



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
February 17, 2026

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

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

The agenda is posted 72 hours prior to each meeting on the City's website and outside of City Hall. The agenda and related reports are also available for review online at www.cityofsignalhill.org.

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to commdev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, February 17, 2026. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

(3) PLEDGE OF ALLEGIANCE

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

(5) DIRECTOR'S REPORTS

a. 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (GPAPR) for the previous calendar year. The GPAPR tracks the progress of the City’s implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low and moderate-income housing asset fund, which must be submitted to HCD annually.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City’s long-term financial stability and resilience.
- Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.
- Goal No. 3 Economic & Downtown Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and improve the City’s physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Recommend approval to the City Council to authorize staff to submit the Signal Hill GPAPR for calendar year 2025, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

(6) CONSENT CALENDAR

The following Consent Calendar items are expected to be routine and non-controversial. Items will be acted upon by the Commission at one time without discussion. Any item may be removed by a Commissioner or member of the audience

for discussion.

a. PREVIOUS MINUTES

Summary:

Regular meeting of December 16, 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.

(7) COMMISSION NEW BUSINESS

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

(8) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, March 17, 2026, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC PARTICIPATION

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

AFFIDAVIT OF POSTING

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



STAFF REPORT

2/17/2026

AGENDA ITEM

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

FROM:
**SUSANA MARTINEZ
ASSOCIATE PLANNER**

SUBJECT:
2025 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

California Government Code Section 65400 mandates that cities prepare, and submit to their legislative bodies, a General Plan Annual Progress Report (GPAPR) for the previous calendar year. The GPAPR tracks the progress of the City's implementation of the General Plan programs with an emphasis on the implementation of the Housing Element. Cities must submit the GPAPR to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year, along with the Housing Successor Annual Report (SB 341 report) regarding the low and moderate-income housing asset fund, which must be submitted to HCD annually.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
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- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Recommend approval to the City Council to authorize staff to submit the Signal Hill GPAPR for calendar year 2025, the Housing Successor Annual Report (SB 341 report) to OPR and HCD.

Background:

California Government Code Section 65400 mandates that cities prepare and submit to their legislative bodies a GPAPR for the previous calendar year. California State law requires that each city adopt a General Plan to include a comprehensive long-term plan guiding its future, covering its entire planning area. The General Plan must address a broad range of issues associated with development, including seven mandatory elements: Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Safety, and Noise. For some jurisdictions, including Signal Hill, there is an additional element related to Environmental Justice. The Signal Hill General Plan currently contains six separate elements as the Environmental Resources Element combines the mandated elements of Conservation and Open Space, and includes the Parks and Recreation Master Plan.

State law requires the City to update the General Plan periodically. While there is no specific requirement regarding how often to update the General Plan, the planning period has traditionally been 15 to 20 years. The Housing Element is the only portion of the General Plan with a mandated schedule. The OPR guidance documents consider a General Plan to be current if the local jurisdiction has updated at least five of the seven required elements within the last eight years. The last comprehensive revision of the Signal Hill General Plan occurred in 1986; however, the City has updated various elements over time.

| General Plan Elements | Adoption / Updates |
|---|---|
| 1. Land Use * | 1986, 1989, 2001 |
| 2. Housing | 1986, 1989, 2002, 2008, 2014, 2022 |
| 3. Circulation * | 1986, 2010 |
| 4. Environmental Resources (Combines Open Space and Conservation Elements) | 1987, 1988, 1989 2022 – Parks Master Plan Update 2024 – Update pending completion |
| 5. Environmental Justice | 2024 – Pending completion |
| 6. Safety * | 1986, 2016 |
| 7. Noise * | 1986, 2010 |

** Elements pending updates following OSA analysis*

HCD certified the City’s 6th Cycle Housing element in October of 2022. The Housing Element certification required the City to prepare and adopt an Environmental Justice Element to the General Plan. The City executed a contract with Moore, Iacofano & Goltsman Incorporated (MIG) in 2023, which completed the public outreach campaign, and, in 2024, a draft of the element was presented to staff for comments. In addition, MIG prepared a draft update to the Environmental Resources Element. City staff reviewed and provided comments to MIG on both drafts. In 2025, staff continued to work with MIG on completion of the final documents. Previously planned updates to the Land Use and Circulation Elements have been put on hold in order to complete a broad economic and land use analysis of three key areas across the City, known as Opportunity Study Areas.

Opportunity Study Areas

In 2024, the City selected the firm PlaceWorks to conduct a comprehensive economic and land use analysis for three large areas of the City, called Opportunity Study Areas (OSAs). Broadly defined, the purpose of the analysis is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax base for several years. The OSA analysis was estimated to be substantially completed by the end of the 2026 calendar year with follow up actions in 2027.

In 2025, PlaceWorks completed the OSA Economic Analysis Report to identify potential market demand within the OSA areas and support redevelopment and the creation of a central business district. PlaceWorks presented the Economic Analysis Report to the City Council at the March 25, 2025, City Council meeting. PlaceWorks also provided the City Council with an update on the overall project during the October 25, 2025, Council meeting and received further direction to continue moving the project forward. Staff continues to work with PlaceWorks on drafting overlay zoning standards for the project. The City is also in the process of initiating the California Environmental Quality Act (CEQA) process.

The OSA analysis would create an important foundation for the next anticipated General Plan Element updates to the Land Use and Circulation Elements by ensuring consistency with the zoning code.

Analysis:

The GPAPR is an opportunity to reflect upon the City's progress to implement the City's General Plan. The GPAPR provides an analysis of implementation achievements and the connection the achievements have to relevant General Plan policies (Attachment A). The following sections identify the key accomplishments for each General Plan element for 2025:

Land Use Element

The Land Use Element provides an overview of Signal Hill's vision for the future, setting forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. This element contains criteria and appropriate locations for various land use types. Within each land use type there are guidelines for the intensity of development, design concepts, and standards for measuring the appropriateness of development. Key achievements in 2025 for Land Use, by neighborhood, include completed projects, projects under construction, projects in plan check review and projects under entitlement review, and citywide long-range projects including the OSAs and Civic Center Master Plan. Key achievements are included and outlined in the GPAPR (Attachment A).

2021 - 2029 6th Cycle Housing Element

Housing policy has been a long-standing priority in California. Over the past half-century, the California State Legislature has approved and passed numerous measures requiring local governments to adequately plan for housing needs within their communities. As part of these measures, municipalities are required to prepare and update local General Plan's which have

mandated elements, including a Housing Element. The Housing Element is the only element in the General Plan required to be certified by the State. To obtain State certification, the Housing Element must include a plan to accommodate each municipality mandated Regional Housing Needs Assessment (RHNA) allocation, divided into four income categories. The income levels of “extremely low,” “very low,” and “low” are typically noted as affordable or workforce housing. The “moderate” and “above moderate” categories are noted as market rate housing. The State closely monitors and tracks housing production annually through the GPAPR.

The Housing Element identifies both constraints and opportunities in creating affordable housing in the City. The Housing Element serves as a comprehensive strategy outlining goals, policies, and programs to preserve, upgrade, and create housing in general. California HCD requires the GPAPR to include housing data in a prescribed format based on the number of project entitlements and permits issued to track the actual production of housing annually. The format has expanded to incorporate new reporting requirements associated with numerous housing-related laws aimed at addressing the statewide housing supply and affordability crisis.

Signal Hill’s RHNA allocation for the 2021-2029 Housing Element cycle is 517 units total for all income levels. This RHNA number is more than three times the previous cycle number of 169 units. It is worth noting that during the previous Housing Element Cycle, the City facilitated construction of 100% of its affordable housing allocation. The table below illustrates the percentage of units required in each income category.

| Income Level | 6 th Cycle RHNA /Units | Percent |
|----------------|-----------------------------------|-------------|
| Very Low | 161 | 31.1% |
| Low | 78 | 15.1% |
| Moderate | 90 | 17.4% |
| Above Moderate | 188 | 36.4% |
| Total | 517 | 100% |

In 2025, grading activities commenced on a new housing project for eight (8) small-lot single family dwelling units on an existing vacant lot. Additionally, the City issued permits for nine (9) Accessory Dwelling Units (ADUs) in 2025. Of the nine (9) permits issued for ADU’s, two (2) completed construction.

Since the start of the current housing cycle in 2021, the City has finalized building permits for 51 dwelling units categorized by the following income levels:

| Income Level | RHNA Allocation | % of RHNA Allocation | Units Finaled 2021 | Units Finaled 2022 | Units Finaled 2023 | Units Finaled 2024 | Units Finaled 2025 | Total to Date |
|--------------|-----------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------|
| Very Low | 161 | 31.1% | 0 | 0 | 0 | 0 | 0 | 0 |
| Low | 78 | 15.1% | 0 | 0 | 0 | 0 | 0 | 0 |
| Moderate | 90 | 17.4% | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | |
|----------------|-----|-------|----|----|----|---|---|----|
| Above Moderate | 188 | 36.4% | 12 | 24 | 11 | 4 | 2 | 53 |
| Combined | 517 | 100% | 12 | 24 | 11 | 4 | 2 | 53 |

Implementation of the 6th Cycle Housing Element: 2021 - 2029

As part of the certification activities for the 6th Cycle Housing Element, the City identified four housing sites with the capacity to accommodate the required RHNA, plus an approximate 15% surplus. The City prepared an Environmental Impact Report (EIR) and rezoned the sites for the development of two mixed-use commercial/residential projects and two affordable/workforce housing projects. In 2023, the City selected the workforce housing developer, National Community Renaissance (National CORE), to assist the City with development of two workforce housing projects. The City and National CORE entered into an Exclusive Negotiation Agreement and in 2024 National CORE proposed a conceptual design for one of the affordable housing sites known as Walnut Bluff to obtain feedback from the City Council and the public. In 2025, the City continued to work with National CORE on the final design. Additionally, the City has been actively working on completing all the programs in the Housing Element. The GPAPR (Attachment A) shows the housing programs completed thus far.

Workforce Housing Grants, Funding, and Financing

Historically, the City utilized redevelopment funding to facilitate the development of workforce housing. The funding aided in purchasing, rezoning, and remediating sites to market them to developers. Prior to 2012, the City successfully used redevelopment funding to develop 291 affordable units. With the dissolution of the redevelopment agency, this funding resource is no longer available.

In 2023, the City issued a Notice of Funding Availability (NOFA) requesting qualified workforce housing developers to apply. The NOFA identified approximately \$10 million of City funds which, subject to formal approval by the City and the Housing Authority, could be available from multiple sources including: the Low- and Moderate- Income Housing Asset Fund, affordable housing in-lieu fees, and the ongoing Permanent Local Housing Allocation grant program. The City funds would be used toward the development of the two workforce housing projects, which would provide a total of 380 units, 90 of which would be for moderate-income housing. As noted above, after a competitive selection process, the City selected National CORE, a nationally recognized workforce housing developer. The City entered into an Exclusive Negotiation Agreement (ENA) with National CORE in 2024 regarding the projects. National CORE commenced its due diligence of the housing sites, began negotiations with the property owner to execute a Purchase and Sale Agreement (PSA) and began preparation of numerous applications for available funding sources to complete the projects. National CORE has initially focused on the smaller Walnut Bluff site for securing site control, and a PSA for the Walnut Bluff site was executed in February 2025.

In November 2025, an amendment to the ENA with National CORE was executed in anticipation of the upcoming expiration of the ENA for the Orange Bluff site. Staff recommended extending the ENA between the City, the Signal Hill Housing Authority, and National CORE for the Orange Bluff site. Since negotiating the original ENA, National CORE has experienced significant impacts from changes in funding availability and is therefore pursuing alternative funding opportunities. In 2026, National CORE will continue to seek funding opportunities.

Circulation Element

The Circulation Element establishes guidelines and policy direction for the development and maintenance of a comprehensive transportation system in the City. The Element works to achieve long-term development, maintenance, and enhancement of the City's circulation system by recognizing that transportation routes and utility services play an important role in shaping the physical development of the City.

Key achievements in 2025 include:

- East Burnett Street Pedestrian and Bike Project - The Public Works Department (PW) has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.
- New Funding for Traffic and Road Safety Projects - PW successfully secured funding for traffic and road safety-related projects in the following amounts:
 - \$2,719,980 - HSIP Federal funding for signal and traffic-related improvements at 11 intersections.
 - \$1,082,450 - HSIP State funding for traffic-related improvements along the East Willow Street corridor.
 - \$1,404,720 - Metro funding (I-710 South Early Action Projects) for traffic-related improvements along the Willow Street corridor.
 - \$5,207,150 - Total funding secured.
- Electric Vehicle (EV) Charger and Solar Projects - The Community Development Department (CD) continued to provide expedited review for EV chargers and rooftop solar projects for both industrial/commercial and residential projects. The City continues to comply with all applicable State requirements related to energy efficiency.
- Annual Street Report - The Finance Department (Finance), under the California Streets and Highways Code section 2151, is required to file an annual report of expenditures for street or road purposes with the State Controller's Office on or before October 1 of each year. The report was submitted successfully on time.
- East Willow Street Median Project - PW completed the median project on East Willow Street.
- Alleyway Restoration Project - PW completed Phases 1 and 2 of the restoration of various alleyways in poor condition throughout the City.
- Paving Rehabilitation Project - PW completed the road reconstruction of the California Avenue Paving Rehabilitation Project from East 28th Street to East Spring Street.
- Panorama Promenade Trail - PW completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new

lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.

Environmental Resources Element

The Environmental Resources Element combines the required Open Space and Conservation categories into one element. Amended in 1989, the Environmental Resources Element includes the Parks and Recreation Master Plan (PRMP) and associated Prioritization and Implementation Plan (PIP) to provide a blueprint for the development of the City's parks and trails system. The Element guides the management of natural resources and open space within the City by directing the timing, location, amount, and uses of resources related to air, groundwater, soils, wildlife, and minerals.

Key achievements in 2025 include:

- Hillbrook Park - PW completed construction on Hillbrook Park in January 2025. Improvements included new play equipment, new BBQ picnic shelters, stormwater infiltration, and the removal of dry creek bed to increase usable space. A ribbon cutting ceremony was held on February 4, 2025.
- Signal Hill Amphitheater - PW completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly complete by October 2026.
- Gundry Reservoir Roof Replacement Project - PW completed design plans, awarded a construction contract, and initiated long-lead construction procurement items on the Gundry Reservoir Roof Replacement and Sand Basin Rehabilitation Projects.
- New Grant for Tree Installation - PW awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.
- New Water Well - PW obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following two years of review and water system modifications and resubmittals.
- Rooftop Solar Projects - CD established a platform for automated small residential rooftop solar plan review and permit issuance.
- The Parks, Recreation and Library Services Department (PRL) continued to offer the Family Food Distribution program for low-income Signal Hill families. 18 low-income families received assistance in November and December. They received a debit card from the City's local grocery store to purchase supplemental groceries each month. In addition, 40 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- Summer Camp - PRL hosts an annual summer camp for children entering 1st through 6th grades. In 2025, a third camp location was added to expand the program and serve more

children.

- Parks and Recreation Commission Communications - PRL provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Paperless Transactions - Finance continued to advance paperless transactions by initiating the implementation of an automated accounts payable process, eliminating the need to print invoices, streamlining the approval workflow, and contributing to the City's sustainable practices.

Safety Element

The Safety Element focuses on policies and programs to mitigate and minimize any unreasonable risks and limit the level of community exposure to a range of hazards. The element includes topics such as public safety, evacuation routes, and potential hazards. Additionally, the Safety Element incorporates the Local Hazard Mitigation Plan, which outlines mitigation strategies specific to the city to reduce risk by protecting life and property, enhancing public awareness, preserving natural systems, encouraging partnerships, and/or strengthening emergency services.

Key achievements in 2025 include:

- Emergency Operations Center (EOC) Hazard Mitigation Plan - EOC staff and emergency response personnel worked together to update the EOC Hazard Mitigation Plan.
- City's Emergency Operations Plan - EOC staff worked with other city department personnel to update the City's Emergency Operations Plan.
- Community Emergency Response Team (CERT) Program - EOC staff worked with Los Angeles County Fire personnel to bring back the CERT program since pre-COVID.
- Parking Services - Signal Hill Police Department (SHPD) updated the parking services contract to implement new and improved technology for issuing citations.
- Community Events - SHPD continued to prioritize our community events, such as National Night Out and Heroes and Helpers. In addition, Coffee with a Cop event was reestablished.
- Internal Promotions - SHPD focused on succession planning and has three internal promotions, including Chief of Police, Captain, and Operations Lieutenant.
- Wellness Day - SHPD continued to focus on employee wellness. Utilizing a wellness grant, upgrades to the gym equipment were made. SHPD hosted two department family days with the support of the Signal Hill Police Foundation. Additionally, annual wellness check-ins to employees and mental health and peer support training were prioritized.
- Crime Trends - SHPD contracted with a crime analyst to help identify crime trends and areas for directed enforcement to maximize their patrol efforts.

- Document Tracking - SHPD implemented new software to streamline internal documentation, including Use of Force reports, to improve consistency, records tracking, and workload efficiency.
- Measure H Homeless Services - SHPD met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- Communications - Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.
- Safety Element Routes - Staff continued to follow the 2016 Safety Element, which provides a map identifying designated evacuation routes within the City for transportation of hazardous and toxic materials.
- Alquist-Priolo Earthquake Fault Zone - The Building Safety Division required geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City.

Noise Element

The Noise Element is intended to limit the community's exposure to excessive noise levels and ensure that local regulations are consistent with state and federal regulations. The Noise Element identifies noise sources and incorporates measures to effectively reduce excessive noise impacts to residents.

Key achievements in 2025 include:

- Noise Standards - SHPD enforces compliance with noise standards in the current Motor Vehicle Code. The Neighborhood Enhancement Division and the Building Safety Division enforce compliance with the Signal Hill Municipal Code Chapter 9.16 Noise.
- Permitting Process - The City's building plan check process incorporated noise standards covered in the 2022 California Building Code.
- Noise Impacts - Staff analyzed noise impacts during project review as part of the California Environmental Quality Act review process. Any noise impacts following construction are addressed as part of the City's code enforcement program.
- Long Beach Airport - Staff maintained communication with Long Beach Airport personnel regarding airport operations. Staff received one noise complaint in the past year. The City provided residents with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- Council of Governments (COG) - Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.

2/17/2026

Conclusion:

The GPAPR and summary of accomplishments for implementation of the City's General Plan for 2025 must be submitted to both OPR and to HCD by April 1, 2026, along with the SB 341 housing asset fund. Staff is currently finalizing the housing asset fund report and is working diligently with the City's consultant on compiling the necessary information. If authorized by the City Council, staff would submit the documents to the State for review.

Attachment:

- A. Draft General Plan Annual Progress Report

CITY OF SIGNAL HILL



2025

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
April 1, 2026

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2025 and their status are described below:**

Projects Completed

North End Neighborhood

- 3369 ½ Cerritos Avenue – Accessory Dwelling Unit

Atlantic/Spring Neighborhood

- 999 East Spring Street – Interior improvements and new signage for an existing Starbucks Cafe

West Side Neighborhood

- 2321 ½ and 2323 ½ Lemon Avenue – Two Accessory Dwelling Units

Central Neighborhood

- 2998 Cherry Avenue – New Audi Car Dealership exterior and interior remodel project, and associated street improvements
- 2700 East Willow Street – Tenant improvements of an existing office

Hilltop Neighborhood

- 2160 East Willow Street – Interior remodel of an existing restaurant for a new Knead donut shop

Southeast Neighborhood

- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 1919 ½ Dawson Avenue – Accessory Dwelling Unit
- 2065 Stanley Avenue Unit J – Junior Accessory Dwelling Unit

Projects Under Construction

North End Neighborhood

- 3288 ½ Lewis Avenue – Accessory Dwelling Unit

West Side Neighborhood

- 909 ½ East 25th Street – Accessory Dwelling Unit
- 2351 Lewis Avenue – Accessory Dwelling Unit
- 921 ½ East 25th Street – Accessory Dwelling Unit

Central Neighborhood

- 2175 East 28th Street – Los Angeles County Sanitation District improvements at City Yard

Civic Center Neighborhood

- 2175 Cherry Avenue – Exterior and interior remodel of City Hall

Hilltop Neighborhood

- 1933-1947 Temple Avenue – Grading for the construction of eight new small-lot single-family dwellings

Southeast Neighborhood

- 2038 ½ Raymond Avenue – Accessory Dwelling Unit
- 2638 and 2638 ½ Wall Street – Two Accessory Dwelling Units
- 1965 ½ Dawson Avenue – Accessory Dwelling Unit
- 1844 ½ Raymond Avenue – Accessory Dwelling Unit

In Plan Check Review

North End Neighborhood

- 3269 ½ Lewis Avenue – Accessory Dwelling Unit
- 3259 ½ Lewis Avenue – Accessory Dwelling Unit
- 3288 ½ Lewis Avenue – Accessory Dwelling Unit
- 3201 ½ Orange Avenue - Accessory Dwelling Unit

West Side Neighborhood

- 3318 ½ Cerritos Avenue – Accessory Dwelling Unit

Hilltop Neighborhood

- 2162 East Willow Street – Interior remodel for new take-out Wing Stop restaurant
- 2179 ½ Temple Avenue – Accessory Dwelling Unit
- 1933-1947 Temple Avenue – Eight new small-lot single-family dwellings

Southeast Neighborhood

- 2750 East 20th Street – Three new single-family dwellings
- 1917 Junipero Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review

North End Neighborhood

- 3201 Walnut Avenue – New 102,607 square-foot distribution warehouse
- 850 East 33rd Street – New coffee shop with drive-thru

West Side Neighborhood

- 1100 East 23rd Street – Two new single-family dwelling units
- 2375 Lewis Avenue/1030 East Burnett Street – Merger of two lots and construction of nine residential units

Civic Center Neighborhood

- 2020 Walnut Avenue – 172 new townhouses
- 1450 East 27th Street and 2655 Walnut Avenue – Two new industrial buildings
- 1701 East Creston Avenue – New industrial building

Hilltop Neighborhood

- 2598 Cherry Avenue – Costco Gas Station revised queuing
- 2095 Freeman Avenue – New single-family dwelling
- 2100 Ohio Avenue – New single-family dwelling and attached Accessory Dwelling Unit

- 7215-027-032 (East Hill Street/Ohio Avenue) – New single-family dwelling

Southeast Neighborhood

- 2599 Pacific Coast Highway – 7 new residential condominium units
- 2027 ½ Junipero Avenue – Junior Accessory Dwelling Unit
- 3234 East 20th Street – New industrial building

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

Policy 1.2: Provide opportunities for a variety of residential densities and housing styles.

- The City continues to provide opportunities for a variety of residential densities and housing styles.
- The City issued permits for two (2) Accessory Dwelling Units (ADUs) and finalized permits for nine (9) ADU's in the past year.
- Further, the City continues to keep track and comply with the State housing legislation to accelerate housing production within the City.

Policy 1.3: Support the maintenance of residential areas and encourage in-fill of vacant lots close to transportation, municipal facilities, and shopping opportunities.

- The City has undertaken comprehensive economic and land use study for three areas in the community known as the Opportunity Study Areas (OSAs). The OSA assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City has various projects either under review or approved to replace existing vacant or abandoned parcels with new development. As described in the projects list above, the location of the projects are in proximity to public transit and retail establishments.

Goal 2: Ensure that new development is consistent with the City's circulation system, availability of public facilities, existing development constraints, and the City's unique characteristics and natural resources.

Policy 2.4: Regulate development in identifiable hazardous areas as shown on the Special Management Areas Map or in areas that are environmentally sensitive.

- The City maintains ongoing implementation of the Oil and Gas Code for all projects and development activities. The City continues to implement Title 15 Buildings and Construction of the Signal Hill Municipal Code for all new development.

Policy 2.5: Ensure an orderly extension of essential services and facilities and preservation of a free-flowing circulation system, by requiring the provision of essential services and facilities at the developer's cost where these systems do not exist or are not already part of the City's financed annual Capital Improvement Program.

- The City continued to require that utilities be undergrounded for new development.

Policy 2.6: Encourage the development of oil field areas through the removal or relocation of wells and pipelines, or with site plan designs that encourage the joint use of land for oil production and other urban uses while maintaining essential access to petroleum resources.

- The City conducts regular maintenance and landscaping inspections at individual well sites apart from the drill sites.
- As part of the 6th Cycle certified Housing Element, the City started working on two workforce housing sites. The properties are currently vacant except for oil operations. The City entered into an Exclusive Negotiation Agreement with National CORE to develop the sites.

Goal 3: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.

Policy 3.1: Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and glare which affect residential areas and sensitive receptors.

- The City hired a full-time code enforcement officer to prioritize all neighborhood enhancement related issues and complaints to minimize levels of noise, odors, dust, and glare as requirement by the municipal code.
- The City continued to implement the Mobile and Sidewalk Vending Ordinance that ensures all food vendors within City limits comply with state, local, and health safety regulations. The ordinance provides minimum distance requirements from sensitive receptors, time frames, and safety regulations for location along the street.
- The City addresses any noise, odors, dust, and glare violations through the Neighborhood Enhancement program.

Policy 3.3: Ensure a sensitive transition between commercial or industrial uses and residential uses by means of such techniques as buffering, landscaping, and setbacks.

- All new developments are required to undergo a Site Plan and Design Review process where the design, landscaping, setbacks, and buffering methods between uses are reviewed and modified to minimize impacts to surrounding residential uses.

Policy 3.13: Reinforce Signal Hill's image and community identity within the greater Long Beach Metropolitan area.

- The City has undertaken comprehensive economic and land use study for three areas in the city known as the Opportunity Study Areas (OSAs). The OSA project assesses the future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax basis for several years. The study utilizes an economic analysis as the foundation for the creation of central business district within the City.
- The City continues to collaborate with the Homeless Services Liaison, which was created through grant funding received from Measure H. The duties include advocating for the three cities, Signal Hill, Lakewood, and Hawaiian Gardens, to ensure that service providers (LAHSA, PATH) are responsive to the needs of the city, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal in our Housing Element of our General Plan. The Homeless Services Liaison has assisted City staff in achieving a net zero homelessness.

Policy 3.16: Review and revise, as necessary, the City's development standards to improve the quality of new development and protect the public health and safety.

- The Building Safety Division continues to address building code violations.
- National Building Safety Month is celebrated each year during the month of May.
- The City adopted the 2025 California Building Codes with local amendments.

Policy 3.19: Maximize to the extent practicable, the percentage of permeable surfaces to allow more percolation of storm water runoff into the ground.

- As part of the City’s Site Plan and Design Review process, applicants of qualifying projects are required to prepare and submit Low Impact Development (LID) plans for City review and approval for compliance with stormwater regulations.

Policy 3.21: Require new projects to include permanent controls to reduce storm water pollutant loads from development sites including parking lots to the maximum extent practicable.

- In addition to the State LID and the MS4 regulations, the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. The City processed a total of 10 small-site LID plans in 2025.

Goal 4: Ensure that future land use decisions are the result of sound and comprehensive planning.

Policy 4.1: Consider all general plan goals and policies, including those in other general plan elements, in evaluating proposed development projects for general plan consistency.

- See Land Use Element Goal 1, Policy 1.3.
- All projects noted in the policies above were evaluated for consistency with the City’s General Plan, Zoning, and other development and design standards during public and administrative review and approval. Consistency for projects subject to public review is documented by way of adopted resolutions with findings of consistency.
- The City participates in the General Plan Annual Review process, submitting comprehensive reports on General Plan progress by April 1st of each year.

Policy 4.3: Endeavor to promote public interest in the understanding of the general plan and land use programs.

- The General Plan Annual Progress Report is prepared and presented before the City Council during a duly noticed meeting. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.
- The City has and maintains a General Plan webpage, where the public can access the General Plan and each element, general information, and updates on General Plan Elements are provided to the community.

Policy 4.4: Encourage citizen participation in planning and the land use decision making process and development of land use programs and policies.

- As part of the Site Plan and Design Review process, applicants are required to conduct developer outreach, attend at least one community meeting, and for projects requiring public hearings, to participate in the duly noticed public hearings for the purpose of receiving and responding to public input, comments, and questions.

| | | |
|---------------------------------|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 9 |
| Total Units | | 9 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|----------|-----------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 0 | 0 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 0 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 9 | 2 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 0 | 9 | 2 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 0 | 0 |
| Not Indicated as Infill | 8 | 9 |

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 7 |
| Number of Proposed Units in All Applications Received: | 14 |
| Total Housing Units Approved: | 0 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|--|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|---|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|--|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--|------|-------|
| Ministerial | 6 | 6 |
| Discretionary | 1 | 8 |

| Density Bonus Applications and Units Permitted | |
|--|---|
| Number of Applications Submitted Requesting a Density Bonus | 0 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 0 |
| Number of Projects Permitted with a Density Bonus | 0 |
| Number of Units in Projects Permitted with a Density Bonus | 0 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--|-------|
| Programs Implemented | 16 |
| Sites Rezoned to Accommodate the RHNA | 0 |

| | |
|-----------------|--------------------------------------|
| Jurisdiction | Signal Hill |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

| Project Identifier | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Historic Sites | Density Bonus Law Applications | | Application Status | Project Type | Notes | | | | | | |
|-------------------------------------|--------------|-----------------------------|---------------|--------------------------------|--|----------------------------|---|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|------------------------------------|---------------------------------|---------------------------------|------------------------------------|---|---|---|--|--|---|--------|--|--|--|
| 1 | | | | 2 | 3 | 4 | 5 | | | | | | | | | | 6 | 7 | 8 | 9 | 10 | 11 | | 12 | 13 | 14 | | | | | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4.5+,ADU,MH) | Tenure R=Rentor O=Owner | Date Application Submitted (see instructions) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by Project | Total DISAPPROVED Units by Project | Please select state streamlining provision/s the application was submitted pursuant to. | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7? | Did the housing development application seek incentives or concessions pursuant to Government Code section 65915? | Were incentives or concessions requested pursuant to Government Code section 65915 approved? | Please indicate the status of the application. | Is the project considered a ministerial project or discretionary project? | Notes* | | | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 14 | 0 | 0 | | | | | | | | | |
| | 7216-020-011 | 1933-39 Temple Avenue | Courtyard | 10284526 | 5+ | O | 3/3/2025 | | | | | | | | | | | 8 | 8 | | | NONE | No | No | N/A | Approved | Discretionary | | | | |
| | 7148-006-035 | 3259.5 Lewis Avenue | ADU | 10284487 | ADU | O | 1/16/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Approved | Ministerial | | | | |
| | 7211-021-010 | 2351.5 Lewis Avenue | ADU | 10284486 | ADU | O | 1/15/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Approved | Ministerial | | | | |
| | 7215-027-060 | 2179.5 Temple Avenue | ADU | 10284735 | ADU | O | 7/18/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | | | | |
| | 7216-017-011 | 1917.5 Junipero Avenue | ADU | 10285018 | ADU | O | 10/31/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Pending | Ministerial | | | | |
| | 7216-006-019 | 2038.5 Raymond Avenue | ADU | 10285047 | ADU | O | 12/8/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | N/A | Approved | Ministerial | | | | |
| | 7216-005-036 | 2065 Stanley Avenue, Unit J | JADU | 10284696 | ADU | O | 6/10/2025 | | | | | | | | | | | 1 | 1 | | | NONE | No | No | No | Approved | Ministerial | | | | |
| | | | | | | | | | | | | | | | | | | | 0 | | | | | | | | | | | | |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

| | |
|------------------------|-----------------------------------|
| Jurisdiction | Signal Hill |
| Reporting Year | 2025 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 10/15/2021 - 10/15/2029 |

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | |
|-------------------------------------|--------------|-----------------------------|---------------------------|--------------------------------|--|--|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|
| 1 | | | | 2 | 3 | 4 | | | | | | | | | | | |
| Prior APN ⁺ | Current APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 7216-020-011 | 1933-39 Temple Avenue | Courtyard | 10284526 | 5+ | O | | | | | | | | | | | |
| | 7148-006-035 | 3259.5 Lewis Avenue | ADU | 10284487 | ADU | O | | | | | | | | | | | |
| | 7211-021-010 | 2351.5 Lewis Avenue | ADU | 10284486 | ADU | O | | | | | | | | | | | |
| | 7215-027-060 | 2179.5 Temple Avenue | ADU | 10284735 | ADU | O | | | | | | | | | | | |
| | 7216-017-011 | 1917.5 Junipero Avenue | ADU | 10285018 | ADU | O | | | | | | | | | | | |
| | 7216-006-019 | 2038.5 Raymond Avenue | ADU | 10285047 | ADU | O | | | | | | | | | | | |
| | 7216-005-036 | 2065 Stanley Avenue, Unit J | JADU | 10284696 | ADU | O | | | | | | | | | | | |
| | 7148-006-003 | 3288.5 Lewis Avenue | ADU | 10284146 | ADU | O | | | | | | | | | | | |
| | 7216-023-006 | 2638 and 2638.5 Wall Street | ADU | 10284214 | ADU | O | | | | | | | | | | | |
| | 7216-023-006 | 1919.5 Dawson Avenue | ADU | 10284256 | ADU | O | | | | | | | | | | | |
| | 7216-015-004 | 1965.5 Dawson Avenue | ADU | 10284439 | ADU | O | | | | | | | | | | | |

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| Affordability by Household Incomes - Building Permits | | | | | | | | | | | | | | |
|---|--------------------------------|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| 5 | 6 | 7 | | | | | | | | | | | 8 | 9 |
| Entitlement Date Approved | # of Units issued Entitlements | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 9 |
| | 0 | | | | | | | | | | | | | 0 |
| | 0 | | | | | | | | | | | 1 | 8/20/2025 | 1 |
| | 0 | | | | | | | | | | | 1 | 3/25/2025 | 1 |
| | 0 | | | | | | | | | | | | | 0 |
| | 0 | | | | | | | | | | | | | 0 |
| | 0 | | | | | | | | | | | 1 | 12/8/2025 | 1 |
| | 0 | | | | | | | | | | | 1 | 7/16/2025 | 1 |
| | 0 | | | | | | | | | | | 1 | 3/10/2025 | 1 |
| | 0 | | | | | | | | | | | 2 | 1/29/2025 | 2 |
| | 0 | | | | | | | | | | | 1 | 2/3/2025 | 1 |
| | 0 | | | | | | | | | | | 1 | 1/8/2025 | 1 |

| Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | | |
|--|--|---|---|---|---|--------------------------------------|--|---|---|------------------------------|---|--|
| 10 | | | | | | | | | | | 11 | 12 |
| Acutely Low- Income Deed Restricted | Acutely Low- Income Non Deed Restricted | Extremely Low- Income Deed Restricted | Extremely Low- Income Non Deed Restricted | Very Low- Income Deed Restricted | Very Low- Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income | Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u> | # of Units issued Certificates of Occupancy or other forms of readiness |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | | 2 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | 1 | 9/8/2025 | 1 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | | | 0 |
| | | | | | | | | | | 1 | 10/23/2025 | 1 |
| | | | | | | | | | | | | 0 |

| Streamlining | Historic Sites | Infill | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | | Density Bonus | | |
|--|--|--------------------|---|--|--|---|--------------------------------------|-------------------------------|--|---|---|---|
| | | | 13 | 14 | | | 15 | 16 | 17 | 18 | 19 | 20 |
| Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple) | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L? | Infill Units? Y/N* | Assistance Programs for Each Development (may select multiple - see instructions) | Deed Restriction Type (may select multiple - see instructions) | For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions) | Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)* | Number of Demolished/Destroyed Units | Demolished or Destroyed Units | Demolished/Destroyed Units Owner or Renter | Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area) | Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions) | List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications) |
| | | | | | | | 0 | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |
| NONE | No | N | | | | | | | | | | |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

| | | | |
|-------------------------|------------------------------|-----------------------------|---|
| Jurisdiction | Signal Hill | | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) | |
| <small>D_1_Name</small> | <small>D_2_Objective</small> | <small>D_5_Complete</small> | <small>D_6_Cycle</small> <small>D_7_ImpStatus</small> <small>D_4_Status</small> <small>D_8_CatOutcomes</small> <small>D_9_CountOutcomes</small> <small>D_10_Documents</small> |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|----------------------|----------------------------------|---|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Adequate Sites Program | Rezone 4 sites, totaling over 27 acres. 517 units needed by October 15, 2022. 35 to 45 dwelling units per acre. Walnut and Orange Bluff sites included in this. | 2023 | 6th Cycle: 2021-2029 | Completed | 12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen- (COMPLETED) Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED. 2025: This program has been completed through the adoption of the ZOAs and associated documents for the four housing sites per our RHNA allocation. We plan on tracking implementation through the submittal of the General Plan Annual Progress Report. - COMPLETED | Meetings | 5 | None |
| No Net Loss Program | To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites. | 2023 | 6th Cycle: 2021-2029 | Continuous | Within ONE (1) YEAR of adopting the Housing Element for 2021-2029, a formal, ongoing (project-by-project) evaluation procedure will be developed and implemented. After adopting an evaluation procedure, the City will monitor rezones and the development of residential units and update the site inventory. The site's inventory will be posted on the CD website and updated at least once a year. At least annually, the City, if necessary, shall update the sites inventory in conjunction with the Housing Element Annual Reports pursuant to Government Code section 65400. 2025: The City will complete the Opportunity Study Area (OSA) Analysis this calendar year, leading to the development of developer-friendly standards within an overlay zone. - CONTINUED EFFORT | Meetings | 5 | None |
| Housing Choice Voucher Rental Assistance Program | Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments. | 2029 | 6th Cycle: 2021-2029 | Continuous | Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT 12/2022: Update city website with regional housing assistance programs information-CONTINUED EFFORT 6/2023: Send direct outreach to higher need or lower-income individuals and to rental/property managers and housing assistance service providers in higher opportunity areas- CONTINUED EFFORT | Persons | 5 | None |
| First Time Homebuyer Assistance Program | Provide down payment assistance to three households during the 2021-2029 planning period. Promote County Homeownership (HOP) program; and County Mortgage Credit Certificate (MCC) Program. The MCC Program offers qualified first-time homebuyers a federal income tax credit. Ability to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their tax returns. Awarded a tax credit up to 20% of the annual interest paid on the mortgage loan. Remaining 80% of mortgage interest will continue to qualify as an itemized tax deduction. | 2029 | 6th Cycle: 2021-2029 | Continuous | The City will continue to participate in the Urban County Program throughout the eight-year planning period- CONTINUED EFFORT Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income- COMPLETED ON 03/20/2023 & 05/06/2023. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT. Annual outreach to local entities for promotion and coordination of assistance programs- CONTINUED EFFORT 2025: Maintain annual communication with the Los Angeles County Development Authority, Housing Assistance Division, regarding housing voucher information the City utilizes yearly. - CONTINUED EFFORT. | Meetings | 5 | None |
| Waiver of Development Impact Fees | Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47 | 2029 | 6th Cycle: 2021-2029 | Continuous | Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT | Meetings | 5 | None |

| | | | | | | | | |
|--|--|------|----------------------|-------------|--|----------|---|------|
| Special Needs Program | Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process. Complete site remediation form oil extraction activities on sites for affordable or special needs housing. Interview prospective developers to develop the Walnut Bluff and Orange Bluff sites with the housing affordability components described in the Sites Inventory. Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Establish a centralized, one-stop housing inquiry location. | 2029 | 6th Cycle: 2021-2029 | In Progress | Impact fee deferrals current and ongoing and developer outreach annually- CONTINUED EFFORT 2023: April to July- Interview interested developers and select the best qualified private or non-profit developer- COMPLETED 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites- COMPLETED 2024: Adopt Objective Design Standards- IN PROGRESS 2024: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when development agreements completed- IN PROGRESS 2021-2029 ongoing: Participation in regional efforts to address homelessness 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City website- COMPLETED 2023: January- Post quarterly on the City's social media pages in English and Spanish- COMPLETED; CONTINUED EFFORT 2024: Establish a centralized, one-stop housing inquiry location- CONTINUED EFFORT 2025: The City has selected National CORE as its workforce housing developer/operator. National CORE has executed a PSA with the property owner, Signal Hill Petroleum. COMPLETED | Meetings | 5 | None |
| ADU Ordinance and Incentives Program | Adopt an ADU Ordinance and plan of incentives for the production of ADUS. Incentives include: <input type="checkbox"/> Inform owners that the construction of ADUs is exempt from fees. <input type="checkbox"/> Provide owners with example of small ADUs (micro-units, small studios (<500 SF)). <input type="checkbox"/> Inform owners of the Section 8 Housing Choice Voucher Program and County of Los Angeles Housing Authority contacts. | 2022 | 6th Cycle: 2021-2029 | In Progress | Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023- IN PROGRESS | Other | 5 | None |
| Density Bonus Ordinance | Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department | 2029 | 6th Cycle: 2021-2029 | In Progress | 2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS | Units | 5 | None |
| Zoning Ordinance Amendments Program | Update Zoning Ordinance Definitions o Employee Housing. o Qualified Supportive Housing Development. o Low Barrier Navigation Center. Update Uses Permitted in the Residential Districts o Employee housing in zones permitting single family homes. o Large family day care homes in the multifamily districts (SB 234). Update Uses Permitted in the Commercial Zones o Low barrier navigation centers in the CR Zone. o Amend emergency shelter parking standards to limit required parking to only number of spaces sufficient to accommodate staff working at the shelter. | 2025 | 6th Cycle: 2021-2029 | In Progress | 2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- IN PROGRESS | Units | 5 | None |
| SB 35 Development Streamlining Program | Create and make available an informational packet that explains SB 35 streamlining provisions and eligibility. Develop application supplemental for submittal | 2023 | 6th Cycle: 2021-2029 | Completed | 1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT | Other | 5 | None |
| Energy Conservation | The City will take the following actions during the 2021-2029 planning period: Continue to promote energy conservation by promoting its Residential Green Building Primer. Continue to enforce the 2019 California Green Building Standards Code. Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. The Report allows the City to self-certify as a One-Leaf Green City | 2023 | 6th Cycle: 2021-2029 | Completed | Promote and encourage weatherization and energy efficient home improvements throughout the planning period; expand website information on energy conservation resources by 1st Quarter 2023- COMPLETED; ATTACHMENT D IN REPORT | Other | 5 | None |
| Housing Code Enforcement | 40 closed code violation cases per year | 2029 | 6th Cycle: 2021-2029 | Continuous | The program will be implemented on an ongoing basis during the 2021-2029 For calendar year 2025, closed out 42 code violations, meeting annual goal- CONTINUED EFFORT | Units | 5 | None |

| | | | | | | | | |
|---|---|------|----------------------|-----------------|--|----------|---|------|
| Housing Rehabilitation | Objective: 5 single family dwellings. During the 2021-2029 planning period the City will take the following actions: - Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities. - Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 5th cycle Housing Element cleanup activities have been completed. - Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website. - Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or lower income as well as local homeowner associations | 2029 | 6th Cycle: 2021-2029 | Continuous | Coordination with the County of Los Angeles: annually through the Annual Action Plan process; PLHA application when the State releases Notice of Funding Availability after 2024 when site cleanup has been completed and PLHA funds can be redirected to rehabilitation activities; Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT | Other | 5 | None |
| Accessibility Modifications Program | NOTHING WRITTEN | N/A | 6th Cycle: 2021-2029 | Not Yet Started | NOTHING WRITTEN | Other | | None |
| Fair Housing Information and Services Program | Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021) | 2029 | 6th Cycle: 2021-2029 | Completed | Hold 3 fair housing workshops and implement program on an ongoing basis throughout the 2021-2029 planning period- IN PROGRESS Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023- COMPLETED; ATTACHMENT E IN REPORT | Meetings | 5 | None |
| Affirmatively Furthering Fair Housing | Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk. More detail in attachment b (in adopted housing element can add if needed.) | 2029 | 6th Cycle: 2021-2029 | In Progress | Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022 Staff conducted research into implementation of Affirmative Fair Housing Marketing Plan and will work on establishing one in 2026-2027 IN PROGRESS | Other | 5 | None |

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010 and contains eight goals and 33 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION – Ensure that new development results in the preservation and enhancement of the City’s circulation system.

Policy 1.b: Require that new development includes circulation and utility system improvements, including dedication of land for widening of roadways and pedestrian and bicycle facilities, where appropriate, and construction of new public works facilities reasonably related to the impacts of the development and intended use on the existing systems.

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on East Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on East Burnett Street and bicycle lanes. The project is expected to start in 2026.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- New Funding for Traffic and Road Safety Projects – The Public Works Department successfully secured funding for traffic and road safety–related projects in the following amounts:
 - \$2,719,980 – HSIP Federal funding for signal and traffic-related improvements at 11 intersections.
 - \$1,082,450 – HSIP State funding for traffic-related improvements along the Willow Street corridor.
 - \$1,404,720 – Metro funding (I-710 South Early Action Projects) for traffic-related improvements along the Willow Street corridor.
 - \$5,207,150 – Total funding secured.
- Annual Street Report – The Finance Department, under the California Streets and Highways Code section 2151, is required to file an annual report of expenditures for street or road purposes with the State Controller’s Office on or before October 1 of each year. The report was submitted successfully on time.

Policy 1.e: Strengthen the framework for effective regional and local circulation system planning efforts.

- See Circulation Element, Goal 1, Policy 1.b

Goal 2: ROADWAYS – Provide a safe and efficient roadway system for all users.

Policy 2.a: Construct new roadways and improve existing roadways consistent with the classification system for minimum right-of-way widths described in the Official Plan Lines Map.

- East Willow Street Median Project – The Public Works Department completed the median project on East Willow Street.
- Alleyway Restoration Project – The Public Works Department completed Phases 1 and 2 of the restoration of various alleyways in poor condition throughout the City.

- Paving Rehabilitation Project – The Public Works Department completed the road reconstruction of the California Avenue Paving Rehabilitation Project from East 28th Street to East Spring Street.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

Policy 2.c: Promote proactive and systematic repair and replacement of worn roadways and infrastructure.

- See Circulation Element, Goal 2, Policy 2.a.

Policy 2.d: Coordinate and monitor the physical condition and operation of existing transportation systems by analyzing activity areas and the various transportation links (roadway, pedestrian, bicycle, and others) that connect those activity areas.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION – Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.

Policy 3.a: Promote healthy, energy-efficient, and sustainable living by promoting the expansion of the city trails and walkways system.

- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.
- Hillbrook Park – The Public Works Department completed the construction of Hillbrook Park.

Policy 3.b: Preserve existing public access to the trails system to promote recreational walking and hiking, fitness, and alternative modes of transportation.

- See Circulation Element, Goal 2, Policy 2.a. and Goal 3, Policy 3.c.

Policy 3.d: Coordinate with the City of Long Beach to ensure that current and future pedestrian and bicycle facilities are properly linked at city boundaries.

- See Circulation Element, Goal 2, Policy 2.a.

Goal 6: UTILITIES – Provide safe, efficient, and environmentally friendly utility systems and pipelines.

Policy 6.c: Encourage the development of infrastructure that supports new power-generating sources, such as solar and wind energy.

- Consistent with State-mandated regulations, the City provided expedited reviews for electric vehicle (EV) chargers and rooftop solar projects. The City continues to comply with all applicable State requirements related to energy efficiency. The City approved the following large solar projects in 2025:
 - 950 East 33rd Street (Target) – Installation of 1,219 solar panels
 - 3177 California Avenue (Secure Space) – 550 solar panels

ENVIRONMENTAL RESOURCES ELEMENT

The Environmental Resources Element was last updated on February 16, 1988. The Parks and Recreation Master Plan (PRMP) was previously updated in December 1989 and incorporated into the PRMP as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, the Parks and Recreation Master Plan Update was adopted by the City Council.

During the finalization of the PRMP, additional areas of clarification were identified, including park development impact fees. Upon request by the City Council, the Prioritization and Implementation Plan (PIP) was developed as a companion document to the Parks and Recreation Master Plan, both of which were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years in the areas of Planning, Policy, and Programs, as well as Capital Improvement Projects. The goals and objectives that had been identified in the PRMP were reviewed for status as to completion, progress, and relevancy/applicability. As a complementary document, the PIP will serve as a work plan for the Community Services Department as funding sources become available. Both the PRMP and PIP documents are intended to be incorporated into the Environmental Resources Element Update as part of the General Plan.

The Environmental Resources Element contains seven goals and 39 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Maintain and enhance the identity and aesthetic quality of Signal Hill as a city with striking view potential and a City that is carefully managing its transportation from resource extraction to balance land uses.

Policy 1.3: Develop design guidelines and themes that can be utilized throughout the City, and that are integrated with the greenbelt system, public signage, street furniture, public buildings, and similar facilities.

- The Public Works Department trims City trees on a set (biannual) schedule.
- New Water Well – The Public Works Department obtained a permit amendment for the addition of a new drinking water well (Well 10) from the Water Resources Control Board following 2 years of review and water system modifications and resubmittals.
- Signal Hill Amphitheater – The Public Works Department completed the Amphitheater design phase and started the kick-off of construction phases. The City held a groundbreaking ceremony in December 2025. The project is expected to be mostly completed by October 2026.
- Gundry Reservoir Roof Replacement Project – The Public Works Department completed design plans, awarded a construction contract, and initiated long-lead construction procurement items on the Gundry Reservoir Roof Replacement and Sand Basin Rehabilitation Projects.
- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.

Policy 1.4: Protect and enhance the natural topography that exists in the City.

- New Grant for Tree Installation – The Public Works Department awarded a contract for the installation of over 500 trees throughout the City. This initiative is funded through the USDA Green Latinos Grant, and construction activities have commenced.
- East Burnett Street Pedestrian and Bike Project – The Public Works Department has awarded a contract for the Burnett ATP design services and has initiated the design phase. Proposed improvements include new sidewalks, parkway landscaping, curb ramps, pedestrian-scale lighting, bike lanes between Walnut Avenue and Cherry Avenue, and newly marked crosswalks.

- Hillbrook Park Project – The Public Works Department completed the construction of Hillbrook Park and held a grand opening celebration early in 2025.
- Panorama Promenade Trail – The Public Works Department completed the Panorama Promenade Trail, which included the enhancement of accessibility, safety, and beauty, featuring new landscapes such as new lowboy shrub plants and strawberry trees to enrich the natural charm. This project successfully mitigated emergency erosion conditions.

Goal 3: Provide and maintain a variety of parks and recreational facilities, both passive and active that will be conveniently located throughout the community.

Policy 3.2: Ensure accessibility of local and regional parklands of all types to all users, including the young, the elderly, and the handicapped.

- The Parks and Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. 18 low-income families received assistance in November and December. They received a debit card from the City’s local grocery store to purchase supplemental groceries each month. In addition, 40 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- In partnership with Signal Hill Petroleum, the Parks and Recreation and Library Services Department implemented a new, free tutoring program for 30 Signal Hill students in 1st to 6th graders at the Signal Hill Public Library.
- Parks and Recreation Commission Communications – The Parks, Recreation, and Library Services Department provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Summer Camp – The Parks, Recreation, and Library Services Department hosts an annual summer camp for children entering 1st through 6th grade. In 2025, a third camp location was added to expand the program and serve more children.

Goal 4: Manage the production of economically valuable resources in the City to achieve a balance between current market forces and long-term community values.

Policy 4.1: Improve the interface between oil production activities and urban development, both for existing and new projects.

- As a part of the City’s annual inspection of properties with an active Conditional Use Permit, staff inspected Signal Hill Petroleum’s seven oil well drill sites to confirm that the sites are in good condition in relation to landscaping, fence screening, general maintenance, and equipment.
- The Oil Operator continues regular maintenance and landscape inspections at individual well sites.

Policy 4.2: Encourage the development and production of natural resources that are demanded by the market, and that release land for urban uses at a reasonable and controlled rate.

- See Goal 4; Policy 4.3 below.

Policy 4.3: Require the restoration and reuse of land no longer necessary or economical for oil-production activities.

- The City approved four projects and processed zoning ordinance amendments and environmental documents for mixed-use and housing sites which are underdeveloped and have historic oil operations, as part of the 6th Cycle Housing Element. In 2025 the City continued working with the

selected non-profit workforce housing developer National CORE, to facilitate development of the sites.

Goal 7: Maintain and provide information to the community on environmental problems, opportunities, progress, and ideas.

Policy 7.2: Develop a public information program in conjunction with the oil production industry to explain programs and progress toward improving the resource production/urban development interface.

- Paperless Transactions – The Finance Department continued to advance paperless transactions by initiating the implementation of an automated accounts payable process, eliminating the need to print invoices, streamlining the approval workflow, and maintaining consistency with the City’s sustainability practices.

Policy 7.3: Provide information to the public on environmental conditions and issues in Signal Hill.

- Staff provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.

SAFETY ELEMENT

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: PREVENTION – Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.

Policy 1.c: Regulate the location, use, storage, and transportation of hazardous and toxic materials and protect the public from these hazards.

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including petroleum operations. Petroleum operations were inspected regularly and maintained regular communication with operators.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.
- Emergency Management Coordinator and emergency response personnel worked together to update the EOC Hazard Mitigation Plan.
- Emergency Management Coordinator worked with other city department personnel to update the City's Emergency Operations Plan.

Policy 1.e: Encourage the maintenance or improvement of the building's structural integrity to protect residents and preserve communities.

- The City's Water Department staff conducted inspections of existing water storage facilities on a periodic (or as needed) basis.

Policy 1.g: Regulate the amount and type of new development in areas susceptible to fire hazards.

- Per the California Department of Forestry and Fire Prevention, there are no properties in the City that are located within a Fire Hazard Severity zone.

Policy 1.j: Undertake preventive measures both for catastrophic events and for more frequent incidents such as structural fires and localized flooding.

- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.
- Emergency Operations Center (EOC) staff worked with Los Angeles County Fire personnel to bring back the CERT program since pre-COVID. Signal Hill Police Department (SHPD) updated the parking services contract to implement new and improved technology for issuing citations.
- SHPD continued to prioritize our community events, such as National Night Out and Heroes and Helpers. In addition, Coffee with a Cop event was reinstated.
- SHPD focuses on succession planning and has three internal promotions, including Chief of Police, Captain, and Operations Lieutenant.
- SHPD continued to focus on employee wellness. Through the use of a wellness grant, upgrades to the gym equipment were made. SHPD hosted two department family days with the support of the Signal Hill Police Foundation. Additionally, annual wellness check-ins to employees and mental health and peer support training were prioritized.
- SHPD contracted with a crime analyst to help identify crime trends and areas for directed enforcement to maximize their patrol efforts

- SHPD implemented new software to streamline internal documentation, including Use of Force reports, to improve consistency, records tracking, and workload efficiency.

Policy 1.k: Regulate development in Alquist-Priolo Earthquake Fault Zones consistent with levels of acceptable risk. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected.

- The Building Safety Division required geological investigation reports for all new and existing projects located within Alquist-Priolo Earthquake Fault Zones. In Signal Hill, the only earthquake fault zone is the Newport-Inglewood Fault Zone, which runs diagonally from northwest to southeast across the City.

Policy 1.m: Update the local Hazard Mitigation Plan every five years and evaluate the mitigation plan annually to determine the effectiveness of programs and to reflect changes in land development or programs that may affect mitigation priorities.

- See Safety Element, Goal 1, Policy 1.c.

Goal 2: PREPARATION – Take necessary steps to allow for effective responses to disasters.

Policy 2.a: Maintain an effective Emergency Operations Plan (EOP) and other emergency preparedness plans and programs, as necessary.

- See Safety Element, Goal 1 Policies 1.c. and 1.j.

Policy 2.b: Ensure operational readiness of the City's EOC.

- See Safety Element, Goal 1, Policies 1.c and 1. j.

Policy 2.e: Coordinate with other area jurisdictions and local community groups and businesses to execute a variety of exercises to test operational and emergency plans and identify potential deficiencies in services that would occur during a disaster.

- See Safety Element, Goal 1, Policy 1.j.

Goal 3: RECOVERY – Plan for efficient and rapid recovery from disasters.

Policy 3.a: To the maximum extent possible, assist in the orderly and efficient reconstruction of Signal Hill following a major disaster.

- See Safety Element, Goal 1 Policy 1.j.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2025 are below:**

Goal 1: Protect the health, safety, and welfare of people living and working within the City from adverse noise impacts.

Policy 1.a: The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- SHPD enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City’s building plan checks process incorporated noise standards covered in the 2025 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act (CEQA) process. When projects were found to have noise impacts, mitigation measures were required to be implemented to reduce impacts to less than significant levels. Following construction, noise impacts are addressed as part of the City’s code enforcement program.

Policy 1.d: The City will inform those living and working within the City of the effects of noise pollution and will cooperate with all levels of government to reduce or minimize impacts.

- Staff communicated to businesses and residents (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise as questions or complaints arise.
- The Public Works department purchased new Electric Vehicle for City Yard staff.

Policy 1.e: Require noise mitigation to ensure that noise-sensitive land uses are not exposed to noise levels greater than 45 dB in habitable rooms and 65 dB in outdoor living areas.

- City staff maintained communication with Long Beach Airport personnel regarding airport operations. In 2025, no airport complaints were received.
- City staff continues to monitor and investigate noise complaints submitted by City residents. Reported disturbances have included oil well operations, weekend construction activity, and vehicle-related noise. The City’s Building and Neighborhood Enhancement Division has assisted by addressing noise concerns and providing guidance to ensure compliance with applicable noise ordinances. In 2025, Community Development received three noise complaints, all of which have since been resolved by City staff.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/17/2026

AGENDA ITEM

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

FROM:
**CARLOS LUIS
ACTING COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:
PREVIOUS MINUTES

Summary:

Regular meeting of December 16, 2025.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING
SIGNAL HILL PLANNING COMMISSION
December 16, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Signal Hill Public Library Community Room on December 16, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: VICE CHAIR PERICA BELL

(3) **PLEDGE OF ALLEGIANCE**

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

There was no public business from the floor.

(5) **PRESENTATIONS**

- a. DURING THE OCTOBER 28, 2025 CITY COUNCIL MEETING, THE COUNCIL RECEIVED AN UPDATE ON THE OPPORTUNITY STUDY AREA (OSA) PLANNING EFFORT. THE PRESENTATION WAS PROVIDED BY PLACEWORKS, THE CONSULTANT WORKING WITH STAFF ON THE PROJECT. THE OSA FRAMEWORK ESTABLISHES A COORDINATED PLANNING AND ECONOMIC DEVELOPMENT STRATEGY TO GUIDE REINVESTMENT, IMPROVE INFRASTRUCTURE, AND ATTRACT NEW PRIVATE INVESTMENT WITHIN KEY UNDERUTILIZED AREAS OF THE

CITY. IN PARTNERSHIP WITH PLACEWORKS, STAFF IDENTIFIED THREE OVERLAY ZONES: THE COMMUNITY CORE (MIXED-USE); THE INNOVATION & ENTERPRISE; AND THE WORKSHOP, STUDIO, & ENTERTAINMENT OVERLAY ZONES. TOGETHER, THESE ZONING OVERLAYS PROVIDE A FLEXIBLE REGULATORY STRUCTURE THAT ALIGNS LAND USE PLANNING WITH THE CITY'S BROADER ECONOMIC AND FISCAL SUSTAINABILITY GOALS. EACH OVERLAY RESPONDS TO CURRENT MARKET CONDITIONS AND LEVERAGES THE CITY'S ECONOMIC ANALYSIS TO SUPPORT COMPATIBLE, HIGH-QUALITY DEVELOPMENT.

Planning Manager Luis gave a presentation on the Opportunity Study Areas project.

Commissioners asked clarifying questions and inquired about possible future updates.

(8) DIRECTOR'S REPORTS

a. 2026 HOMELESS COUNT EVENT

Associate Planner Martinez gave the staff report.

Commissioners Lopez and Savouliau and Chair Miller volunteered for the event.

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

b. 2026 PROJECT SPOTLIGHT

Assistant Planner Lopez Sevilla gave the staff report.

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

c. 2026 PLANNING COMMISSIONERS ACADEMY

Associate Planner Martinez gave the staff report.

Commissioners Lopez, Parker, and Savouliau express interest in attending the conference.

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

(9) CONSENT CALENDAR

a. PREVIOUS MINUTES

b. CITY COUNCIL FOLLOW UP

c. IN THE NEWS

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

The following vote resulted:

AYES: CHAIR MILLER
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

(10) COMMISSION NEW BUSINESS

Commissioners wished staff and residents Happy Holidays.

(11) ADJOURNMENT

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER LOPEZ to adjourn to the regular meeting of the Planning Commission on Tuesday, January 20, 2026 at 7:00 p.m. in the Signal Hill Library Community Room, 1800 E Hill St, Signal Hill, CA, 90755.

The following vote resulted:

AYES: CHAIR MILLER
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: VICE CHAIR BELL

ABSTAIN: NONE

CHAIR MILLER adjourned the meeting at 7:42 p.m.

SAEIDA MILLER
CHAIR

Attest:

CARLOS LUIS
ACTING COMMISSION SECRETARY



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal Hill, California 90755-3799

2/17/2026

AGENDA ITEM

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

FROM:
**CARLOS LUIS
ACTING COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:
CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the January 13, 2026, City Council meeting:
 - Associate Planner Susana Martinez presented information on options of initiating a Farmer's Market.
 - City Council adopted Omnibus Ordinance No. 2025-12-xxxx.
 - City Council adopted the 2025-2027 Communications Plan.
- 2) At the January 27, 2026, City Council meeting:
 - The Gateway Cities Council of Governments presented a Gold Level Energy Action Award to the City Council.
 - City Council adopted a resolution approving the Community Development Block Grant programs for FY 25-26 and FY 26-27.
 - City Council adopted a resolution designating April 14 of each year to be Jessie Nelson Day of Remembrance.
- 3) At the February 10, 2026, City Council meeting:
 - Mayor Hansen and Police Chief Kenneally recognized the 2025 Employee of the Year, Corporal Ian Bridges.

2/17/2026

- City Attorney Richardson gave an update on Senate Bill 707, which amends the Brown Act to update teleconferencing requirements for local agency meetings.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/17/2026

AGENDA ITEM

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

FROM:
**CARLOS LUIS
ACTING COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:
DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1701 CRESTON

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|----------------|------------------------------|------------|------|
| 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. | | |

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

| Date | Notes/Updates |
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| | 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. |

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| 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. |

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

COMMERCIAL – INDUSTRIAL

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

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

| Date | Notes/Updates |
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| 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 |

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| | and circulation analysis to support the alternate design to discuss status and next steps. |
| 01/18/2023 | On 1/18/23 staff met with COSTCO team on site for a visual inspection of queuing and circulation issues. COSTCO eng. noted they would need several weeks to complete their data gathering and prepare their report and proposed alternate queuing design. |
| 03/2023 | Staff met w/Costco and Kittelson reps. to review the initial concept for re-queuing. |
| 07/12/2023 | COSTCO and ShopCore negotiations of revised queuing are ongoing 7/12/2023. Demolition of WF ATM is also pending with start date estimated in Sept. 2023. |
| 10-11-2023 | Demolition pending soon. |
| 12/06/2023 | Costco will postpone demolition and re-queuing until after the holidays. |
| 1/09/2024 | Wells Fargo contacted staff to schedule a pre-construction meeting to demolish the ATM. No permits have been issued. |
| 02-13-2024 | Property is still outstanding on roof corrections. Certification of the smoke vents on the roof that may have been affected by the spray foam roofing installation. The ATM demolition is completed with final approvals pending. Revised queuing plans still pending. |
| 03/11/2024 | Permit for ATM demolition was finalized. |
| 04/11/2024 | Smoke and heat vents have been approved by third party company. Report was approved by Derek Ward, LA Couty Fire Marshal. Food Court kiosk on front exterior has been approved. |
| 06/2024 | Staff reached out to COSTCO contact to inquire about permanent queuing design status. No plans have been submitted. |
| 10/10/2024 | COSTCO reports the lease agreements are nearing completion and a submittal to amend the gas facility's CUP is pending. Staff discussed initiating a temporary, pilot, queuing path before the end of the year, to test for any unintended consequences. In the meantime COSTCO has notified staff that an extensive interior remodel is pending and plans will be submitted for review in the coming months. |
| 03/11/2025 | Staff have not received any updates from COSTCO or ShopCore and therefore intend to initiate regular meetings with both parties to assist with moving the re-queuing design forward. |
| 05/07/2025 | Staff reached out again to COSTCO Corp. with an offer to set up the "trial queuing" by demolishing the planters to test before formally submitting to City and revising commercial center tenant leases. |
| 06/11/2025 | Staff continued to reach out to COSTCO administration to implement the recommended re-design of the gas facility queueing. A conversation with the General Manager is pending. |
| 08/11/2025 | Staff made contact with ShopCORE Corporate management and was informed ShopCORE is now Perform Properties and there have been staff changes, but they will circle back to schedule a meeting to get re-queuing back on track. |
| 09/29/2025 | The applicant (COSTCO) submitted an application for a demolition permit and lighting plan to support the pilot/temporary queuing project to re-direct eh gas facility queuing to reduce queuing time and area. Staff has approved the plan and are working with COSTCO to get the temporary improvements installed prior to the holidays and associated traffic. |

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: LBFFA CUP

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|----------------|--------------------------------|------------|------|
| 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 | | |

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

| Date | Notes/Updates |
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| 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. |

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| 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. |
| 07/11/2025 | The LBFFA continues to provide notice and details for all planned events and no complaints of nuisances have been reported. |
| 10/14/2025 | LBFFA has not had any recent events and staff has not received any reports of concern. |

COMMERCIAL – INDUSTRIAL

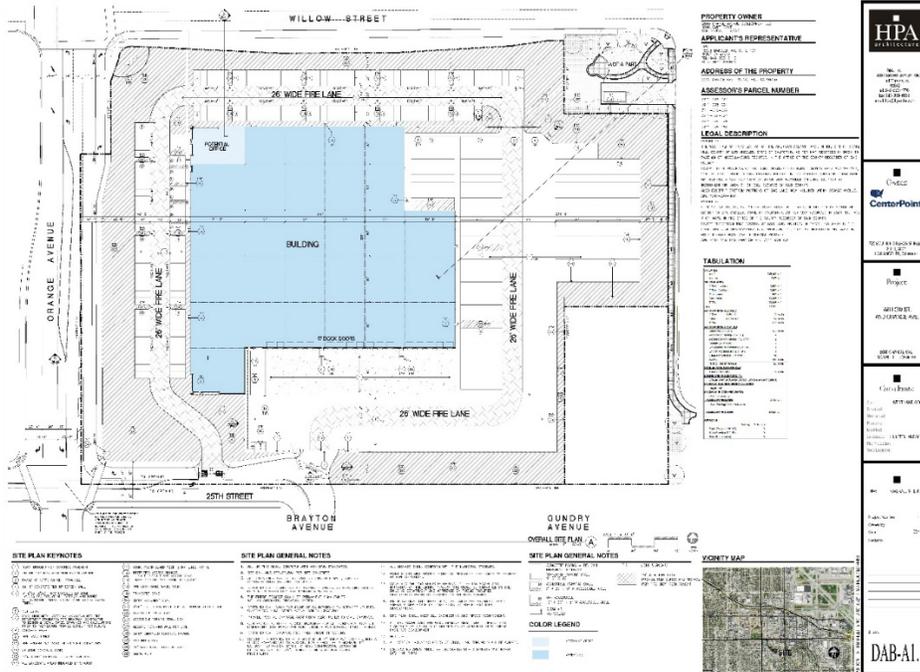
DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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|----------------|----------------------------------|------------|----|
| 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. | | |

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

| Date | Notes/Updates |
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| | Project is for the demolition of an existing building on site to construct a new 4,800 square-foot warehouse and a 1,200 square foot warehouse. An existing 2,300 square-foot office building to remain on site. Additional improvements include new parking, landscaping, and lighting. |
| 10-12-2023 | Applicant submitted application, plans, and Phase I. Pending submittal of developer's deposit for formal review. |
| 12-13-2023 | Applicant has submitted developer's deposit and plans are under review. |
| 01-11-2024 | Project is under review. |
| 04-05-2024 | Routed Phase I for review. |
| 04-24-2024 | Issued applicant comments and corrections |
| 06-04-2025 | Followed up with the applicant on the application and determine if applicant would like to continue with the project. Pending follow up. |
| 08-13-2025 | Applicant stated that they will be continuing with the project. |

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



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

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

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

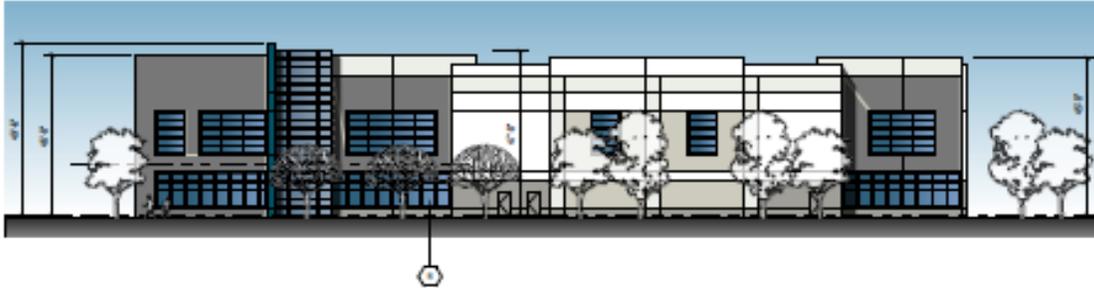
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| Date | Notes/Updates |
| 09/19/2020 | Well discovery. |
| 09/14/2020 | Previous applicant (SHP) submitted a new industrial conceptual plan. |

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| 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. |

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3201 WALNUT



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|----------------|----------------------|------------|------|
| 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. | | |

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

| Date | Notes/Updates |
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| | 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 |

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| 11/28/23 | A revised DRAFT Development Agreement was submitted for City Review. Development Agreement includes a public benefit which is currently being reviewed in more detail. |
| 01/10/24 | Public Benefit calculations continue to be reviewed by Staff. Staff is working closely with the Department of Public Works to determine appropriate costs of ROW improvement maintenance. |
| 02/13/24 | Temporary power pole installed on south west corner of property for future work. |
| 02/14/24 | Staff is preparing a written response to the Developer's proposal for public benefit and anticipates providing response the week of February 19, 2024. |
| 02/20/24 | Staff emailed written response to the Developer informing them that the City would be requesting the initial amount proposed by the City. A Temporary Use Permit (TUP) was also issued for the property allowing for a temporary construction storage yard. The temporary storage yard is associated with a Capital Improvement Project 33 rd Street Improvement project. |
| 03/04/24 | Staff met with the developers at City Hall to discuss the City response. Attending the meeting were the Community Development Director, the Public Works Director, and Planning Manager. The developer was provided with an explanation of the amount requested and possible payment options. |
| 03/11/24 | The developer emailed a new proposal outlining a proposed payment option for the City to consider. The proposal is currently under review. |
| 04/11/24 | Staff is preparing a written response to the most recent Developer's proposal for public benefit and anticipates providing response the week of April 15, 2024. |
| 05/15/24 | Staff continue to consider and evaluate all options associated with the public benefit. Response to the Developer is pending. |
| 06/13/24 | Staff has accepted Option 1 of 2 options to make two bonding payments. |
| 08/14/24 | Staff received draft Development agreement and will be reviewing and requesting City Attorney review. |
| 08/27/24 | Staff is also checking in with our CEQA consultant on necessary updates to the draft CEQA documents to ensure they are consistent with most recent requirements. |
| 10/09/24 | Staff is also working with the Water Board on requirements for the project. Staff is coordinating with Water Board staff on City review procedure and timeline. |
| 10/23/24 | Staff completed review of Draft Development Agreement submitted by the applicant and provided comments via email to applicant. Applicant is currently reviewing and addressing comments. |
| 11/14/24 | Applicants submitted a revised Development Agreement for review. City Attorney currently reviewing the revised Agreement. |
| 01/10/25 | Staff met with City Attorney to discuss comments and proposed changes. Additional changes will be prepared by the City Attorney's Office. |
| 01/13/25 | Comments were emailed to applicant on their 2 nd draft of the Development Agreement. Anticipate the applicant will request a meeting with legal team and the City Attorney to discuss comments. |
| 02/05/25 | Applicants agreed to the Development Agreement and will be pursuing the entitlements for the project. Staff is currently checking with consultants on environmental documents and technical studies necessary for the project. |

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| 06/12/25 | Applicant has agreed to enter into a reimbursement agreement for contract Planning services. Staff is preparing a draft agreement for review. |
| 07/14/25 | Draft Second Amendment to the reimbursement agreement was sent to the applicant for review. |
| 07/17/25 | Applicant provide comments requesting clarification on document. |
| 08/11/25 | A revised draft second amendment to the reimbursement agreement was provided to the applicant for review addressing their comments. Awaiting response. |
| 10/16/25 | Applicant has agreed to the Amendment to the reimbursement agreement and is being prepared for signature. Next steps are to finalize contract planner contract to initiate entitlement processing. |
| 02/12/26 | Contract planners have been retained and kick off meeting was held on 01/27/26. Draft documents (CEQA, Specific Plan, etc.) are currently being prepared |

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: DISH WIRELESS

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|---------------------|---|--------|----|
| 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. |
| 10/16/2025 | Project finalized on 5/7/25 by EK |

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2550 ORANGE AVE (VERIZON WIRELESS)

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|---------------------|---|--------|---------|
| 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. |
| 10/16/2025 | Project finalized by EK 12/21/23 |

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 E. 23rd Street

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

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| SPDR # | 24-04 |
| PC Approval Date | |
| SPDR Exp Date | |
| 1 st Extension Exp Date | |
| 2 nd Extension Exp Date | |

| Date | Notes/Updates |
|------------|---|
| | Project is for the construction of two two-story single-family dwellings on a vacant lot. |
| 03-26-2024 | Applicant submitted application and plans. Project is under review. |
| 04-24-2024 | Issued an incomplete letter |
| 10-09-2024 | Application was deemed complete. Comments were issued for Phase I soils analysis. |
| 11-14-2024 | Phase I reviewed by consultant and is approved. Methane assessment required for the project. |
| 01-15-2025 | Story Pole Plan is under review. Applicant is working on obtaining Fire Department approval/review. Methane Workplan is under review. |
| 03-12-2025 | Applicant is pending water flow test with the water department. |
| 04-09-2025 | Water flow is complete with the Public Works Department. Issued out PW corrections and Story Pole comments. Pending resubmittal. |
| 08-13-2025 | Story pole plan resubmitted. Story pole plan approved. Prepared story pole notice. Poles installed. |
| 10-10-2025 | Project had no request for view impact analysis. Bids for CEQA proposals were routed and pending bid submittal. |
| 02-12-2026 | Applicant is conducting methane testing. Applicant pulled permit and pending submittal of methane assessment. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

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| SPDR # | 21-08 |
| PC Approval Date | 04/19/2022 |
| SPDR Exp Date | 04/19/2023 |
| 1 st Extension Exp Date | 10/19/2023 |
| 2 nd Extension Exp Date | 04/19/2024 |
| New SPDR # | 24-02 |
| PC Approval | 04/16/2024 |
| SPDR 24-02 Exp Date | 04/16/2025 |

| Date | Notes/Updates |
|------------|--|
| 03/20/2020 | On 3/20/20, applicant submitted conceptual plan. Staff provided initial comments. |
| 08/10/2020 | On 8/10/20, applicant submitted Developer Deposit and Well Abandonment Report (WAR) to verify that the abandoned well on the property could be built over. |
| 01/08/2021 | On 1/8/21, incomplete submittal determination letter was sent to applicant. |
| 06/2021 | OEHHA recommended more soils testing (6/21). |
| 08/2021 | Additional tests completed and memo received from OEHHA confirmed residential occupancy (8/21). |
| 09/2021 | New revised documents submitted (9/21). |
| 11/16/2021 | PC Public Workshop was held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. |
| 12/20/2021 | From 12/16/21 to 12/17/21, the well was re-leak tested for methane. On 12/20/21, the methane gas leak test report was submitted. |
| 02/03/2022 | Tribal consultation meeting held on 2/3/22. |
| | Initial Study and MND were prepared by the City's On-Call CEQA Consultant. |
| 04/19/2022 | PC Public Hearing held on 4/19/22, and the Commission approved the project by a 4/0 (one abstain). |
| 04/2023 | Planning approved plan check and PW comments sent (4/24). |
| 04/2023 | 1 st 6-month SPDR extension approved to 10/19/2023. |
| 09/2023 | 2 nd and final 6-month SPDR extension approved to 04/19/2024. |
| 12/6/2023 | Director contacted developer to clean up sand bags and inspected after. |
| 03/13/2024 | Staff received a report that maintenance was needed and contacted owner to schedule regular maintenance. |

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| 04/11/2024 | Applicant has submitted for a new SPDR (24-02) to be heard by PC at the 04/16/2024 public meeting. |
| 05/15/2024 | PC approved new SPDR 24-02 on 04/16/2024 (expires 4/16/2026) |
| 08/09/2024 | Property is for sale and interested buyer has contacted staff for information. |
| 05/07/2025 | No updates are available; however staff reached out to property owner for sand bag repair and property maintenance. Property in compliance. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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

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| 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 |

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

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| Date | Notes/Updates |
|------|---------------|

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| 05/17/2016 | Planning Commission approved the project. |
| 01/10/2017 | City Council denied project without prejudice 1/10/17. |
| 06/2018 | Applicant has a potential buyer to proceed with the project (6/18). Story pole plan submitted for review. |
| 10/2018 | A request to postpone Phase II work plan and well testing until after story poles are installed, neighborhood mtg. is conducted with a positive outcome (10/18). |
| 04/2019 | Story poles installed and 3 View Analysis Reports pending (4/19). |
| 07/2020 | Revised 8-unit plans submitted. Story poles installed (7/2020). View Analysis Reports completed. Residents/owners noted bldgs. were 1 foot taller and applicant is revising poles and reports. |
| 09/2020 | Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20). |
| 11/2020 | Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20). |
| 11/19/2020 | On 11/19/20, staff facilitated a joint meeting between the applicant and another applicant with a project to the north (SH Smart Homes) to discuss options to coordinate sewer and drainage systems between the two sites. |
| 06/2021 | Project representative notified staff that property is in escrow to be sold to new owner with plans to re-start progress are underway 6/21. |
| | NEW PROJECT SUBMITTAL – SPDR 24-01, TTM, MND, ZOA 24-01(SP-21) |
| 05/04/2022 | On 5/4/22, the new agent submitted revised plans for 8 detached units with 5 additional off-street parking spaces. |
| 11-12/2022 | New owner's agent has resubmitted a development application (11/22) and a determination of completeness is pending (12/22). |
| 04/2023 | Project application has been re-submitted but applicant has indicated a re-design based on preliminary parking comments is pending (4/23). |
| 07/2023 | Applicant has submitted plans with Fire access approved and project will proceed to public hearing following staff review 7/23. |
| 08/2023 | Execution of the Reimbursement Agreement, developer deposit and initiation of the CEQA analysis is pending action by the applicant. |
| 12-6-2023 | Story poles installed. CEQA analysis is underway. |
| 01/09/2024 | View Analysis Reports are underway and a neighborhood meeting will be scheduled. |
| 04/11/2024 | Neighborhood meeting was held 03/21/2024. Two residents attended and reported on the impacts the infill project would have on them. The applicant is revising the plan for the front unit on the north side to address their concerns. |
| 06/13/2024 | Revised plans have been submitted in response to the View Analysis neighborhood meeting proposing the northeast unit to be partially one-story. |
| 08/09/2024 | Story poles were installed for revisions to unit 1. Applicant has communicated with two residents of Temple View who had requested the revisions and are reported to be satisfied. Staff received a satisfied email from one of the two and has reached out to the second for comment. |
| 09/11/2024 | Staff is prepping the project for a future public hearing, CEQA analysis and Specific Plan of development. |
| 10/15/2024 | PC approval of SPDR 24-01, TTM 74232, Recommended approval of ZOA 24-01 and MND SCH #2024100062 |
| 11/13/2024 | CC approved the MND and introduced the ZOA and a 2 nd reading item will |

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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|----------------|--|------------|---------|
| 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. | | |

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| 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. |

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| 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 |

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| | installed. The owner was informed that there would be a final continuity test performed for all of the devices installed. |
| 05/07/2024 | Staff met with property owner and her representative to discuss status of project and necessary steps to finish and obtain final inspections. Owner was informed to address outstanding corrections including, but not limited, to fence height, complete installation of interior finishes, complete electrical, mechanical and gas inspections, pay impact fees, complete Planning and Public Works final inspections and replenish Developer Deposit as needed. |
| 08/14/24 | Field conditions were discovered to have deviated from the approved Landscape Plan. Deviations merited revised plans as grade changes and additional retaining walls were initiated without reviews and approvals. Applicant is preparing revised plans. Awaiting submittal. |
| 10/02/24 | Landscape plans were submitted and approved on 10/02/24. Permits issued for work to continue. |
| 10/09/24 | Inspector met with owner in the field to review Landscape Work. Inspector authorized work to continue per the approved plans. |
| 11/07/24 | Owner requested change in materials for hardscape from pavers to aggregate finished concrete. |
| 11/12/24 | Owner has completed landscape retaining walls. As per agreement between the owner and the building official, the owner must complete the project, or this permit will be revised "up to drywall" and finalized. New permit will be pulled for next year with a one-year time limit. |
| 11/14/24 | After consulting with PW and Building and Safety, requested change in materials can be approved from pavers to aggregate finished concrete for hardscape in front and rear yards. Staff informed applicant of approval. |
| 12/19/24 | A meeting with the property owner, Councilmember Woods, Community Development Director, and the Planning Manager was held to discuss owner's concerns with completing the project. At the conclusion of the meeting, owner agreed to request an inspection during the week of January 13 th . |
| 12/26/24 | The property owner requested until the January 31, 2025 to call for an inspection. |
| 01/14/25 | Staff informed the property owner that her request would be granted and to have an inspection on January 30, 2025. Awaiting property owner's confirmation. |
| 01/29/25 | Owner requested to postpone inspection date to February 6, 2025. Staff has granted the request and has scheduled the inspection on February 6, 2025. Owner has confirmed time and date. |
| 03/05/25 | Inspector has closed the original permit from 2017 as "up to drywall". A new permit was issued for this year and is good for only one year to complete for "set finish". Owner has received final corrections but items were not installed and not accessible so further corrections may follow. Carlos Luis, the Planning Manager is in contact with the owner to request more inspections. |
| 03/06/25 | Property owner submitted revised landscape plans identifying a requested change to the front yard hardscape. Plans are currently under review. The property owner also informed staff they are waiting to complete the exterior portion of the project before scheduling inspections to discuss corrections. |
| 03/13/25 | Planning corrections were provided to the property owner. |
| 03/31/25 | Property owner resubmitted revised landscape plan for the project. |

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

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 | | |

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

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| GPA # | 25-XX |
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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|----------------|--------------------------|------------|------|
| 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 | | |

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

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

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| 09/27/2023 | Applicant submitted Phase II workplan for City review. Currently under review by City consultant and staff. |
| 10/09/2023 | Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal. |
| 10/18/2023 | A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant. |
| 10/20/2023 | Revised Phase II workplan was approved by the City. The applicant also requested copies of Well Abandonment Reports for neighboring properties. Electronic copies were provided to the applicant. |
| 01/10/2024 | Awaiting submittal of Phase II report and other studies. |
| 01/22/2024 | Geologist required resampling of the property in order to properly analyze per the ASTM method. Awaiting submittal of findings. |
| 02/22/2024 | The applicant's geologist submitted revised Phase II report to the City. Report was sent to City's consultant for review. |
| 03/01/2024 | The applicant submitted the fault study to the City for review. The fault study was sent to the City's consultant for review. |
| 03/12/2024 | Corrections and comments were emailed to the applicant for both the Fault Study and the Phase II Report. Revisions are required on both reports. Awaiting applicant resubmittal. |
| 04/26/2024 | Applicant submitted revised Phase II report. Applicant was informed that a replenishment payment of the Developer's Deposit was requested since funds had been exhausted. Once replenishment is submitted, the review process will continue. Review pending payment. |
| 08/14/2024 | Applicant received comments from City and City Consultants. Applicants continue to prepare additional information on reports and will submit revised reports upon completion of additional studies. Developer deposit was replenished in May. Awaiting resubmittal. |
| 09/12/2024 | Applicant submitted a Human Health Risk Assessment Work Plan for review. HHRA Work Plan was routed to consultant for review. |
| 10/08/2024 | Consultant completed review and provided comments. Comments will require revisions. Comments emailed to applicant on 10/08/24. |
| 11/15/2024 | Applicant submitted revised HHRA and routed to consultant for review |
| 11/26/2025 | Applicant submitted revised Fault Study. Routed to consultant for review |
| 12/03/2024 | Revised Fault Study was approved and approval memo was provided to the applicant. |
| 12/23/2024 | Consultant completed review and comments were emailed to applicant. Comments required revisions to the work plan. Awaiting resubmittal. |
| 04/08/2025 | Consultants submitted application for leak testing of two oil wells located on the subject site. Application is currently under review. Consultant also informed staff they continue to work on revisions to the Phase II and HHRA. Awaiting resubmittal of environmental documents. |
| 05/02/2025 | Revised HHRA work plan was submitted for review by the applicant. Revised HHRA was routed to consultant for review. |
| 05/07/2025 | Consultant completed review and provided comments requiring revisions to work plan. Comments were emailed to applicant and awaiting resubmittal. |
| 05/27/2025 | A developer's deposit replenishment request was emailed to the owner of the property. Awaiting payment submittal. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

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| 08/09/2024 | Property owner has reported they are proceeding with development of demolition plans and will be submitting for a demo permit soon. |
| 10-8-2024 | Demolition contractor has applied for permit. Disconnecting utilities now. |
| 11-12-2024 | Permit opened. Contractor has removed house. Now working on concrete. No complaints. No dust violations. |
| 01-16-2025 | All demolition is completed. Site has BMPs installed, a retention basin, and fence with screening. |
| 03/11/2025 | The City has approved the applicant's Phase II soils sampling workplan. |
| 05/07/2025 | Soil sampling was conducted in March and vapor sampling was conducted in April with reports from the applicant pending. |
| 10/28/2025 | Grading started net with contractor onsite |
| 11/04/2025 | Ongoing grading |
| 12/17/2025 | On going grading |

RESIDENTIAL

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

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

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

| Date | Notes/Updates |
|------------|---|
| | The project is for the construction of a single-family dwelling unit on a vacant lot. |
| 2/3/2025 | Applicant inquired about the development standards at the subject property. All the information was provided via email. |
| 03/17/2025 | Applicant informed staff that the subject site had been purchased and wanted to submit a Methane Assessment to start the development process. The necessary guidance was provided via email and via phone. |
| 3/19/2025 | The applicant submitted a complete Methane Assessment workplan and Phase 1. 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. |

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| 5/29/2025 | Staff informed applicant to submit a Preliminary Site Plan & Design Review before proceeding with methane mitigation phases. |
| 08/27/2025 | The applicant has informed staff that they are currently coordinating with Signal Hill Petroleum regarding surface rights that Signal Hill Petroleum holds on the property. Upon resolution, the applicant will submit all required applications to proceed with the project. |
| 12/17/2025 | No update has been received. |
| 2/10/2026 | The applicant has informed staff that Signal Hill Petroleum has relinquished its surface rights on the property and released them to the owner. The applicant and owner have submitted a revised methane report. Staff has routed the report to the consultant for approval. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: PCH MOLINO



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|----------------|-------------------------|------------|----------|
| 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. | | |

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|------------------------------------|-------|
| SPDR # | 19-05 |
| PC Approval Date | |
| SPDR Exp Date | |
| 1 st Extension Exp Date | |
| 2 nd Extension Exp Date | |

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| 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. |

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| | 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) |

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| 09/14/2023 | Applicant submitted and paid for demolition permit and C&D permit and permit was issued. The Bldg. Inspector will reach out to the contractor to schedule and pre-construction meeting. Residents were notified via mail and email and site will be posted with demo. Commencing tentatively on Sept. 28, 2023. |
| 10/12/2023 | Buildings and one retaining wall have been demolished. Meet with owner and contractor for final requirements to approve demolition permit. |
| 12-06-2023 | Owner is maintaining the property. Code enforcement conducts two inspections per day to monitor. |
| 01/11/2024 | Applicant submitted hydrology report. Pending submittal of updated traffic study. Preparing reimbursement agreement. |
| 02/13/2024 | Owner is maintaining the property but entitlement items from January are still pending. |
| 04/11/2024 | Meet with Traffic Engineer regarding traffic report and finalized reimbursement agreement for distribution. |
| 10/09/2024 | Still pending reimbursement agreement and developer deposit for CEQA. |
| 11/14/2024 | Applicant resubmitted Traffic Study addressing comment from Traffic Engineer. Traffic Engineer reviewed the document and all comments were addressed. Pending reimbursement agreement. |
| 01/15/2025 | Applicant is ready to sign reimbursement agreement and submit replenishment of the account. |
| 01/27/2025 | Applicant replenished account and reimbursement agreement is being sent to applicant for execution. Process is being taken through CEQA analysis. |
| 04/09/2025 | Emailed applicant to provide information for CEQA analysis. Pending submittal of documentation. |
| 06/04/2025 | Applicant submitted questionnaire and sent to CEQA consultant. |
| 08/13/2025 | Working with CEQA consultant on pending information. |
| 10/10/2025 | Issued comment letter to applicant regarding missing information for CEQA analysis. Working with applicant on submittal of documents. |
| 02/12/2026 | Working with applicant to submit all required documents to complete the CEQA project description. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

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

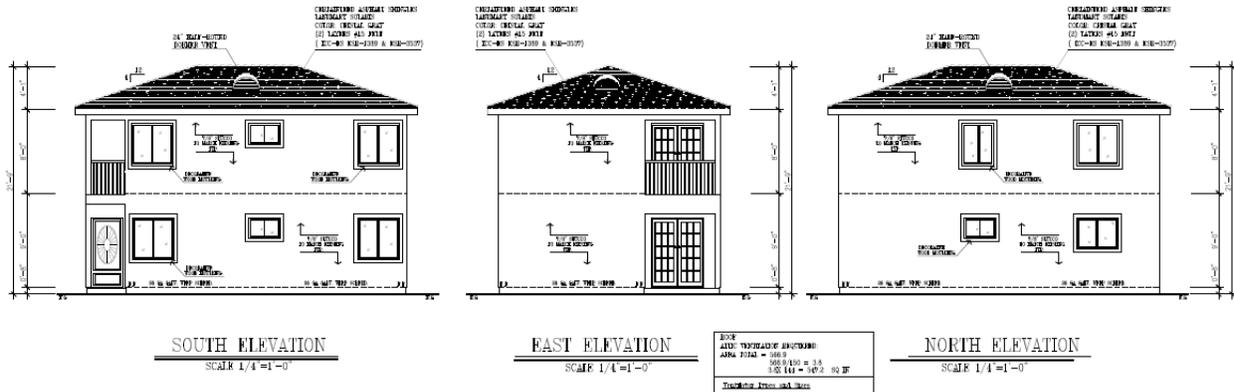
| Date | Notes/Updates |
|------------|--|
| 05/19/2018 | Application was submitted. |
| 10/30/2018 | First neighborhood meeting was held. |
| 07/31/2019 | Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two. |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

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| 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. |

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

DEVELOPMENT STATUS REPORT: 909 1/2 E 25th St

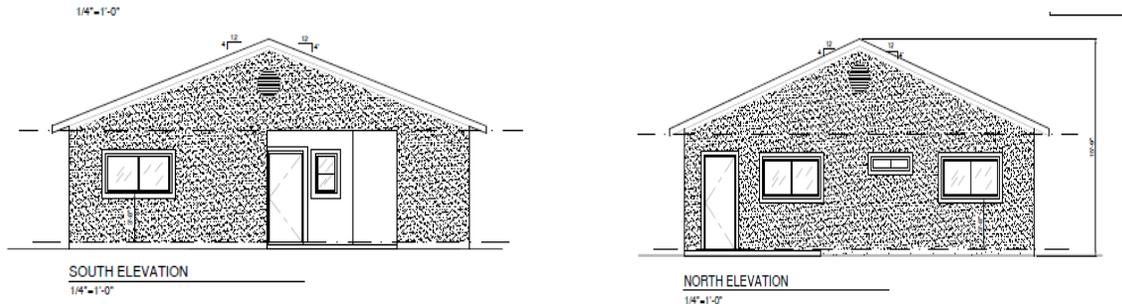


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|---------------------|---|------------|-------|
| Project Title | 909 1/2 E 25 th St | Staff | CL/SM |
| Address | 909 1/2 E 25 th St | Zoning | |
| Applicant | Godfrey Nzeogu | Dep Acct # | |
| Project Description | Detached ADU on lot developed with an existing single-family dwelling. | | |
| Current Status | In Building Plan Check Submittal | | |
| Next Step | Complete Plan Check review and obtain Building Permits | | |
| 11/13/2023 | Building and Safety Plan Check application submitted via the City's electronic portal. | | |
| 11/14/2023 | Building and Safety completed first review and emailed applicant corrections. Awaiting resubmittal or revised plans. | | |
| 06/12/2024 | Methane Mitigation Required for the project. Applicant submitted updated Methane Mitigation Plans for review. | | |
| 08/14/24 | Revised plans were received and reviewed by the City and City Consultant. Comments were provided after review of revised plans. | | |
| | Revised plans were submitted on 08/09/24 to the City and are currently under review. | | |

| Date | Notes/Updates |
|------------|---|
| | Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review. |
| | Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants. |
| 02/24/2023 | On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review. |
| 03/02/2023 | On 03/02/23, Mearns Consulting provided corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal. |
| 04/23/2023 | On 04/23/23, revised workplan submitted and is currently under review. |
| 04/26/2023 | City consultant provided comments requiring revisions to the workplan. Awaiting resubmittal. |
| 08/14/2023 | Revised workplan was submitted and routed to City consultant for review. |
| 08/21/2023 | Comments were provided to the applicant requiring revisions to the workplan. Awaiting resubmittal. |
| 09/05/2023 | Methane workplan approved by the City. |
| 10/04/2023 | Methane report was submitted for City review. Currently under review. |
| 10/09/2023 | Methane report was approved by the City. Next steps are to submit for Building and Safety Plan Check. Awaiting submittal. |
| 11/13/2023 | Building and Safety Plan Check was submitted by owner. First review was completed on 11/30/2023 and comments provided to applicant. Awaiting resubmittal of revised plans. |
| 01/10/2024 | Revised plans have not been resubmitted by the applicant. Awaiting resubmittal of plans. |
| 09/05/2024 | The applicant submitted revised Methane Mitigation Design (MMD) Plans for review. Plans are currently under review. |
| 09/27/2024 | MMD approved and included with Architectural plans. |
| 09/18/2024 | Owner submitted payment and verification of school fee payment. |
| 09/20/2024 | Permits issued to owner for construction. |
| 03/05/25 | Owner was sent an email for update on start date. |
| 08/12/25 | Met with owner to view survey markers. Preconstruction meeting approved. |
| 09/24/2025 | Foundation and Methane Inspections conducted. Ok to pour provided. |
| 10/09/2025 | Ok to pour slab. Smoke test for methane conducted. |
| 11/05/205 | Floor sheathing approved |
| 11/13/2025 | Roof sheathing approved |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST



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

| Date | Notes/Updates |
|------------|---|
| | Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assessment requirements. Awaiting additional information from applicant. |
| | Applicant submitted a desktop study to determine if the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations. |
| | Oil Consultant completed review and has recommendations for next steps. |
| | Staff reviewed recommendations and also require a methane assessment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan. |
| 04/06/2023 | On 04/06/23, the applicant submitted a Methane Assessment Workplan. Plan has been routed to S. Mearns for review. Currently under review. |
| 04/18/2023 | On 04/18/23, the Methane Assessment Workplan was approved by S. Mearns. |
| 04/26/2023 | On 04/26/23, the permit was issued after payment was received on 04/21/23. Currently performing work per approved workplan. |
| 06/07/2023 | On 06/07/23, methane report was submitted to the City for review. |
| 07/03/2023 | On 07/3/23, comments were provided to applicant identifying a data gap and additional requirements. Applicant is currently working with consultant on addressing gap. Awaiting submittal of additional information from applicant. |
| 07/20/2023 | Applicant was provided with comments from the City's consultant. Awaiting resubmittal. |
| | Applicant resubmitted report. |
| 08/23/2023 | City consultant and City approved the report. Next step is for the applicant to submit plans for Building and Safety Plan Check review. Awaiting submittal. |
| 12/11/2023 | Applicant submitted Building and Safety Plan Check application and plans. Currently under review. |
| 12/13/2023 | Corrections provided to applicant. Awaiting additional information regarding easements on property, if any. |
| 05-16-2024 | Existing foundation approved. Additional anchor bolts installed as per epoxy deputy. Walls framed. Working with owner on framing details. |
| 10/08/2024 | Roof framing approved and sheeting being installed. Exterior wall sheer approved. Should be ready to dry in before winter. |
| 11/13/2024 | Roof Sheeting and exterior sheer approved. Ok to wrap for weather. |
| 03/05/25 | Exterior lath approved. |
| 08/12/25 | Inspection to update construction. Making progress. Work being done by owner only. No help. |
| 09/24/2025 | Provided multiple corrections to owner for MEPs. |
| 10/29/2025 | Conducted rough electrical inspection, several issues with wire management, Home owner must provide a report from a license electrical Contractor to state the work meets compliance. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1917 ½ JUNIPERO AVENUE

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

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

| | |
|-----------|--|
| 2/4/2026 | The applicant has yet to submit the LID plans for Public Works review. |
| 2/11/2026 | Applicant submitted LID package for PW review. PW issued corrections. Planning and PW requested landscape plans for new bioswale located on the front yard area. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2179 ½ Temple Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2234 ½ CERRITOS AVENUE

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

| Date | Notes/Updates |
|------------|---|
| 12/09/2025 | Applicant submitted a methane assessment application and workplan. Staff routed the documents to the consultant for review. |
| 12/15/2025 | The consultant approved the methane assessment workplan. Applicant is to pay the methane assessment permit fee and submit findings. |
| | |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3259 ½ Lewis Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3269 1/2 LEWIS

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

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

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

Business Licenses and Permit Summary

In December:

- Planning Department staff reviewed and approved 5 business licenses.
- Building Department staff issued 24 permits. The valuation of the projects is approximately \$452,000 with permit revenues at approximately \$28,000.

In January:

- Planning Department staff reviewed and approved 6 business licenses.
- Building Department staff issued 43 permits. The valuation of the projects is approximately \$1,063,000 with permit revenues at approximately \$44,790.

Training/Tours/Events/Miscellaneous

- Associate Planner Martinez attended the Energy Action Awards Ceremony on December 9, 2025. The City of Signal Hill was recognized in the Gold level for all the energy and sustainability projects/activities accomplished in 2025.

Potential Development Projects

- The City Council has selected National Community Renaissance (National CORE) as the City's development partner for the Orange Bluff and Walnut Bluff workforce housing sites, an Exclusive Negotiation Agreement for development was approved by City Council in February 2024 and National CORE has negotiated terms of site control for Walnut Bluff and continues to conduct due diligence on both sites.
- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6th Cycle Housing Element. A request to develop the housing element of the project as a first phase is under consideration.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6th Cycle Housing Element. Geotech and soils analysis are underway.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

2/17/2026

AGENDA ITEM

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

FROM:
**CARLOS LUIS
ACTING 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:

- Cultural Transplant - Architectural Record
- Finally A Renter's Market - LA Times
- Net Gain - Architectural Record



Cultural Transplant

A centuries-old farmhouse from a village near Kyoto finds a home outside Boston.

BY JOANN GONCHAR, FAIA

THE BACK OF a 1980s colonial-style residence in suburban Boston might sound like an incongruous location for a centuries-old traditional Japanese house, or *minka*. Nevertheless, in the bedroom community of Belmont, Massachusetts, a nearly 300-year-old farmhouse—complete with a steeply pitched roof and a rough-hewn frame held together with mortise-and-tenon joints—has been moved there from a village northeast of Kyoto and erected as an addition to an otherwise unremarkable American house.

The *minka's* relocation, a complex international effort spanning many years, is the passion project of Peter Grilli, president emeritus of the Japan Society of Boston and an expert on Japanese history and culture. Raised in Japan from the age of 5, Grilli, 83, says he has been long enamored by the artistry of traditional Japanese houses, the impressive size of their columns and beams, and their “handmade, craftsman quality,” and has

been dreaming of bringing one to the United States for decades. “My whole professional life has been focused on U.S.-Japan cultural exchange. It’s in that context that I began thinking about bringing one to America,” he says.

Despite their aesthetic traits, there are an abundance of empty *minka* in Japan, due to demographic changes, including a declining, aging population and shrinking rural areas. According to an often-cited decade-old report by the Development Bank of Japan, there are more than 210,000 abandoned traditional houses across the country.

Grilli is now executive director of Miho Belmont International (MBI), a private nonprofit formed to acquire a *minka* and then transport it, re-erect it, and manage it. (MBI plans to use the building to invite small groups interested in Japanese culture for such activities as tea ceremony, ikebana, cooking classes, and dance and musical performances.) The endeavor has been funded by Shinji

Shumeikai, a spiritual organization established in 1970 offering a modern variation of Shintoism, with core tenets that include a belief that art and beauty can heal the soul. Internationally, the most well-known architectural manifestation of this philosophy is I.M. Pei’s Miho Museum (1997), in Shigaraki, Japan, which was built to showcase the art collection of Mihoko Koyama, Shinji Shumeikai’s founder.

Stepping inside the Belmont *minka* today, one can readily understand Grilli’s fascination. Peering into the dimly lit interior from the entry vestibule, one immediately sees the building’s muscular beams, which retain the irregular curves of the ancient trees from which they were hewn. They dramatically interlace over the house’s primary space, or *doma*, once used for utilitarian activities such as food preparation. It is surrounded by raised floor areas covered in tatami or wood and defined by sliding fusuma and shoji, which



Before its acquisition, the *minka* was damaged in a typhoon (right). The relocated and restored farmhouse, with its interlacing and curving beams (above), is now an addition to a suburban Boston residence (opposite).

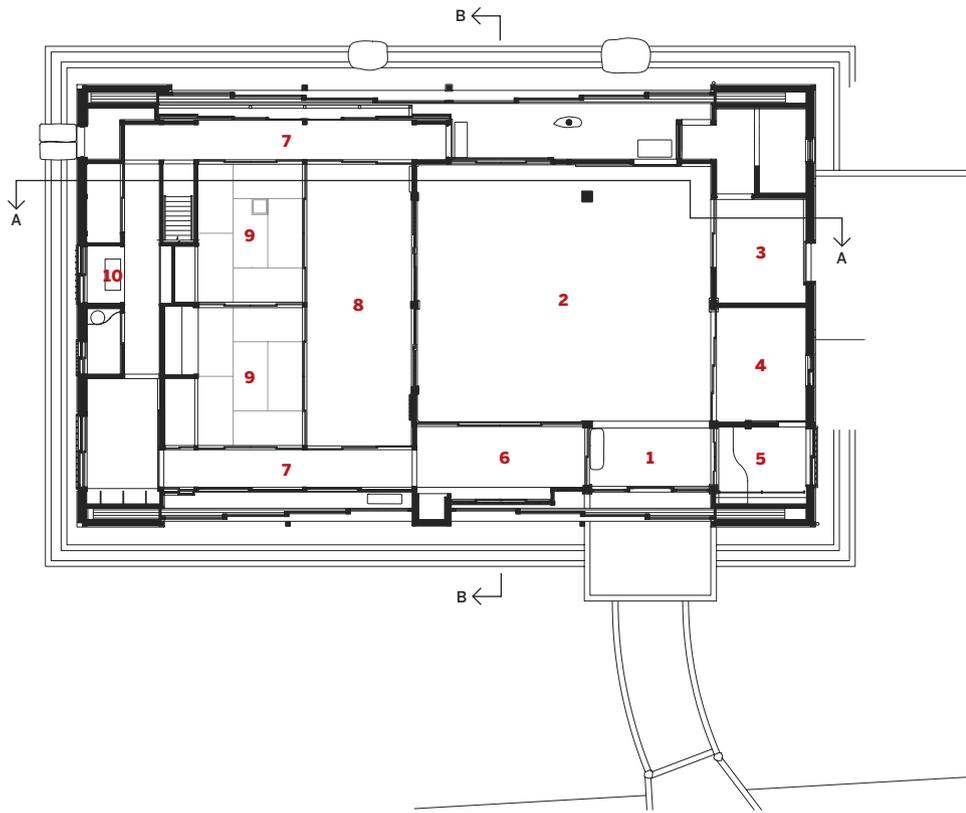
open to reveal views of the surroundings, including a newly created traditional-style Japanese rock garden.

MBI bought the four-acre Belmont property in 2015 for the purpose of erecting a *minka*. Soon after, a professional farmer and practitioner of Shinji Shumeikai's version of regenerative agriculture moved into the colonial-style house with his family. He serves as caretaker and cultivates a quarter-acre vegetable garden. It was several more years before MBI identified a *minka* to acquire, eventually finding it in Shiga Prefecture in a village near Lake Biwa. The house had recently suffered damage in a typhoon—particularly to its roof,



PHOTOGRAPHY: © MATT DELPHENICH, EXCEPT AS NOTED; ATELIER RYO (BOTTOM)

IN FOCUS

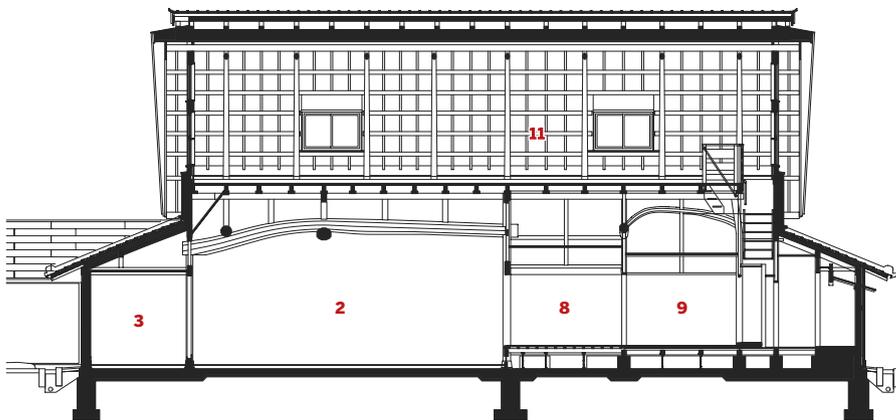


MAIN-LEVEL PLAN

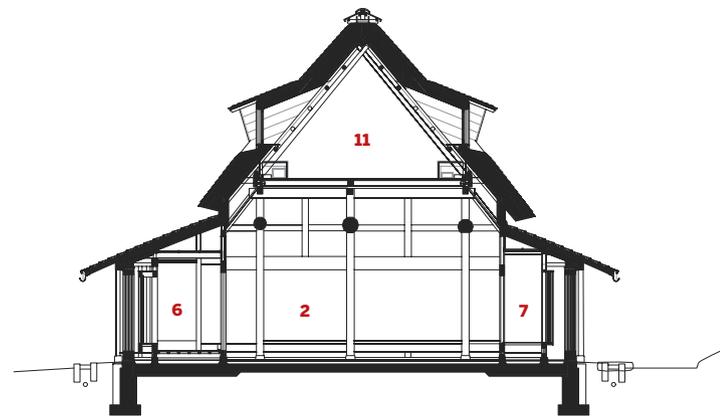


clad primarily in thatch, with a lower skirt of ceramic tiles—and the family of rice farmers who had owned it for generations faced the difficult choice between costly repairs and its replacement with a new, modern house. They ultimately decided on the latter. Architect Ryoichi Kinoshita, principal of Atelier Ryo, a Kyoto-based firm that has undertaken more than 40 *minka* relocations, mostly within Japan, had been aware of the farmhouse, suggesting it would be well suited to MBI's needs, according to Grilli. Its atypical off-center *daikoku bashira* (or main column), under the frame's primary interlacing beams, would allow a generous open space for gatherings.

What followed was a period of intense collaboration among Atelier Ryo, Boston-area I-Kanda Architects, Shiga Prefecture-based carpenters Enishi-Giken, and many others. The team painstakingly documented the timber structure and finishes before deconstructing the *minka*. In a Kyoto warehouse, the carpenters then repaired and reassembled its components before once again taking them apart for transport. The pieces arrived in Belmont in eight shipping containers in October 2023, followed by a team from



SECTION A - A



SECTION B - B



- 1 MAIN ENTRY
- 2 GREAT ROOM
- 3 VESTIBULE
- 4 PIANO STORAGE

- 5 RECEPTION
- 6 LOWER VERANDA
- 7 VERANDA
- 8 PLATFORM

- 9 TEAROOM
- 10 TEA CEREMONY PREP
- 11 ATTIC



Pocket doors allow part of the curved-ceiling connector to open to the surroundings (above). The connector also includes a kitchen (right), where the client plans to hold cooking demonstrations.





The farmhouse was reconstructed in a Kyoto warehouse (left) before being shipped in pieces to Belmont and reerected there (bottom). Shoji and windows open to a rock garden (opposite).

Enishi-Giken, who, with the aid of a translator, worked with local general contractor Thoughtforms to rebuild the house.

In the *minka*'s recent incarnation, significant (though sympathetic) changes have been made for code compliance, for practicality, and for the comfort of users. The most obvious adaptation is the replacement of the thatch roof with one of red cedar shingles. The new roof's pillowed edges recall the soft profile of the thatch, and should silver over time, much like the original rice straw, points out Isamu Kanda, I-Kanda principal.

Other modifications are equally consequential but less apparent, including those made to satisfy local seismic requirements. *Minka* were designed to sway and flex to absorb the energy of earthquakes, while contemporary U.S. codes mandate more rigidity, explains Kanda. For instance, though all the primary structural elements are original, made from a variety of wood species—including cedar, cypress, pine, and zelkova—and still connected with traditional Japanese joinery, the frame now incor-



PHOTOGRAPHY: © ATELIER RYO (TOP); I-KANDA ARCHITECTS (BOTTOM)

porates shear walls hidden within some partitions. In addition, its columns and their stone bases, which previously sat directly on the earth, are now anchored to a concrete foundation.

The building's envelope, too, has been modified to make it less permeable by the elements, with such features as high-performance windows and an extra-insulated roof assembly. Advanced mechanical systems, including an energy-recovery ventilator and humidification controls, are concealed between a dropped ceiling of original bamboo rods and the attic floor.

Due in part to zoning restrictions, the *minka* was erected as an addition rather than a stand-alone structure. But Kanda has cleverly designed the 45-foot-long passage between the *minka* and the colonial residence to be more than a physical connection: under an arched Douglas fir ceiling, whose shape was inspired by the historic building's undulant beams, it contains such functional spaces as bathrooms and a demonstration kitchen. It also provides an ADA-compliant entrance and helps negotiate the elevation differences between the floors of the two houses.

The *minka's* many sensitively executed updates make it more than a museum piece. The arduous effort of adapting and transplanting it ensure that it will be used and enjoyed in its new American setting and serve as a compelling illustration of traditional craft, aesthetics, and building techniques—or as Grilli says, “an eloquent, three-dimensional lesson in Japanese culture.” ■

Credits

ARCHITECTS: Atelier Ryo — Ryoichi Kinoshita principal; Kozo Ikeda, Yumi Miki
I-Kanda Architects — Isamu Kanda, principal; Sang Chun

CONSULTANTS: Enishi-Giken (timber frame and finish carpentry); Fire Tower Engineered Timber (structural); Coneco Engineers & Scientists (civil); TE2 Engineering (mechanical); Pro AV Systems (AV); Grayscale Design (FF&E)

GENERAL CONTRACTOR: Thoughtforms

CLIENT: Miho Belmont International

SIZE: 2,500 square feet (*minka*); 800 square feet (connector)

COST: withheld

COMPLETION: May 2025

Sources

RAINSCREEN: Nakamoto Forestry

WINDOWS: Hirschmann

PLUMBING FIXTURES: TOTO, Kohler, Rohl

LIGHTING: Tech Lighting, Nora, Juno

LIGHTING CONTROLS: Lutron



‘Finally, a renter’s market’: L.A. rent prices drop to four-year low



A rental property advertises apartments available on Sepulveda Boulevard in Westchester. (Myung J. Chun / Los Angeles Times)



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

Jan. 28, 2026 3 AM PT

[FOR SUBSCRIBERS](#)

- L.A. metro area rent prices dropped to a four-year low in December, with the median rent falling to \$2,167.
- Increased housing supply — 15,095 apartments completed in 2025 — combined with decreased demand is shifting power back toward renters for the first time in years.

Sandra Gomez braced for impact as she opened the lease renewal offer for her East L.A. apartment in September. She paid \$2,000 for the last 12 months, but since the unit wasn't covered by L.A.'s [Rent Stabilization Ordinance](#), her landlord could jack up the price for the next lease.

The new price? \$1,950.

“I thought it was a mistake,” Gomez said. “Since when does rent get cheaper in L.A.?”

For years, L.A. has been one of the costliest cities in the country for renters. Annual price hikes seemed inevitable, and finding the perfect apartment felt more like [a competitive sport](#).

But data suggest that the market could be ever so slightly shifting.

The median rent in the L.A. metro area dropped to \$2,167 in December — the lowest price in four years, according to [data from Apartment List](#) that analyze new leases for one- and two-bedroom apartments in a given month. The median rent for L.A. County also dropped to a four-year low of \$2,035.

The last time L.A. rents were that low was January 2022, in the wake of a furious pandemic home-buying market that saw a wave of renters buy homes for the first time, leaving apartments empty and bringing prices down.

The drop-off mirrors [a national trend](#), as the U.S. median rent dropped to a similar four-year low in December. But within Southern California, the downturn is unique to L.A. Over the same stretch, rents rose or remained steady in Orange, Ventura and San Bernardino counties and in California as a whole.

Experts disagree on the extent of the drop; some say it’s a sign of things to come, while others suggest it’s merely a brief price plateau and rents will rise again in 2026. After all, the winter rental market is typically slower than the summer market, and the recent low is just 4.2% less than the all-time high of \$2,262 in August 2022.

Regardless, it’s a small sign of hope for tenants who felt like it was only a matter of time before they were priced out of the city.

“I’ve had friends leave L.A. because they lost jobs and couldn’t keep up with rent,” Gomez, 29, said. “If prices drop even a little, it goes a long way toward my quality of life.”

Opinions also vary on the cause, but the clearest explanation seems to be a simple case of supply and demand.



This home in Westchester is one of the rental properties where prices are dropping. (Myung J. Chun / Los Angeles Times)

Although L.A. has generally [lagged in housing construction](#) compared with cities such as San Diego, 2025 was a big year for new apartments hitting the market, despite several hundred multifamily buildings burning in the Palisades and Eaton fires. In 2025, 15,095 multifamily units were completed in L.A., [according to CoStar](#). That's an 18% increase year over year and the second-highest total in the last decade.

Multifamily housing supply surged while demand dropped, as L.A. County's population [shrank by 28,000](#) in 2025. As a result, vacancy rates climbed to 5.3% in December — the highest since April 2021, according to Apartment List.

“Supply is finally being added to L.A.’s housing stock. When new product hits the market, it lowers demand for the older product,” said Anthony Luna, chief executive of property management company Coastline Equity.

Luna said he started seeing an unusual drop in rental demand toward the end of 2025, adding that demand typically rebounds in January. But so far, he hasn't seen it pick back up.

“We're slow-walking into a dip, but no one has accepted that it's here,” he said. “I don't think more supply is a bad thing, and I don't think a slowdown in rent increases is a bad thing either. This market moved really fast for a long time.”

Luna's company manages 750 units. In a typical year, his clients raise rents 3% to 4% for rent-controlled units and 4% to 6% for non-rent-controlled units. This year, he's recommending that his clients cap increases at 1%, or not increase rents at all.

In addition to supply and demand, Luna credits a few factors for the changing market. Last year, communities targeted by immigration officers, such as Long Beach and East L.A., saw a jump in vacancies. This year, anxiety over the federal government and a wavering stock market is making people less secure in their finances, leading some tenants to move in with family or friends — leaving studio and one-bedroom apartments empty.

He said units that once sat on the market for 3 to 5 days are sitting for 3 to 5 weeks, and some landlords are offering move-in deals to attract tenants.

A [quick rental search](#) shows special offers scattered across L.A. Hundreds of listings are offering [one month free](#), dozens are offering [two months free](#), and a few are even offering [three months free](#) for certain leases. Other landlords are dangling [look-and-lease specials](#), where tenants can get fees waived or discounts on rent if they sign a lease immediately after touring an apartment.

Despite the decrease in rental prices and uptick in vacancies, L.A. is still far, far away from being characterized as affordable, and prices are still rising in many desirable neighborhoods.

Melanie Moran, a concierge agent for the Rental Girl who helps tenants find rentals, said rents are getting more expensive in trendy areas such as Silver Lake, Los Feliz, West Hollywood, Santa Monica and Culver City.

“Prices are a bit more negotiable in places like the San Fernando Valley, especially when the landlord is a private owner instead of a management company,” she said. “Rents might be hitting a plateau in some places, but I’m not seeing a significant decrease in price, especially in popular neighborhoods.”

Even if prices aren’t flexible, she added that in some areas, renters can negotiate other amenities such as storage units or parking spots.



The drop-off in the L.A. area mirrors a national trend; the U.S. median rent fell to a similar four-year low in December. (Myung J. Chun / Los Angeles Times)

Renters are starting to notice that the landlord-tenant balance of power is shifting, ever so slightly, toward tenants. On [a Reddit post](#) discussing the drop in rental prices, one user wrote that they pay \$3,200 for a two-bedroom apartment in Koreatown, but now, the building has six vacant units listed for about \$2,800.

Another user wrote that they secured a lease for \$1,000 less than the previous tenant paid after noticing the unit had sat on the market with multiple price cuts.

Anthony Moore has lived in his North Hollywood apartment complex for two years, paying \$2,700 for a two-bedroom unit. In the fall, he noticed similar units in the same complex listed for \$2,500.

“I pay month to month, so I wasn’t tied to my lease,” he said. “I called my landlord and told him I wanted to pay what the other units were listing for or I would move out.”

He now pays \$2,500.

“In L.A., you learn to live with so much anxiety as a renter. Will my landlord try to evict me? Will the building sell? So it feels nice to have a little negotiating power — even if it’s only a little,” he said. “Finally, a renter’s market.”

More to Read

In historic vote, L.A. caps rent increases for rent-stabilized apartments at 4%

Nov. 12, 2025



FOR SUBSCRIBERS

Almost no one is building new apartments in Los Angeles. Here's why

Oct. 1, 2025



Short-term home rentals are dropping in L.A. 'The rules are too much'

Aug. 18, 2025



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Jack Flemming

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



Net Gain

On a sloping site in Ontario, UUfie extends the roof of a chalet to create a playful retreat.

BY PATRICK TEMPLETON
PHOTOGRAPHY BY EMA PETER

THE CONCEPT diagram for the Belfountain House, a renovation and addition recently completed by Toronto-based UUfie (a 2017 Design Vanguard), depicts a simple house shape in section with a lengthened roofline on one side running parallel to the steeply sloping site. Scribbled trees overlap this extended portion indiscriminately, suggesting a coalescence with nature. The scheme fulfilled the needs of the clients—a philosopher and an artist with two young children—who engaged the architects to create a more open interior that would accommodate the family’s downtime and better serve as a retreat nestled amid a lush forest.

The picturesque hamlet of Belfountain, Canada, is located on the Niagara Escarpment, an arc-shaped ridge that forms Niagara

Falls and then cuts through southern Ontario to Michigan’s Upper Peninsula before terminating in Wisconsin. The 3.2-acre woodland site is about an hour’s drive north of Hamilton, where the husband teaches philosophy. To the south of the house are the Credit River, a nature reserve surrounding it, and a scenic drive that twists and turns through the park—well-known as a destination for leaf peeping in fall. To the north, a small ski club offers winter recreation in the Greater Toronto Area. Perhaps responding aesthetically to the nearby lodge and this “Alpine” context, the existing house was designed in the 1970s as a two-story ersatz Swiss chalet, with thick walls, painted heavy timber framing, and sparse small windows. At some point, two additions were tacked on, limiting whatever southern expo-

sure and sunlight the original structure had.

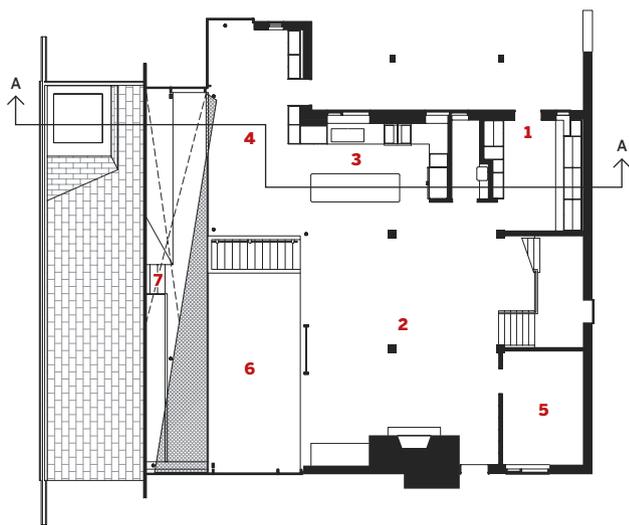
Given the idyllic landscape, “the day one priority for the clients was to create a connection between the building and nature,” says Eiri Ota, who cofounded UUfie with life and professional partner Irene Gardpoit in Tokyo in 2009 (they relocated to Toronto in 2013). To achieve this porousness, the architects adopted an approach of subtracting and simplifying. UUfie demolished the additions, which cascaded down two levels, and extended the roofline of the chalet over their former footprint. The architects then enclosed the volume primarily with glazing. On the original structure’s ground floor, they removed walls between the kitchen, living, and dining rooms. This strategy of allowing for “general openness led to a more communal family

HOUSE OF THE MONTH

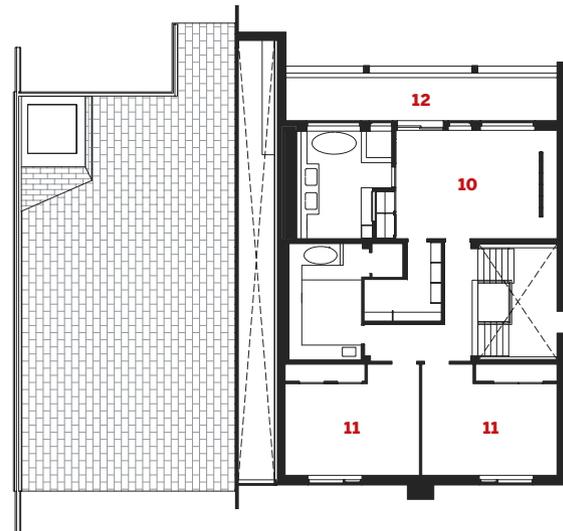


environment,” notes Gardpoit. Spanning from the living areas, over the intermediate level that houses a gym and sauna, and down to the recreation room on the lowest level 14½ feet below, the result is a unified, light-filled space sheltered under a sloping roof and surrounded by greenery.

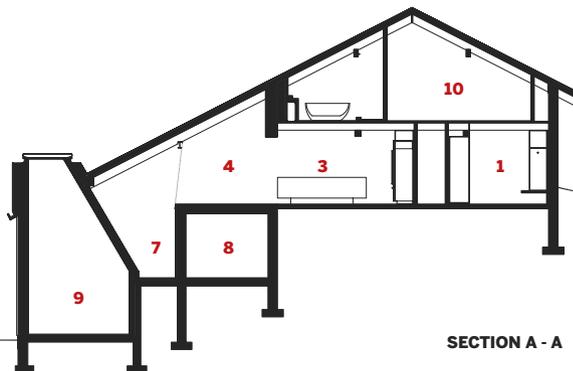
While UUfie’s intervention is defined by its simple gestures, that does not mean it avoids playfulness. An interstitial structure was required to support the extended length of the roof. The architects inserted a steel beam that would span the longest distance possible along the existing foundations while minimizing the number of posts needed—a diagonal line transecting the otherwise orthogonal space—and then they painted it a bold red. Another red beam, running in line with the joists, intersects it in the center of the space. Stretching from the dining room over the lower-level hallway, the diagonal beam then became an armature for a rope net that serves as a vertical guardrail at one end and twists into an almost



GROUND-FLOOR PLAN



SECOND-FLOOR PLAN



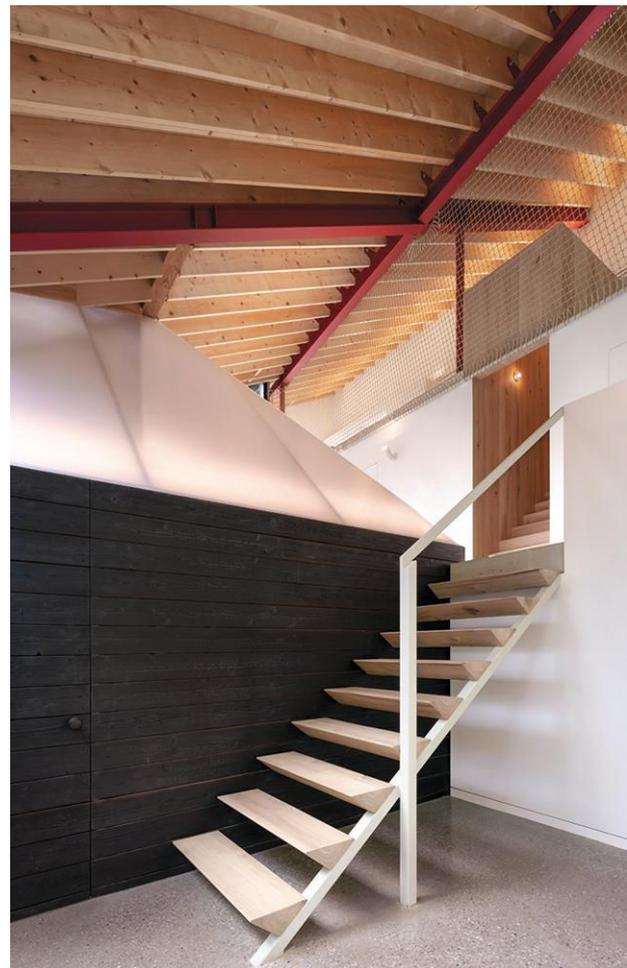
SECTION A - A

- 1 MUDROOM
- 2 LIVING ROOM
- 3 KITCHEN
- 4 DINING
- 5 OFFICE
- 6 LOUNGE
- 7 HALLWAY
- 8 GYM/LAUNDRY
- 9 GUEST ROOM
- 10 PRIMARY BEDROOM
- 11 CHILD'S ROOM
- 12 TERRACE



Extending the roof of the existing chalet (opposite), the architects removed partitions between the living spaces (right) and inserted a playful net guardrail/hammock/jungle gym (above).





horizontal hammock at the other.

A guest room on the lowest level acts as a counterpoint to UUfie’s approach to the airy addition. The 20-foot-tall discrete volume of the room pokes through the extended roof plane at its southeast corner and is wrapped in black wood—charred in the Japanese *yakisugi* method. This natural finish echoes, without replicating, the chalet’s black-painted board-and-batten siding. The cave-like space inside is completely enclosed and capped by a polycarbonate shell that leads up to a skylight, allowing diffuse light in during the day and, at night, glows like a lantern.

In the living areas of the existing house, the architects stripped the heavy timber columns, beams, and girders of their paint, exposing the wood grain. They replaced the floors with new polished-concrete ones that include radiant heating. Upstairs, the primary and children’s bedrooms are all white, with minimalist integrated millwork. In the addition, the floors are either concrete or a locally sourced reclaimed elm. The redesigned custom kitchen is finished in elm as

well. The ceiling under the extended roof is also exposed wood, albeit spruce lumber that is more delicate and muted than the heavy timber original. While UUfie’s work fits in with the existing structure, there’s no attempt to match or camouflage. “The new is new,” says Ota. From the exterior, the original house still looks like a Swiss chalet, but now with a distinct half that is more connected to its surroundings.

Throughout its work, from similar cottages and residential renovations to public artworks, UUfie has often explored the Japanese philosophy of *wa*. The term can be translated as “harmony,” but it also conveys an awareness of one’s place in the world. In 2017, for example, the architects set 130 convex security mirrors in a University of Toronto lawn that reflected the sky and the undersides of trees, provoking passersby to reconsider their relationship to the landscape. With the Belfountain House—an extension that coexists with the original chalet and infuses nature into family life—UUfie has done something similar. ■

Charred wood encases the guest room (above), echoing the existing siding, as the spruce lumber pairs with the original heavy timber (above, left).

Credits

- ARCHITECT:** UUfie — Irene Gardpoit, Eiri Ota
- ENGINEERS:** Moses Structural Engineers (structural); Hayward Consulting & Design (MEP)
- GENERAL CONTRACTOR:** North Arrow
- CLIENT:** withheld
- SIZE:** 4,630 square feet
- COST:** withheld
- COMPLETION:** October 2025

Sources

- WOOD CLADDING:** Nakamoto Forestry
- CURTAIN WALL:** Zenith Aluminum Systems
- ROOFING:** Owens Corning
- SKYLIGHTS:** Velux
- CUSTOM WOODWORK:** North Arrow
- WOOD FLOORING:** Century Wood Product
- NETTING:** Jakob Rope System
- LIGHTING:** Bocci, Kendal Lighting
- PLUMBING:** TOTO, Hansgrohe