

City of Signal Hill
Community Development Department
Development Status Report: Commercial-Industrial
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Reg.	Director Approval	Review		SPDR / CUP			CTL			Notes	Status
								PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Preliminary Environmental Assessments	1901 Freeman Avenue	New 7,290 SF Industrial Building	CL	Greg Gills	Admin SPDR											<p>Phase II workplan approved. Phase II needed to be completed. Phase II and HHRA completed. Preliminary Comments provided to applicant on 5/5/22.</p> <p>On 11/07/22, we met with Gil to discuss concerns with the proposed design of the project, including requesting to allow off-street parking within an enclosed building. Gil and his design team will revise plans to address concerns and will submit revised plans for review.</p> <p>On 12/14/22, applicant resubmitted revised plans for review. New design eliminates indoor parking of vehicles. Plans are currently under review.</p> <p>On 01/23/23, comments were sent to the applicant requiring revisions to plans in order to comply with code requirements. Awaiting resubmittal.</p>	Methane assessment completed a year ago. Never completed project submittal.
Preliminary Review	1701 Creston Avenue	New 11,024 SF industrial building on subdivide one parcel into two	CL/CTD	Tim Collins	Preliminary Review											<p>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. Applicant completed geotechnical investigations and proceeded with well discovery on 5/9/22. 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.</p> <p>On 01/23/23, applicant submitted revised workplans, data assessment, and</p>	<p>Code enforcement contacted owner to refresh and update BMPs on the property.</p> <p>Revised work plan for Phase II work is pending.</p>
Under Review	2020 Walnut Avenue (Signal Hill Business Park)	Construction of a 151,075 SF industrial park.	CTD	Signal Hill XC LLC (Agent: Stephen Christie, Xebec Realty)	GPA, ZOA Parcel Map, St Vacation and SPDR	Yes	NA	10/19/2021	11/9/2021	11/9/2022	5/9/2023					<p>PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021. CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021. Street vacation PH has been postponed to an uncertain date. Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items. Applicant has indicated they wish to sell the property.</p>	In plan check.
Under Review	2550 Orange Avenue	Construct new industrial building (100,886 SF), with 17 loading docks, 147 surface parking stalls, 73 surface trailer stalls, and other related improvements.	CTD	Property Owner: 2550 ORANGE AVENUE DEVELOPMENT LLC Applicant: CenterPoint Properties Inc.	SPDR 21-05 Parcel Map ZOA for New Specific Plan	Yes	NA	Required	Required							<p>Well Discovery was initiated on site (9/19): Applicant submitted a new industrial conceptual plan on 9/14/20. On 12/17/20, the new applicant (CenterPoint) held a Neighborhood Meeting for nearby residents and interested parties. On 4/26/21, the applicant submitted application package. On 5/20/21, staff sent a Determination of Incomplete Submittal email to the applicant. On 6/28/21, the rough grading permit was issued. On 8/23/21, the applicant submitted a revised conceptual plan of a re-oriented building with new access routes. On 10/12/21, staff emailed the Site Work Status Letter to the property owner. On 12/20/21, the applicant resubmitted a new application package containing the Traffic Study Area (TSA) report. On 1/19/22, a Notice of Incomplete Submittal letter was mailed to the applicant. TSA deemed inadequate. On 3/23/22, the demo permit for the wooden poles, netting, and four light poles was issued. Work completed on 4/7/22. On 4/4/22, the applicant provided the signed Reimbursement Agreement. On 4/7/22, the applicant submitted Developer Deposit payment. On 6/9/22, City staff participated in a joint meeting with the applicant, their legal team, and DTSC to discuss the CLRRR review process. 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/CLRRR review process. On 7/7/22, City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report. On 7/28/22, City selected Orion Environmental, Inc. as the City's consultant, and on 8/1/22, Orion returned the signed letter agreement. On 8/10/22, meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion Environmental (City's consultant).</p>	Complete submittal letter from City is being prepared.

Under Construction	950 E. 33rd Street (SP-12, GATEWAY CENTER N/ TARGET REMODEL)	TI of TARGET; construct new building pads for new retail	CTD/EK/CL	Helen Pope et al, Lucky Stores Inc. Signal Hill Petroleum	ZOA 21-01 SPDR 21-03 SPDR 21-04 CUP CUP Lot Line Adjustment	Yes	NA	4/20/2021	5/11/2021				720 days from 12/23/21			Contractor has completed tenant improvements. Building has finalized. Pending planning approval. Planning final was obtained.	
UNDER CONSTRUCTION	950 E. 33rd Street (TARGET P. LOT)	New pick-up parking lot stall canopies	CL	Kimley-Horn Architects	Buildng Permit	No	N/A	N/A	N/A							Application was submitted for the construction of canopies over the pick-up order parking stalls. Planning corrections have been issued and are awaiting resubmittal. Canopies include new signage which will require a new SPDR application to amend the SP-12 comprehensive sign program to allow for the additional signage. Applicant has informed staff canopie project will not be moving forward. Tree replacement for trees accidentally removed from parkig lot is pendig and required prior to final. 3/23	Contractor has completed tenant improvements but mature trees were accidentally removed by property owners landscape contractor.
Under Review	3177 California Avenue ((SP-12, GATEWAY CENTER N/Self-Storage Facility)	Construction of a new 177,345 sf self-storage facility, a refurbished freeway sign and site improvements	CTD/CL/EK	Nick Zent-Contractor	SPDR 21-04/CUP 21-02	YES	N/A	04/20/2021 (subject to MND and ZOA approval by CC)	Introduced 05/11/2021 Adopted 5/25/2021	6/25/2022	Expires 11/25/2022	Expires 05/25/2023	TBD			Freeway oriented sign approved under SPDR by PC 11/22. Vent boxes installed per plans. Abandoned wells were re-leak tested on the self-storage site 12/22. Self-storage plans are in 2nd. Round of plan check review 2/23. Plan check comments from all Depts. were provided to applicant 3/23.	Oil facilities protection barriers installed. Compliance with BMPs. Plan check comments from all Depts. were provided to applicant 3/23.
Under Review	2598 Cherry Avenue	Reconfiguration of the drive aisles near the Wells Fargo Freestanding ATM and the Costco gas station queuing line	CTD	SHOPCORE RETAIL TOWNE OWNER LLC	Admin SPDR	No	Required	NA	NA							Meeting held at City Hall on 2/20/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project. Subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project. 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. On 3/26/21, the property owner paid Developer Deposit. 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. On 9/13/21, the applicant submitted a traffic and parking analysis report for City review. On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because its is lacking data on traffic circulation from the driveways to the gas station. On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report. On 1/15/22, the applicant resubmitted a revised report. On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant. 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.	Eng. firm (Kittelson) is preparing the parking and circulation analysis and will propose an alternate queuing design.

Under Review	1450 E. 27th Street and 2655 Walnut Avenue	New Industrial Development	CL	Oil Well Services	SPDR 20-02 Lot Merger											Public Workshop held on 11/17/20. Phase II ESA and Methane Assessment received (1/21). Received comments from City's Environmental Consultant on 1/18/21. Phase II ESA updated and completed on 4/14/21. HHRA (9/21). HHRA response (10/21) Applicant response to OEHHA (11/21) Applicant has requested review of an alternate site plan/project. Property sold in January 2022 to Oil Well Services, Tim Foss. 5/9/22 - No new submittal. Resubmittal on 08/23/22 and currently under review.	Compliance with Vacant lot weed removal and BMPs.
Under Construction	1600-1680 E. Hill Street	Interior demolition and remodel of Bldg. 3 for pharmacy school in accordance w/ the Master Plan for additional remodels	CTD/EK	American University of Health Sciences (AUHS) Agent: Morgan Pickard	Bldg. Permit, Demolition and Waste Management plans.		Bldg. and PW approvals required	PC Public Workshop - 6/21/22 PC Public Hearing - 8/16/22	CC Public Hearing - 9/13/22				8/30/2022	12/8/2022		Applicant wants to process a ZOA for AUHS Specific Plan by Sept. 2022. Staff prepared a timeline and hired MIG contract Planner to assist. 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. Summary of corrected nos. provided on 5/5/22. 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. Neighborhood Meeting held on 5/19/22. PC Public Workshop held on 6/21/22. As-built plan submitted for review. 8/9/22. As-built plans approved 9.8.22. PC approved ZOA on 8/16/22. 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. City Council 2nd reading and adoption on 11/8/2022.	Follow-up inspection with contractor. Some items corrected.

Under Construction	1180 E. 23 rd Street	Building interior and exterior remodel, parking lot repair, install fencing w/screen for vacant parcel, lot merger.	CTD/EK	WT Durant INC. (Agent: Bruce Ruggles)	Admin SPDR 18-03		11/15/2018	NA	NA				5/24/2020	8/12/2020	Temporarily rescinded per COVID19		Contractor in discussions with public works about street improvement plans.
Under Construction	2951 Cherry Avenue	Remodel for Jimmy E's Bar + Grill w/ outdoor seating area.	CTD/EK	Jimmy Eleopoulos	Admin SPDR		2/7/2019	NA	NA				10/30/2020	1/18/2021	Temporarily rescinded per COVID19	<p>TI permit issued (5/19). Interior TIs and water service installation (9/19). Construction completed for restaurant and Conditional CoFO issued Jan. 2020 with Street improvements on Cherry Ave. to be completed by March 30, 2020. CoFO was extended per COVID19 impacts for 90 days to June 30, 2020. Traffic control plan was approved and planning for street improvements to begin is pending (9/20). Based on COVID19 impacts and no reported nuisances the requirement for a 2nd extension is temporarily rescinded. Street improvements are complete and bond release is pending (1/21). On 8/5/21, the Building Inspector conducted an inspection of the constructed "cigar lounge" in the landscaping area of the parking lot (8/21).</p>	Property owner is required to provide revised plans to include outdoor lounge area and obtain an "After the Fact permit."

City of Signal Hill
Community Development Department
Development Status Report: Commercial-Auto Center
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval		CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Approved	1250 E. 28th Street (Auto Storage Lot)	Auto Center Vehicle Storage Yard	CTD	Signal Hill Petroleum for Sonic Automotive	Term = one 3 yr. occupancy w/ temp. improvements	Stormwater BMPs	Under review	NA	NA	Term 1 expires 1/13/2023						Draft compliance plan submitted. Deposit submitted (10/19). Compliance plan approved on 1/13/20. Within one year of initiation of the vehicle storage use, the property owner or applicant shall prepare and submit a term II permanent improvements plan pursuant to Section 20.24.050 unless a statement of intent to terminate the use and vacate the property at the end of term I is submitted. The property currently has no vehicles stored on it (1/22).	Term expired and use is discontinued.
Under Construction	1800 E. Spring Street	Parking Lot improvement	CL/EK	Rafael Gabai (Hooman's Contractor) Diana Tran (TESLA)	Admin SPDR	Stormwater BMPs	9/8/2022		NA							Parking lot improvements consisting of grading, landscape planters, pavement, parking stall striping, stormwater measures, and methane vents. PO has informally requested a progress payment 10/22. Parking lot is approximately 50% complete. Construction continues to move along and insepctions will continue. Retention basin completed. Soils analysis provided.2/23. CM, Bldg. Planning, and PW staff met w. PO to discuss City direction and next step .2/23. Right-of-way improvements are pending. PO to provide written confirmation that grading is per approved plans on topo survey document. in order to proceeed with base pour 3/23.	Completion of rough grade. Retention basin is being built. Soils analysis of excavated soil completed. Contractor reports base installation is pending.3/23

City of Signal Hill
Community Development Department
Development Status Report: Commercial-WCF
March 21, 2023

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	2411 Skyline Drive	Install (1) antenna (AF-24HD); install (5) MW dishes (RD-5G30); install (5) ODUS (RBD23UGS-5HPACD2HNDNM); install (6) CAT5E cables (1/4"); antennas shall be painted to match existing; no ground work	CL/CTD	Alyce Read on behalf of California Internet LP	Admin SPDR CUP 99-05	No	Required	NA	NA							Applicant-agent submitted plans on 6/18/21. On 8/2/21, staff had a virtual meeting with the applicant's consultant to discuss the requirement to submit a EME RF Emissions report. On 8/25/21, the applicant submitted the EME RF Emissions report. On 8/26/21, Planning cleared the project to proceed to building plan check review. On 8/27/21, Payment info sent to agent for payment and processing.	Planning approval has expired. Project will be removed from the DSR April 2023.
Under Review	1850 Redondo Avenue	Remove (5) antennas and replace with (6) new antennas and associated equipment, including (6) RRU's and (2) cabinets.	CL	Barbara Saito of Smartlink on behalf of T-Mobile	Admin SPDR CUP 07-02	No	Required	NA	NA							package, which was incomplete because it did not include the RF Emissions EME Compliance Report. On 1/14/22, the applicant submitted the revised documents with the RF Emissions Report. On 1/27/22, corrections were emailed to the applicant. 09/02/23 New application was submitted by Smartlink on behalf of T-Mobile.	Carlos emailed them on September 16, 2022. Applicant resubmitted revised plans and narrative identifying compliance with "Spectrum Act." Application is eligible for administrative review. Planning
Under Review	2411 Skyline Drive	Install (6) antennas, (2) junction boxes, (1) fiber, (1) power cable, and a 3'x3' lease area	CL	Jordan Eddy (with Crown Castle)	Admin SPDR CUP 99-05	No	Required	NA	NA							On 1/14/22, the applicant reached out to the City to inquire about submittal requirements. On 1/21/22, staff provided a submittal checklist. On 2/22/22, the applicant submitted the outstanding documents. On 3/8/22, staff provided corrections to applicant. On 3/11/22, applicant submitted revised plans. On 3/16/22, Planning cleared the project to proceed to building plan check. 6/6/22, contractor pulled permit. 6/7/22, applicant sent corrected plans.	Building finaled 7/6/22. Will be removed from the DSR April 2023.
Under Review	2201 Orange Ave. and 2230 Lemon Avenue	Remove (6) antennas and install (3) new panel antennas and (3) new air antennas; relocate (2) existing antennas; install (1) new rectifier	CTD	Deanna Lynn (with Coastal Business Group Inc.)	Admin SPDR CUP 12-02	No	Required	NA	NA							On 5/5/22, application package submitted. On 5/18/22, corrections emailed to applicant agent. All addresses must be consistent with CUP 12-02. On 6/8/22, applicant resubmitted revised plans and supplemental documents. On 7/6/22, applicant submitted photo sims. On 8/24/22, permit issued. 1/12/23 Permit finaled	Permit finaled. Project will be removed from DSR April 2023.
Approved	2550 Orange Avenue	Install (3) new antennas, (3) new T-arm mounts, (6) new RRU's, new concrete equipment pad, (1) new cabinet, and other ground equipment within lease area	CL	Carrier: Dish Wireless Agent: Andrea Liu (with SBA Communications Corporation)	Admin SPDR CUP 04-02	No	Required	NA	NA								Pending permit issuance.

Approved	1855 Coronado Avenue	Install new 2' FRP box extensions at Alpha and Beta, remove and replace (9) existing antennas with (9) new antennas, relocate (3) existing antennas, remove (3) existing RRU's, install (6) new RRU's, install (6) new raycap boxes (3 at antenna level, 3 in equipment area), install (3) new hybrid cables, and remove and replace (1) existing equipment cabinet with (1) new equipment cabinet. No additional changes are proposed for the modification.	CL	Eduardo Galdamez with Core Development Services (on behalf of Verizon)	Admin SPDR CUP 08-03	No	Required	NA	NA							Applicant-agent submitted application package on 3/29/21. On 3/31/21, Staff emailed correction list to agent. On 4/20/21, The applicant resubmitted the revised plans. On 6/28/21, Planning staff stamped the plans and cleared the project to go to building plan check. On 7/9/21, Building approved the plans. On 8/3/21, The applicant stated that the contractor will pull the permit at a later time. 6/7/22, applicant emailed to extend plan approval. Approval granted based on 2019 Building Codes still in effect. Applicant submitted revised plans. Revisions approved by 4Leaf. Permit link sent to applicant.	Permit is open.
Under Construction	2411 Skyline Drive	Install (1) platform mount at a centerline height of 89'; Install (4) panel antennas, (2) microwave antennas, (6) dish antennas, and (4) remote radio units onto the platform mount; Install (4) coax cable runs; Install (1) equipment cabinet inside the existing shelter	CL/EK	Alexander Lew (Core Development Services) on behalf of One Ring Networks)	Admin SPDR CUP 99-05	No	Required	NA	NA							On 1/11/21, correction list was emailed to agent. 1/14/21, the applicant resubmitted revised plans with the outstanding documents. On 1/25/21, Planning approved the project and cleared to go to Building plan check. Plans approved; applicant notified. Permit issued to contractor on 4/23/21. Contractor needs to provide anchoring details for cabinet to pass inspection (4/21). Left voicemail on 8/11/2021-JIM BLDG On 4/14/22 (over a year), staff emailed the agent asking for a status update. If no update is provided or no activity is observed, permit may be expired in 4/23.	No update.

City of Signal Hill
Community Development Department
Development Status Report: Residential
March 21, 2023

							Review			SPDR / CUP			CTL				
Project Category	Address	Project Description	Staff	Applicant	Application	WELQ Req.	Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext	Notes	Status
Under Review	1900 Temple Avenue	New custom one-story SFD (2,343 SF) with attached 2-car garage (628 SF) and detached 2-car garage (725 SF) with second-story ADU above (1,052 SF)	CTD	Property Owner: Roger Vititow Trust Agent: Bozena Jaworski (RPP Architects)	SPDR 21-08	Req.	NA	Public Workshop - 11/16/21 Public Hearing - 4/19/22	NA							On 3/20/20, applicant submitted conceptual plan. Staff provided initial comments. On 8/10/20, applicant submitted Developer Deposit and Well Abandonment Report (WAR) to verify that the abandond well on the property could be built over. On 1/8/21, incomplete submittal determination letter sent to applicant. OEHHA recommended more soils testing (6/21). Additional tests completed and memo received from OEHHA confirmed residential occupancy (8/21). New revised documents submitted (9/21). PC Public Workshop held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. 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. Tribal consultation meeting held on 2/3/22. Initial Study and MND were prepared by the City's On-Call CEQA Consultant. PC Public Hearing held on 4/19/22, and the Commission approved the project by a 4/0 (one abstain).	Planning approved. PW plan check comments pending.3/23
Under Review	2750 E. 20 th Street SH Smart Homes	Demolition of an existing single-family dwelling with detached garage; condominium subdivision for construction of three new detached dwellings with two-car garages per unit, three surface parking spaces (one per unit), and other associated site improvements	CL	Property Owner: Narsimha and Usha Reddy Agent: Bozena Jaworski (RPP Architects)	SPDR 19-02 TPM 082172 (Condominium Subdivision)	Yes	NA	Neighbor Meeting #1 - 10/30/18 Neighbor Meeting #2 - 10/10/19 Public Workshop - 3/17/20 Public Hearing - 9/20/22 (Continued) Public Hearing - 10/18/22	NA							On 5/9/18, application was submitted.On 10/30/18, first neighborhood meeting was held.On 7/31/19, applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.On 10/10/19, a second neighborhood meeting was held to review the modified plans.The limited Environmental Phase II soil sampling was completed on 2/26/20.Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing.HHRA was submitted to OEHHA on 4/8/20.OEHHA memo received on 5/28/20.Tribal consultation conducted on 8/20/20.EDCO approved trash pick-up operations on 9/1/20.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. On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property. Applicant re-leak tested the two wells on 11/16/21. On 9/20/22, the public hearing was continued to a future date uncertain. On 10/18/22, the Planning Commission approved the proposed	SPDR approved in October. Construction plans are being prepared by the applicant and will be submitted when completed.
Under Review	2250 Ohio Avenue	Construct new two-story duplex (3,678 SF total) and site improvements.	CTD	Applicant: Salvador Cerda and Khanh Nguyen Agent: Leoh Sandoval (Leoh S. Designs)	SPDR 19-03	Yes	NA	Neighbor Meeting #1 - 12/5/19 Public Workshop #1 - 4/21/20 Public Workshop #2 - 1/19/21 Public Hearing - TBD	NA							Story pole plan approved and notices for story poles mailed 5/16/19. Applicant conducted initial view photos (6/19). Applicant revised the plans by lowering the building pad (8/19). Applicant conducted second round of view photos with the revised story poles (9/19). Neighborhood Meeting held on 12/5/19. Final View Analysis Report was approved on 1/15/20. Public Workshop #1 held on 4/21/20. The Commission voted unanimously to come back for a second public workshop, and specifically directed the applicant to revise the plans to address view concerns and displacement of street parking. Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD). On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant. On 8/11/21, the applicant resubmitted the grading and LID plan for City review. On 9/10/21, the methane site assessment permit was issued.	Methane permit no follow-up pending expiration from Building Department. Notices were sent to applicants for a reply.

Under Review	2056 Dawson Avenue	Demolish existing detached garage; construct new first-floor addition (967 SF) and second-story addition (1,367 SF) to existing one-story SFD	CL	Applicant: Chad and Kuong Yan Agent: Bill Chiriboga with Only Think Green - Sustainable Designs	SPDR 21-02	Yes	NA	Public Hearing - 6/15/21	NA							On 4/24/20, the applicant submitted conceptual plans to the City. On 1/6/21, the applicant paid the developer deposit and submitted their summary of developer outreach efforts. On 1/11/21, the applicant submitted revised plans. On 2/8/21, the applicant resubmitted the revised LID plan. On 3/11/21, a virtual Neighborhood Meeting was held to get comments and feedback from the public. The project was cleared to bypass a Public Workshop and proceed directly to a Public Hearing. Public Hearing held on 6/15/21. The project was cleared to move forward. On 9/21/21, the applicant submitted the plans for plan check and provided the signed Conditions of Approval. On 9/28/21, Planning cleared the plans to proceed to building plan check review. On 12/11/21, the agent resubmitted revised arch plans. On 1/7/22, the agent submitted the methane mitigation plan.	Submitted application. Review pending.
Under Construction	2060 Raymond Avenue	A 274 SF 2 nd story addition of an existing sub-standard SFD in conjunction with a remodel.	CTD	Tae Chun for Lord Construction	SPDR 19-04	NA	NA	5/21/2019	NA					10/12/2020		<p>SPDR submittal, datum line exhibits approved (10/16).</p> <p>Story pole letters sent 10/25/18, comment date 11/19/18. Comment period extended due to story poles not being installed properly.</p> <p>Certification of re-install submitted (3/19).</p> <p>No view requests received.</p> <p>PC Workshop 4/16.</p> <p>PC approved 5/21/19.</p> <p>Sm Site LID required for ADU (4%) (6/19).</p> <p>A Waste Management Plan is required. (6/19).</p> <p>Plan check approved (9/19).</p> <p>Permit issued (10/17/19).</p> <p>Inspection for rough framing and lathe completed 7/17/20</p> <p>Construction completed 10/20.</p> <p>Recordation of ADU Sm Site LID documents and final inspections pending. Permit finals require release of substandard lien.</p> <p>Release documents for substandard bldg. pending.</p> <p>C of O pending PW and Planning inspections (10/20).</p> <p>Property was sold and is occupied.</p> <p>Staff contacted new property owner and applicant to notify them that their permits will be expired if they do not complete final items (sub-standard lien) 6/21.</p> <p>A courtesy letter of permit expiration was sent 1/22.</p> <p>Final Bldg inspection completed.</p> <p>Posted a notice to call for final inspection 2/8/22.</p> <p>Minor final corrections provided 3/7/2022.</p>	LID for ADU was approved 1/23 and installation is pending.

Under Construction	1995 St. Louis Avenue	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage	CL/EK	Property Owner: Kimberly Ly	SPDR 15-04	Yes	NA	8/1/2015	NA	Demo permit issued 4/1/16 Grading permit issued 4/27/17 Building permit issued 9/25/17			9/28/16 (Demo finalized) CTL 10/19/18	1/18/2019	2/11/2020 Temporarily rescinded per COVID19	Building permit issued on 9/25/17. First CTL extension was granted in October 2018 for a period of 80 days. Construction not completed during extension period. 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). CTL warning letter emailed to applicant on 12/18/19. CTL expired on 2/11/20 and formal expiration letter sent on 2/12/20. Final roof inspection performed (1/21). Progress inspection on 4/18/21; progress on exterior (4/21). Electrical inspection failed; reinspection scheduled (6/21). Shower pan hot mop inspection passed (7/21). Final Inspection for gutters 8/21. Inspection for gutter landscape drain 9/21. 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. Owner has proceed with unpermitted construction and a stop work order was issued. Director has contacted owner on how to proceed. 4/13/2022. 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. On 7/28/22, Building Inspector conducted site inspection; corrections issued. On 8/2/22, applicant resubmitted revised floor plans and elevations.	Owner has obtained licensed electrician and electrical meter was released to Edison. Pending final connection by Edison to energize the building.
Under Construction	1908 Junipero Avenue	New single-story addition (172.66 SF) at front of property for living room expansion; adding new loft (208 SF) - not to be used as a bedroom	CL/BLDG.	Property Owner: Jaret Padilla	Admin SPDR 19-04	NA	10/16/19 3/12/20 (REV 1)	NA	NA							Building permit issued on 10/16/19. Property owner informed staff on 2/27/20 that he is making modifications to the approved plans. Staff approved revised plans on 3/12/20. New permit for the revisions issued on 8/19/20. 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). 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. 8/30/21 front house inspection completed. 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) 11/9/21 -BLDG. On 12/8/21, staff emailed the applicant to request a status update on the right-of-way improvements. 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. On 6/3/22, staff emailed applicant to clean up his property. Staff is also reviewing plans for new fencing along the front	Code enforcement case is closed. Waiting for building permit for front yard.
Preliminary Review	2100 Ohio Avenue	Demo of damaged SFD, construction of new SFD w/attached ADU	CTD	Lavkumar Barot (Barot Trust)	SPDR 22-01	Yes		TBD								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 professional and ay sell the proerty and damaged home. No demolitiom progress has been made 5/12/22. 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. Site has been fenced and secured. Demo permit application has been received. Need asbestos/lead documentation, etc. (7/22) Agent has terminated the project and deposit has been reimbursed (8/22)	Staff is preparing for required demolition discussion.

Preliminary Review	2095 Freeman Avenue	New Single-Family dwelling and ADU	CL	Julie Mai	TBD	Yes	NA	Yes	NA							<p>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.</p> <p>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.</p>	Pending formal submittal
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Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	The Courtyard 1933-39 Temple Avenue	Residential development 9 condominium units (5 buildings with 2 attached units) two stories and three stories in height. Initial request was for 10 residential condo units. Revised request is 8 condominium units (5 buildings, two stories in height. New request is for 8 detached two-story SFDs with 5 additional off-street parking spaces	CTD	High Rhodes Property Group	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	NA	NA	5/17/2016	Required							City Council denied project without prejudice 1/10/17. . Applicant has a potential buyer to proceed with the project (6/18). Story pole plan submitted for review. 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). Story poles installed and 3 View Analysis Reports pending (4/19). 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. Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20). Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20). 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. New owner's agent has resubmitted a development application (11/22) and a determination of completeness is pending (12/22). Project application has been re-submitted but applicant has indicated a re-design based on preliminary parking comments.	Applicant is revising design based on insufficient parking.
																Continued: 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. On 5/4/22, the new agent submitted revised plans for 8 detached units with 5 additional off-street parking spaces.	
Under Review	2599 E. Pacific Coast Highway	Residential SP-10 on a .4-acre lot 1st concept plan had 14 attached units 2nd concept plan had 12 attached units 3rd concept plan had 10 detached units 4th concept plan has 9 detached units 5th concept plan has 7 units; 3 detached and 4 attached on the 1st floor	CTD	Property Owner: Mike Afiuny	SPDR 19-05, ZOA 19-02, TTM #XXXXX		NA	Required	Required							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. Final inspections (3/17). 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.	Owner is complying with notices regarding graffiti, trash, and boarding up of the building. Owner has indicated they intend to demo existing vacant bldgs.

																Continued: A traffic study completed and PC workshop held 1/15/19. PC requested additional parking and a subsequent workshop (2/19). Architect submitted bldg. design details and revised site plan to add guest parking. Applicant has completed the Phase I, II and HHRA 12/21. Staff provided design comments and applicant is adding design items. Once design is revised a PC workshop will be scheduled (8/19). PC workshop held 10/15/19. PC requested that project proceed to a Public Hearing and CEQA site work is underway (6/20). The Phase I Report is complete (7/20). Phase II report is complete (12/20), and a HHRA was prepared and submitted to the State OEHHHA. OEHHHA response memo received (4/26/21). Applicant is preparing a new submittal package (12/21). Site visit for code enforcement. contacted owner 4/13/2022. Owner has indicated they wish to demo existing bldgs. (11/23).	
Accessory Dwelling Unit (ADU) Projects																	
Project Category	Address	Project Description	Staff	Applicant	Application	WELO Reg.	Review Director Approval	PC Approval	CC Approval	SPDR / CUP Expires	1st Ext	2nd Ext	CTL Expires	1st Ext	2nd Ext	Notes	Status
Conceptual Review	1900 ½ Temple Ave.	A new second-story ADU above a detached 2-car garage.	CTD/BLDG.	Property Owner: Roger Vititow Trust Agent: Bozena Jaworski (RPP Architects)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	Applicant's agent submitted conceptual plans for initial comments on 3/20. Applicant proposes to build SFD over the abandoned oil well and a VWAR was submitted and review is complete (9/20). Phase I, II and HHRA were submitted to OEHHHA for the site and a recommendation to conduct additional sampling was provided. Additional soils sampling is complete and OEHHHA memo received 8/21. 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. 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).	Plan check underway 1/23.
Conceptual Review	2100 ½ Ohio Avenue	ADU attached to new construction SFD	CTD	Authorized agent: Victor Mendoza for Lavkumar Barot (Barot Trust)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	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.	Staff looking into providing required demo of bldg.
Under Review	1989 ½ Dawson Avenue	New Detached 1,015 SF single-story ADU	CL/BLDG.	Property Owner: Richard Srey Agent: Monica Yu (C&M Associates)	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/28/20. Plans were forwarded on 11/3/20 to the City's Stormwater Consultant for small site LID review. On 1/4/21, PT received plancheck app and payment; plans routed to Interwest. On 1/18/21, corrections were sent from Interwest. On 1/19/21, PT forwarded corrections to applicant. Resubmittal is pending.	Never pursued.
Under Review	2132 ½ Ohio Avenue	Convert storage room to ADU (336 SF)	ER	Property Owner: Nooshin Mohajer Agent: Antonio Navarro	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/16/20 and providing to Building for review and comment. Reviewing parking for dwelling units (1/21). Proposing raising garage height.	July 18, 2022 pre-construction inspection conducted. Waiting for contractor information, plans approved but never pulled permit.
Under Review	1110 ½ E. Burnett St.	Conversion of existing garage with unpermitted studio conversion to ADU	CD/BLDG			No	NA	NA	NA				NA	NA	NA	Plans submitted for Bldg. plancheck (10/13/20). Plancheck comments were provided on 12/3/2021.	Went into plan check and never resubmitted corrections.

Under Review	1965 ½ Dawson Avenue	Construct new detached two-bedroom ADU (1,045 SF) in rear adjacent to alley.	CL/BLDG.	Property Owner: Jonathan Carlos Agent: Arutyun Nazaryan	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Agent submitted conceptual plans on 1/12/21, which were routed to Public Works for comments. Public Works' comments were provided to agent on 1/19/21. Agent resubmitted revised plans on 1/27/21. 7/7/21 - Construction Plans approved. Agent resubmitted revised LID plans on 9/15/21. On 11/3/21, PW provided LID corrections to applicant. On 11/19/21, the applicant resubmitted revised LID plans. On 12/8/21, PW provided LID corrections to applicant. February 2022 - LID plan approved. May 2022 - applicant received information regarding methane mitigation.	Pending methane site assessment mitigation.
Under Review	1991 ½ Junipero Avenue	New detached ADU	BLDG.	Property Owner: Scot Chamberlain	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	On 6/27/22, applicant submitted methane Site Assessment workplan. On 7/11/22, corrections were emailed to applicant. Applicant had requested clarification and alteration of one plancheck comment. EK clarified. Applicant should be resubmitting plans (8/22). Construction plans approved. August 22, 2022 methane assessment report submitted. Susan Mearns approved methane assessment report. Applicant must submit methane mitigation installation plans.	Pending approval of sewer installation plans.
Permit Expired	1870 ½ Temple Avenue	Convert five existing one-car garages into a new two-bedroom ADU	CL/BLDG.	Property Owner: Randy Hughes Trust Agent: Akram M. Tawfic	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Applicant-agent submitted for building plan check on 3/2/20. First plan check completed on 4/1/20. Corrections were routed to the applicant. On 1/26/21, the agent resubmitted revised plans. On 6/29/21, permit was issued. Follow up on expired permits and spoke to owner. Demolition was conducted but plans must be revised to continue. Owner has not responded. Permit expired 4/13/2022	Original permit was expired and a new permit was obtained. Foundation work approved.
Under Construction	3373 ½ Orange Avenue	Addition (574 SF) to existing rumpus room (174 SF) to create a new two-bedroom one-bathroom ADU (total 748 SF) at rear of property	BLDG.	Property Owner: Austin Nicassio Agent: Lauren Winegar	Ministerial review under State ADU regulations.	No	NA	NA	NA								On 3/18/21, applicant submitted plans and calcs. On 6/8/21, staff received revised plans and routed to TRB for re-check. Corrections from TRB received on 6/16/21, and staff forwarded to applicant on 6/18/21. 7/12 - applicant emailed corrected plans to PT; PT forwarded to TRB 7/21 - corrections from TRB 7/22 - PT forwarded to applicant 9/8 - applicant sent corrected plans; PT forwarded to TRB On 10/12/21, Building Inspector met with owner on-site for pre construction meeting. Sm. site LID approved 2/2022 and permit issuance is pending. Construction has begun.	Final inspection approved. Project will be removed from DSR April 2023.
Completed	2060 ½ Raymond Avenue	Detached 1,198 SF ADU in conjunction with a 2 nd story addition of an existing SFD with 2-car garage and third driveway parking space.	CTD BLDG.	Property Owner: Tae Chun for Lord Construction Corporation	Ministerial review under State ADU regulations.	No	NA	NA	NA					NA	NA	NA	Application submitted 6/27/18. Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18). Permit issued (12-18). Utilities and foundation started (1-19). 1st floor framing approved (2/19). 2nd floor framing approved (3/19). Windows in and stucco started (4/19). Sm. Site LID plans required prior to final (9/19). 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; CoO pending PW and Planning inspections and release of recorded substandard status by owner (10/20). Posted notice to call for final 2/8/22 Minor building corrections 3/7/2022 Waiting on owner to call for final 4/13/2022 Sm Site LID report is pending 9/22 LID plan approved and installation pending 1/23	LID plan is approved. Rain barrel and gutter installation is pending.

																	<p>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.</p> <p>Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.</p> <p>On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.</p> <p>On 03/02/23, Mearns Consulting providing corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.</p>	
Under Review	909 E. 25th Street	Detached ADU on lot developed with an existing single-family dwelling.	CL	Godfrey Nzeogu	Ministerial review under State ADU regulations.	No	NA	NA	NA								Pending submittal	
																	<p>Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assement requirements. Awaiting additoinal infromation from applicant.</p> <p>Applicant submitted a desktop study to determine if the 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.</p> <p>Oil Consultant completed review and has recommendations for next steps. Staff reviewed recommendations and also require a methane assement 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.</p>	
Under Review	921 E. 25th Street	Detached ADU on lot developed with an existing single-family dwelling.	CL	Efren Corona	Ministerial review under State ADU regulations.	No	NA	NA	NA								Pending submittal	
Under Review	1867 Hill Street	Conversion of existing storage room into an ADU - Multi-Family Building			Ministerial review under State ADU regulations.	No	NA	NA	NA								Applicant submitted plans for review. Currently under review	Under Review

City of Signal Hill
Community Development Department
Development Status Report
March 21, 2023

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 14 business licenses.
- Building Department staff issued 15 permits. There were 2 solar permits issued. The valuation of the projects is approximately \$144,000 with permit revenues at \$7,500.

Training/Tours/Events/Miscellaneous

- Senior Building Inspector Kranda attended the EduCode conference virtually February 27 through March 3, 2023.
- Director Doan continued working with the City's CEQA consultant and Signal Hill Petroleum on the environmental analysis for the long-term extension of the Drill Sites CUP.

Potential Development Projects

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.
- Illustrative plans for Orange Bluff at E. Willow St. and Orange Ave. and Walnut Bluff at E. Willow St. and Walnut Ave. are proposed as 2 of 4 affordable housing sites for the 6th Cycle Housing Element.