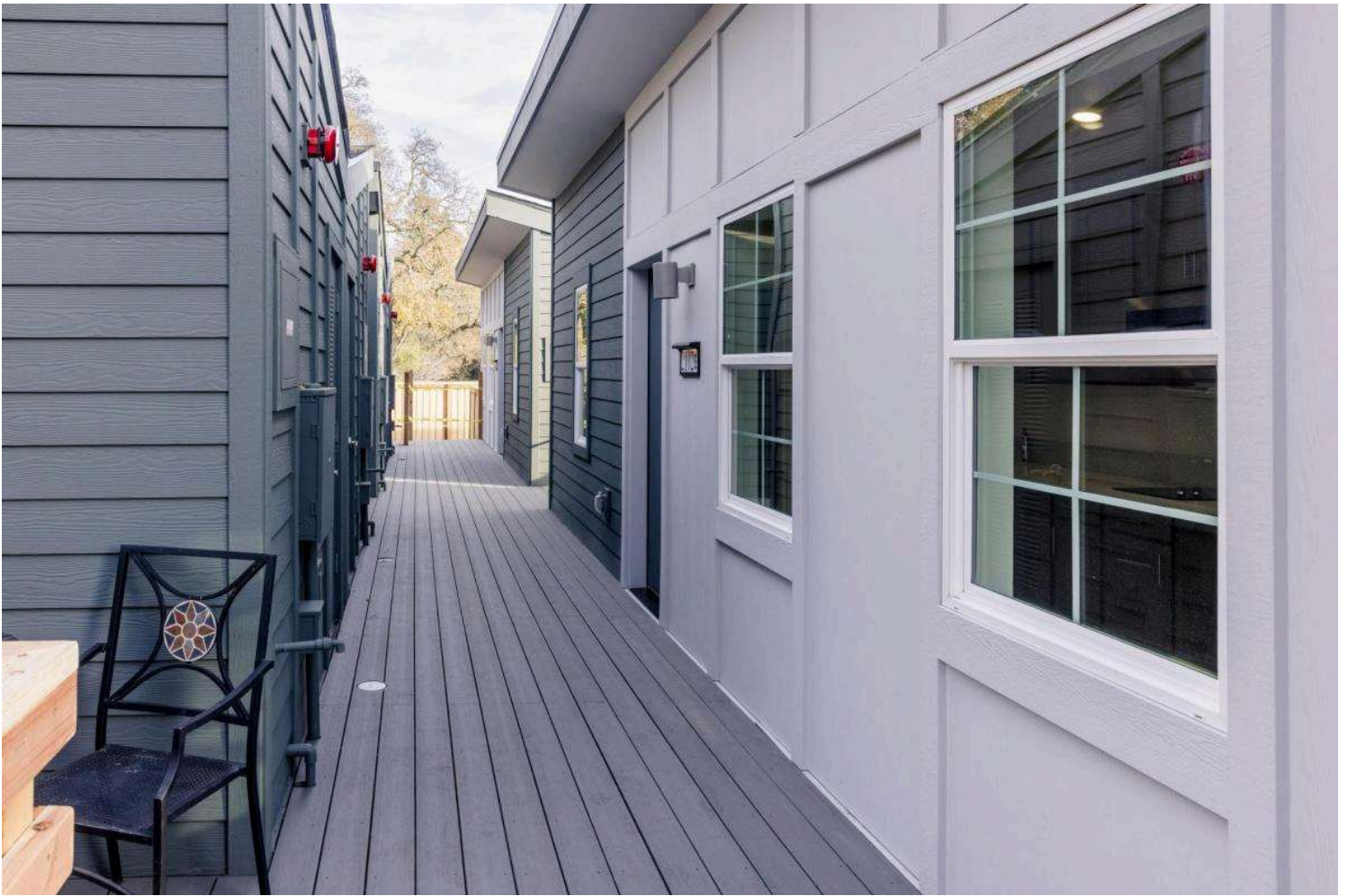
“By leveraging these two bills, Walnut Creek demonstrated a real interest in finding ways to bring in housing and supportive services for a very vulnerable population,” says Jasmine Tarkoff, a consultant on strategic initiatives at Hope Solutions.

Hope Village was the nonprofit’s first faith-based affordable housing project. It has two more in the pipeline in Contra Costa County. The project moved from idea to ribbon-cutting in less than three years and came in a million dollars under budget thanks to in-kind donations from the builder and Community Development Block Grant funds from Walnut Creek.



City leaders, nonprofit partners, and church members celebrating the opening of Hope Village — a collaborative effort to house the community’s most vulnerable residents. Photo courtesy of Grace Presbyterian Church.





Hope Village in Walnut Creek is the first modular affordable housing project on faith-based land in Contra Costa County. Photo courtesy of Grace Presbyterian Church.

## **“When I was unhoused, he housed me”**

Hope Village is part of a trend slowly gaining steam across the state. In 2020, the Turner Center for Housing Innovation released a report that identified over 47,000 acres of potentially developable land owned by faith-based organizations (FBOs) in California and explored how organizations could use that land to create affordable housing. Then in 2024, the U.S. Department of Housing and Urban Development produced a report detailing how grantees can work with churches, mosques, and synagogues to develop housing.

“The nexus between permanent supportive housing and faith-based groups engagement has increased significantly as the need for such housing continues to grow and grow,” says Helen Dunlap, a former HUD senior official and president of the National Low Income Housing Coalition.

As pressure ramps up on cities to produce more housing, more cities and FBOs are coming together to explore opportunities. But despite the growing interest, these partnerships face serious roadblocks.

“When SB 4 passed, there was the expectation that the floodgates would open and a lot of groups would be interested in developing affordable housing on their land,” says Dunlap. “But that has not happened. First, having permission to do something doesn’t pay for it. The cost of development in California is higher than other states, and the process is lengthy, which drives up the cost even more.”

FBOs often lack the expertise needed to develop housing or obtain grant funding. Faith leaders must also work within the hierarchy of their denominations, which can add additional layers of approval and outreach.

Dunlop says that oftentimes, FBO housing works best for black churches, which have a long history of providing low-income housing. Plus, they have a national structure they can turn to for advice and support, and in some cases, loans.

One such project is Bethel One in San Diego, the first such development in the city. The Bethel AME church teamed with YIGBY®, a nonprofit founded in 2017 to build housing on faith-based organizations' properties. YIGBY® (short for "Yes in God's Backyard") provides FBOs with low-cost technical assistance, access to funding, and support with the policy and entitlement process. For the Bethel project, YIGBY® is providing financing solutions and construction management oversight.



The Bethel AME Church envisions Bethel One as a place for low-income seniors and homeless veterans in the heart of San Diego. Photo courtesy of Yes in God's Backyard®.

Mary Lydon, the founding lead project consultant for YIGBY®, says the organization was formed to offer the expertise and access to capital FBOs lacked.

"We thought we could help them with their initial discovery about what they had, and if their land was viable for affordable housing," she says. "We developed a team of consultants who provide no-cost or low-cost services to help churches, synagogues, and mosques."

Bethel One came about in 2019 when Pastor Harvey Vaughn III heard an *NPR* report about the affordable housing shortage in San Diego. That same day, he called a meeting of the church board. They enthusiastically agreed to explore how the 137-year-old church could do its part to house veterans and active-duty military, who make up a substantial proportion of the congregation.

Vaughn says that the board and congregation were immediately on board because serving the unhoused was at the core of the church's mission.

"I like to use the scripture, 'When I was hungry, he fed me. When I was naked, he clothed me,'" Vaughn says. "I add, 'When I was unhoused, he housed me.'"

The 26-unit project for low-income seniors and formerly homeless veterans **broke ground in 2024** and is slated for completion this August. The \$7.65 million project received significant support from the city, including reduced development impact fees through its Complete Communities program. Lydon says SB 4, along with wide support from community and civic organizations, also played a role in helping the project move forward.

The church will operate the housing development, teaming with the Veterans Administration and the nonprofit Brilliant Corners, who will provide supportive services to help homeless veterans transition into stable, permanent housing.

According to YIGBY®, San Diego has over 4,600 acres of church property **that can be used for housing**. Its goal is to support 3 projects per year, working in partnership with impact investors and faith-based lenders. Currently, two other projects are in the pipeline.

## “We much rather house people than cars”

One hundred and thirty miles north in West Los Angeles, the Jewish congregation IKAR is pioneering another way of marrying its mission of social justice with land use. Currently, the synagogue rents space for its services and gatherings, but is in the process of redeveloping a property purchased in 2020. From the earliest stages of planning, IKAR included 60 to 70 units of permanent supportive housing for formerly homeless seniors. The project is still in the early stages of development.

“When we were founded 20 years ago, a commitment to social justice was integral to our mission,” says IKAR founder and CEO Melissa Balaban. “When we were planning our new home, we asked ourselves, ‘In addition to providing a beautiful and inspiring space for our community, how do we incorporate our values and mission, helping to narrow the chasm between the world as it is and the world as it should be?’”

Like many other faith-based organizations, IKAR is providing the land and teaming with a housing developer who will raise the funding. Since the property is on a major transit corridor and earmarked for affordable housing development, the city eased some requirements, including reducing the number of required parking spaces. “We would much rather house people than cars,” Balaban says.

IKAR is just one such development in the city. The Catholic Church is developing [74 units of affordable housing](#) on the archdiocese’s land near Los Angeles City College.

Balaban credits the support of the city of Los Angeles for making this project possible.

“Mayor Karen Bass has been incredibly supportive, as has Katy Yaroslavsky, our city council member, in helping us navigate all the various complexities of building affordable housing,” Balaban says. “Everybody is on the same page, wanting desperately to build more housing in this city.”

The driving forces behind the Walnut Creek, San Diego, and Los Angeles projects all say they hope their projects will spur other cities across the state to explore similar opportunities.

“Our greatest hope is that the impact of what we are doing isn’t just the 70 or so units we will build,” says Balaban. “I have this fantasy that if every church, mosque, and synagogue that has some extra space built five, ten, even 100 units of housing in their cities, we could literally solve the affordable housing crisis.”