

# COMMERCIAL – INDUSTRIAL

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

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

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

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

# COMMERCIAL – INDUSTRIAL

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



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

|                                    |       |
|------------------------------------|-------|
| SPDR #                             | 20-02 |
| PC Approval Date                   |       |
| SPDR Exp Date                      |       |
| 1 <sup>st</sup> Extension Exp Date |       |
| 2 <sup>nd</sup> Extension Exp Date |       |

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

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

# COMMERCIAL – INDUSTRIAL

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

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

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

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

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 1701 CRESTON

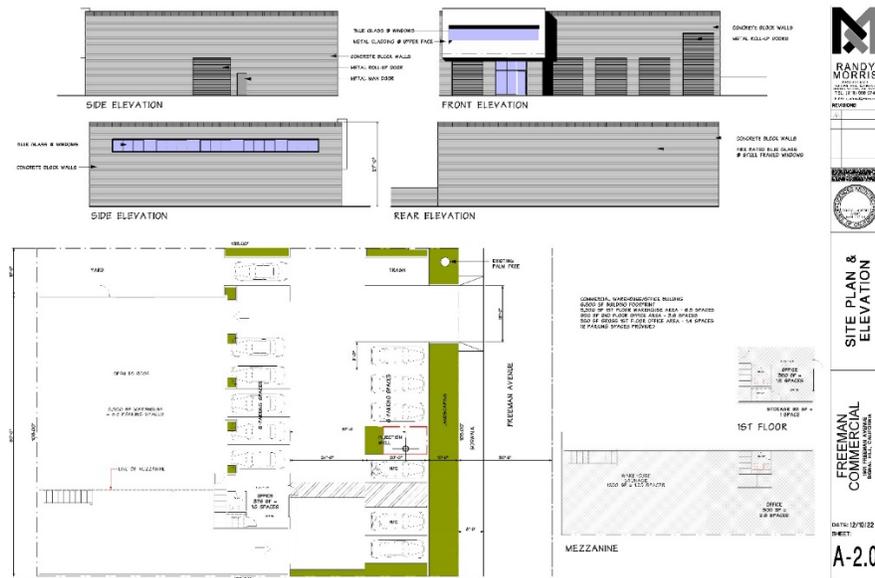
|                |                              |            |      |
|----------------|------------------------------|------------|------|
| Project Title  | New Industrial Building      | Staff      | CL   |
| Address        | 1701 E Creston Ave           | Zoning     |      |
| Applicant      | Tim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

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

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

|          |   |
|----------|---|
| 04/26/23 | City's consultant, Orion Environmental, provided comments to the applicant requesting missing information.  |
| 04/28/23 | ROUX Engineering submitted revised workplans and are currently under review by the City's consultant.   |
| 06/07/23 | Orion and the City approved the revised workplans.  |
| 06/08/23 | Payment link was emailed to applicant.  |
| 06/29/23 | Permit was issued.  |
| 07/11/23 | On-site work started for purposes of soil sampling. Awaiting findings and report to be submitted to the City of review.   |
| 09/21/23 | Soil Management Memorandum was submitted for review. Currently under review by staff and consultant.  |
| 10/17/23 | Review was completed by staff and the consultant. Response letter was provided to applicant by staff indicating the proposed soil management plan is not acceptable to the City's protocol.                                   |
| 12/08/23 | Additional soils delineation work is required on the site. Work is scheduled to occur the week of 12/18 and 12/25. Results of additional work will be submitted to the City for review.                                       |
| 01/10/24 | Awaiting report/findings of additional soil work to be submitted to the City for review.  |
| 03/08/24 | The applicant's geologist submitted a request to submit additional information supported by data for the City to consider other methods of site remediation. The request is currently under review.                           |
| 03/28/24 | Response provided to applicant informing them of previous recommendations of addressing the soils on the site still stood; however, the City would review additional data should the applicant's geologist submit for review. |

# COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 1901 FREEMAN



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

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

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

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

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

|                                    |            |
|------------------------------------|------------|
| SPDR #                             | 21-07      |
| PC Approval Date                   | 10/19/2021 |
| SPDR Exp Date                      | 11/09/2022 |
| 1 <sup>st</sup> Extension Exp Date | 05/09/2023 |
| 2 <sup>nd</sup> Extension Exp Date | 11/09/2023 |

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

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

| Date       | Notes/Updates  |
|------------|--|
| 06/2021    | Revised CEQA document is complete and re-circulation dates are June 28-July 28, 2021.                              |
| 10/19/2021 | PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021. |
| 11/09/2021 | CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021.   |

|            |   |
|------------|---|
|            | Street vacation PH has been postponed to an uncertain date.   |
|            | Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items.   |
|            | Applicant has indicated they wish to sell the property.   |
|            | Minor code enforcement cases for graffiti and fencing.  |
| 05/2023    | Plan check is proceeding, and applicant has informed staff they will need to re-submit their plans for Site Plan and Design review by the PC since it expires in Nov. 2023. |
| 09/2023    | Applicant has submitted to renew their 2021 SPDR (21-07) with a new SPDR (23-01), scheduled for PC on Sept. 19, 2023.   |
| 09/2023    | Owner has weekly maintenance of site for clean up and graffiti  |
| 10/11/2023 | Weekly maintenance is adequate  |
| 12/6/2023  | Plancheck is proceeding and applicant has informed the City that the property is in escrow for sale.  |
| 02-13-2024 | Property escrow fell out, no sale. Owner has weekly maintenance of site for clean-up and graffiti   |
| 03/11/24   | Owner has re-initiated completion of final Tract Map and street vacation.   |
| 4/11/24    | Owner called meeting to discuss next steps for Tract Map  |

# COMMERCIAL – INDUSTRIAL

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

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

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

|            |  |
|------------|--|
| 01/11/2023 | On 1/11/23, staff held a virtual meeting with COSTCO staff, ShopCore reps. engineers hired to design alternative queuing and prepare a parking and circulation analysis to support the alternate design to discuss status and next steps.                              |
| 01/18/2023 | On 1/18/23 staff met with COSTCO team on site for a visual inspection of queuing and circulation issues. COSTCO eng. noted they would need several weeks to complete their data gathering and prepare their report and proposed alternate queuing design.              |
| 03/2023    | Staff met w/Costco and Kittelson reps. to review the initial concept for re-queuing.   |
| 07/12/2023 | COSTCO and ShopCore negotiations of revised queuing are ongoing 7/12/2023.<br>Demolition of WF ATM is also pending with start date estimated in Sept. 2023.  |
| 10-11-2023 | Demolition pending soon.   |
| 12/06/2023 | Costco will postpone demolition and re-queuing until after the holidays.   |
| 1/09/2024  | Wells Fargo contacted staff to schedule a pre-construction meeting to demolish the ATM. No permits have been issued.   |
| 2-13-2024  | Property is still outstanding on roof corrections. Certification of the smoke vents on the roof that may have been affected by the spray foam roofing installation. The ATM demolition is completed with final approvals pending. Revised queuing plans still pending. |
| 3/11/2024  | Permit for ATM demolition was finalized.   |
| 04/11/2024 | Smoke and heat vents have been approved by third party company. Report was approved by Derek Ward, LA Couty Fire Marshal. Food Court kiosk on front exterior has been approved.  |

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: LBFFA CUP

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

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

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

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 2457 BRAYTON

|                |                                  |            |    |
|----------------|----------------------------------|------------|----|
| Project Title  | New Warehouses                   | Staff      | SM |
| Address        | 2457 Brayton Ave                 | Zoning     | GI |
| Applicant      | Tobin White                      | Dep Acct # |    |
| Current Status | Preliminary Review               |            |    |
| Next Step      | Formal submittal of application. |            |    |

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

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



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

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

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: 3177 CALIFORNIA



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

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

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

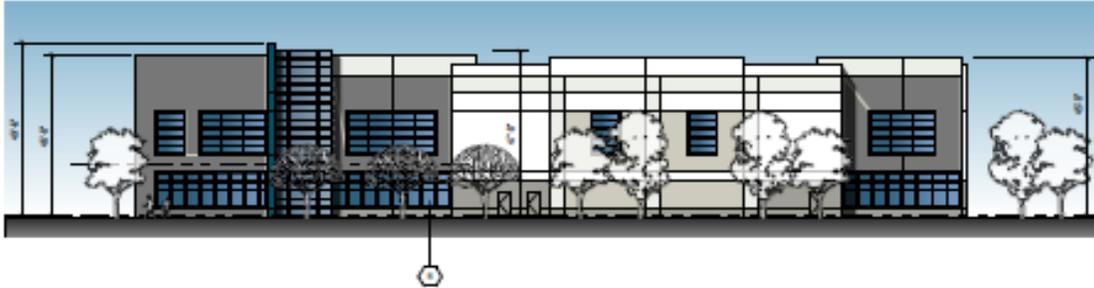
|                      |           |
|----------------------|-----------|
| ZOA #                | ZOA       |
| PC Approval Date     | 4/20/2021 |
| CC Introduction Date | 5/11/2021 |
| CC Adoption Date     | 5/25/2021 |

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

|  |  |
|--|--|
|  | Elevators being installed. Roof line was raised 22" to eliminate a fire feature. Developer sent back for fire and planning approvals. Target sign removed and foundation for new sign being installed. |
|--|--|

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: 3201 WALNUT



|                |                      |            |      |
|----------------|----------------------|------------|------|
| Project Title  | 3201 Walnut          | Staff      | CL   |
| Address        | 3201 Walnut Ave      | Zoning     | LI   |
| Applicant      | 3201 Walnut XC LLC   | Dep Acct # | 6150 |
| Current Status | Under review         |            |      |
| Next Step      | Schedule PC hearing. |            |      |

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

| Date     | Notes/Updates   |
|----------|---|
|          | Project is under review. CEQA document is being prepared by the City's consultant, DeNovo. Traffic Study is being revised by the applicant's traffic engineer. City Attorney's Office is reviewing Development Agreement and negotiations. Planning Staff is reviewing architectural plans and preparing draft specific plan. |
|          | Applicant will be submitting a demolition permit to demolish remaining structure and all concrete foundations. Building and Safety will require testing of lead and asbestos, and AQMD clearance prior to issuance of demolition permit. Awaiting application submittal.  |
|          | Working on reviewing revised Traffic Study to address comments regarding ITE use classification to be reflective of actual proposed use of Distribution Center. Currently under review.   |
|          | The revised Traffic Study has been approved and provided the study to the CEQA consultant so information in study may be incorporated into the CEQA document.   |
| 09/2023  | Owner has ongoing maintenance address graffiti and fence issues. Metal shed had asbestos removal. Pending demolition permit now.  |
| 10/09/23 | CEQA consultant submitted a draft Initial Study and Mitigated Negative Declaration for the proposed project. Staff is currently reviewing the document.   |
| 10/11/24 | Site has weekly maintenance for trash, weeds, and graffiti  |

|          |   |
|----------|---|
| 11/28/23 | A revised DRAFT Development Agreement was submitted for City Review. Development Agreement includes a public benefit which is currently being reviewed in more detail.  |
| 01/10/24 | Public Benefit calculations continue to be reviewed by Staff. Staff is working closely with the Department of Public Works to determine appropriate costs of ROW improvement maintenance.   |
| 02/13/24 | Temporary power pole installed on south west corner of property for future work.  |
| 02/14/24 | Staff is preparing a written response to the Developer's proposal for public benefit and anticipates providing response the week of February 19, 2024.  |
| 02/20/24 | Staff emailed written response to the Developer informing them that the City would be requesting the initial amount proposed by the City.<br>A Temporary Use Permit (TUP) was also issued for the property allowing for a temporary construction storage yard. The temporary storage yard is associated with a Capital Improvement Project 33 <sup>rd</sup> Street Improvement project. |
| 03/04/24 | Staff met with the developers at City Hall to discuss the City response. Attending the meeting were the Community Development Director, the Public Works Director, and Planning Manager. The developer was provided with an explanation of the amount requested and possible payment options.   |
| 03/11/24 | The developer emailed a new proposal outlining a proposed payment option for the City to consider. The proposal is currently under review.  |
| 04/11/24 | Staff is preparing a written response to the most recent Developer's proposal for public benefit and anticipates providing response the week of April 15, 2024.   |

# COMMERCIAL – AUTO CENTER

## DEVELOPMENT STATUS REPORT: 1500 E. SPRING ST

|                |  |            |       |
|----------------|--|------------|-------|
| Project Title  | Service Department<br>Outdoor Patio and Gate | Staff      | CL/EK |
| Address        | 1500 E Spring St                             | Zoning     | SP-4  |
| Applicant      | David Nearer – Honda                         | Dep Acct # |       |
| Current Status | Preliminary Review                           |            |       |
| Next Step      | Awaiting resubmittal                         |            |       |

|                                    |     |
|------------------------------------|-----|
| SPDR #                             |     |
| PC Approval Date                   | N/A |
| SPDR Exp Date                      |     |
| 1 <sup>st</sup> Extension Exp Date |     |
| 2 <sup>nd</sup> Extension Exp Date |     |

| Date       | Notes/Updates  |
|------------|--|
| 07/12/2023 | City Staff met with David on site to discuss location of patio cover that was installed without City review. Discussed submittal requirements and additional requirements. Awaiting submittal.   |
| 12/06/23   | Follow up with Planning to contact owner and obtain approvals.   |
| 12/13/23   | Code Enforcement to follow-up with manager for status updates.   |
| 02/13/24   | Staff met with manager. Permits submitted for approvals. New temporary construction fence observed on vacant city lot on west side of business.  |
| 04/08/24   | Staff notified Honda Manager of permits required for the installation of the gate that was observed to be in progress. Staff provided the contractor with submittal information and submittal requirements. Application is currently under review.<br>Staff also reiterated requirements for the submittal of the patio to the Honda Manager. Awaiting submittal of Building Permit application. |
| 04/11/2024 | Parking lot being re slurred and stripped. New gate permit applied for driveway on Walnut.   |

# COMMERCIAL – AUTO CENTER

## DEVELOPMENT STATUS REPORT: 2998 CHERRY AVE

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

|                                    |     |
|------------------------------------|-----|
| SPDR #                             | N/A |
| PC Approval Date                   | N/A |
| SPDR Exp Date                      | N/A |
| 1 <sup>st</sup> Extension Exp Date |     |
| 2 <sup>nd</sup> Extension Exp Date |     |

| Date     | Notes/Updates  |
|----------|--|
| 10/20/23 | Demolition permit application was submitted via the City's online portal. Routed for staff review.   |
| 10/30/23 | Demolition permit was approved and issued.   |
| 12/12/23 | Tenant Improvement plans and application were submitted via the City's online portal.  |
| 12/12/23 | Planning approved plans for the Tenant Improvement.  |
| 12/14/23 | Building and Public Works approved Tenant Improvement plans.   |
| 12/22/23 | Permit was issued to the contractor and work may commence.   |
| 01/10/24 | Working with contractor on coordinating Building Inspections as needed. Status on-going.   |
| 02/12/24 | Applicant submitted revisions to previously approved plans as a result of field conditions. Revisions were reviewed and approved by Planning same day.   |
| 02/13/24 | Building and Safety reviewed revisions to previously approved plans and approved them.   |
| 02/13/24 | Applicants submitted plan check application for the installation of vehicle lifts for auto maintenance located within the existing service bay buildings. First Planning review was completed and comments were emailed to applicant same day. |
| 02/14/24 | Applicant submitted revised plans and are currently under review by Planning.  |
| 02/13/24 | Ongoing inspections of showroom building.  |
| 02/21/24 | Sign plans were submitted for plan check review. Plans were reviewed for conformance with the existing Master Sign Program. Corrections were issued to the applicant and is pending a formal determination if the                              |

|          |   |
|----------|---|
|          | proposed signs are consistent with the existing sign program. Awaiting resubmittal of comments.   |
| 03/01/24 | Phase 2 project plans were submitted for plan check review. Phase 2 consists of renovations to buildings B and C, which are proposed to be utilized for vehicle service, storage, detailing area, carwash, and some office space.   |
| 03/04/24 | Planning completed plan check review of Phase 2 and approved the project to proceed to Building and Safety Plan Check. Plans are currently under review by Public Works for stormwater compliance. Once Public Works completes review, it will proceed to Building and Safety review. |
| 03/20/24 | Phase 2 was approved by Building and Safety is currently being reviewed by Stormwater consultant. Project requires Industrial Waste review as well and is also currently under review.  |
| 04/11/24 | Substantial progress being made on Building A, B, and C. Interior walls framed, plumbing and electrical approved. Building A and B being drywalled. Building C has underground plumbing approved.   |

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

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

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 2550 ORANGE AVE (VERIZON WIRELESS)

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

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

## COMMERCIAL – WCF

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

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

| Date     | Notes/Updates   |
|----------|---|
| 12/12/22 | Preliminary plan submittal on 12/12/22. Plans are currently under review. Site history is also being reviewed to determine if a CUP or CUP modification is required for the proposed co-location request.                 |
| 4/10/23  | On 4/10/23 contract planner provided second round of corrections as applicant did not provide a compliance report, letter of authorization, sims, and an eligible facility request cover letter.                          |
| 5/23/23  | On 5/23/23 contract planner emailed applicant asking for a status update on resubmittals. Applicant responded on 5/23/23 stating that the project manager is just waiting for the authorization letter from the landlord. |

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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

| Date     | Notes/Updates   |
|----------|---|
| 7/12/23  | SM emailed applicant for compliance letter.   |
| 7/15/23  | Applicant has provided plans and 6409 compliance letters. Reviewing plans for permitting process determination. |
| 8/14/23  | SM sent Planning corrections to applicant.  |
| 9/13/23  | Applicant resubmitted plans for review  |
| 01/11/24 | Project has been approved by all department. Pending payment of fees.   |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1100 23<sup>rd</sup> Street

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

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

| Date       | Notes/Updates   |
|------------|---|
|            | Project is for the construction of two two-story single-family dwellings on a vacant lot. |
| 03-26-2024 | Applicant submitted application and plans. Project is under review.                       |
|            |   |
|            |   |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 TEMPLE



|                |   |            |      |
|----------------|---|------------|------|
| Project Title  | 1900 Temple                                 | Staff      | CTD  |
| Address        | 1900 Temple Ave                             | Zoning     | RL   |
| Applicant      | Bozena Jaworski                             | Dep Acct # | 6148 |
| Current Status | Approved.                                   |            |      |
| Next Step      | 2 <sup>nd</sup> 6-month extension for SPDR. |            |      |

|                                    |            |
|------------------------------------|------------|
| SPDR #                             | 21-08      |
| PC Approval Date                   | 04/19/2022 |
| SPDR Exp Date                      | 04/19/2023 |
| 1 <sup>st</sup> Extension Exp Date | 10/19/2023 |
| 2 <sup>nd</sup> Extension Exp Date | 04/19/2024 |

| 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    | 1st 6-month SPDR extension approved to 10/19/2023.   |
| 09/2023    | 2 <sup>nd</sup> and final 6-month SPDR extension approved to 04/19/2024.   |
| 12/6/2023  | Director contacted developer to clean up sand bags and inspected after.  |
| 03/13/2024 | Staff received a report that maintenance was needed and contacted owner to schedule regular maintenance.   |
| 04/11/2024 | Applicant has submitted for a new SPDR (24-02) to be heard by PC at the 04/16/2024 public meeting.   |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

02/13/24

No activity. Owner installed metal fence on top of forms to view proposal.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: THE COURTYARD



|                |  |            |      |
|----------------|--|------------|------|
| Project Title  | The Courtyard  | Staff      | CTD  |
| Address        | 1933-1939 Temple Ave                                   | Zoning     |      |
| Applicant      | High Rhodes Property Group                             | Dep Acct # | 6174 |
| Current Status | Under Staff Entitlement Review and CEQA Analysis       |            |      |
| Next Step      | Neighborhood Meeting Tentatively Scheduled for 3/21/24 |            |      |

|                                    |            |
|------------------------------------|------------|
| SPDR #                             | 16-02      |
| PC Approval Date                   | 05/17/2016 |
| SPDR Exp Date                      |            |
| 1 <sup>st</sup> Extension Exp Date |            |
| 2 <sup>nd</sup> Extension Exp Date |            |

|                      |       |
|----------------------|-------|
| ZOA #                | 16-03 |
| PC Approval Date     |       |
| CC Introduction Date |       |
| CC Adoption Date     |       |
| COA Signed Date      |       |

|                      |       |
|----------------------|-------|
| TTM #                | 74232 |
| PC Approval Date     |       |
| CC Introduction Date |       |
| CC Adoption Date     |       |

| Date       | Notes/Updates  |
|------------|--|
| 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).<br>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).<br>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.  |
| 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. |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

|                |  |            |         |
|----------------|--|------------|---------|
| Project Title  | 1995 St. Louis                                 | Staff      | CL/EK   |
| Address        | 1995 St. Louis Ave                             | Zoning     | RLM – 2 |
| Applicant      | Kimberly Ly                                    | Dep Acct # | 6084    |
| Current Status | Under construction.                            |            |         |
| Next Step      | Applicant needs to alter fencing to meet code. |            |         |

|                  |            |
|------------------|------------|
| SPDR #           | 15-04      |
| PC Approval Date | 08/01/2015 |

| Date       | Notes/Updates  |
|------------|--|
| 09/25/2017 | Building permit issued on 9/25/17.   |
| 10/2018    | First CTL extension was granted in October 2018 for a period of 80 days. Construction not completed during extension period.   |
| 01/15/2019 | Public hearing for second and final CTL extension was held at 1/15/19 PC meeting and Commission approved extension period of 365 days (deadline: 2/11/20).   |
| 12/18/2019 | CTL warning letter emailed to applicant on 12/18/19.   |
| 02/2020    | CTL expired on 2/11/20 and formal expiration letter sent on 2/12/20.   |
| 01/2021    | Final roof inspection performed (1/21).  |
| 04/2021    | Progress inspection on 4/18/21; progress on exterior (4/21).   |
| 06/2021    | Electrical inspection failed; reinspection scheduled (6/21).   |
| 07/2021    | Shower pan hot mop inspection passed (7/21).   |
| 08/2021    | Final Inspection for gutters 8/21.   |
| 09/2021    | Inspection for gutter landscape drain 9/21.  |
| 03/2022    | Follow-up inspection and posting of dwelling. Owner finally seen on site for inspection. Multiple violations in notice on 3/4/2022. Owner and contractor arranged meeting to resolve issues on 3/7/2022.   |
| 04/2022    | Owner has proceeded with unpermitted construction and a stop work order was issued. Director has contacted owner on how to proceed. 4/13/2022.   |
| 05/2022    | On 5/5/22, Building Inspector met with property owner and electrician. Electrician contacted the Building Inspector to inform him owner would not let him do the work unassisted by owner. Contractors' liability would not allow this. Owner has been advised to allow licensed contractors to do the work as per the Municipal Code. Owner is not cooperating and doing the work themselves. Electrical meter removed. |
| 07/2022    | On 7/28/22, Building Inspector conducted site inspection; corrections issued.  |
| 08/2022    | On 8/2/22, applicant resubmitted revised floor plans and elevations.   |
|            | Inspector has observed numerous deviations from the approved plans. Deviations included, but are not limited to, grade changes, block wall converted to retaining wall, proposed window security bar proposal, etc. Revised plans have been requested to verify if deviations can be permitted. Pending submittal of revised plans.  |
|            | Owner has requested review of installation of security bars.   |

|            |  |
|------------|--|
| 02/10/2023 | On 02/10/23, the owner submitted a detail for the security bars and comments returned to the applicant the same day requiring revisions and additional information from the owner.   |
| 02/14/2023 | On 02/14/23 revised details were submitted and on 02/15/23, Planning comments were provided and we are awaiting resubmittal.   |
|            | Staff has been reviewing proposed schematics for window security bars. Comments have been provided to the applicant and we are awaiting resubmittal.   |
|            | Comments/Corrections have been provided to the owner regarding design of the security bars on windows. Revised plans have been submitted for preliminary review and satisfy design recommendations. Applicant will submit formally for plan review. Awaiting formal submittal.   |
| 03/16/2023 | On 03/16/23, the applicant submitted revisions for the as built retaining wall adjacent to the alley. Plans will be routed for formal plan check review. Under review.   |
| 03/30/2023 | On 03/30/23, Planning completed first review of revised plans for the retaining wall and provided corrections to the applicant. Awaiting resubmittal of revised plans.   |
| 04/12/2023 | On 4/12/23, Contacted Electrical Engineer to assess electrical system for safety concerns.   |
| 05/11/2023 | On 05/11/23, Building Inspector followed up with property owner and requested update on the status of Electrical Engineer evaluation. Awaiting response from property owner.   |
| 05/25/2023 | On 05/25/23 Planning provided a second round of comments for the revisions to the retaining wall built without permits. Awaiting resubmittal.  |
| 10/10/2023 | Revised plans were submitted for review. Revised plans address comments from Building and Safety. Requires Planning review prior to approval. Plans currently under review.  |
| 10/24/2023 | Plans for retaining wall were approved and permits issued on 11/10/2023.   |
| 12/06/2023 | Owner is meeting with City Electrical Consultant to complete the main and sub panels and all interior wiring inspections. The enclosure of the front porch was stop worked. City Inspector has met with three contractors about interior railing for the stairs.   |
| 12/07/2023 | Revised plans for a 6'-0" high sliding gate along the driveway was submitted by the owner. After review, the maximum height allowed per code is a 4'-0" gate. Owner was informed revisions were not compliant with code.   |
| 01/10/24   | Owner agreed to build fence per approved plan with a height of 4'-0" max. Construction continues and on-going building inspections are being scheduled.  |
| 02/13/2024 | Owner continues to defy the contract city electrical engineer and the requirements. Owner hired a new electrical engineer who revised the first engineers' calculations. The City Building Inspector and the City Electrical Engineer denied the calculations due to errors. The requirements are to reduce or remove the overall impact of the load from excessive receptacles in the dwelling. |
| 04/11/2024 | Owner allowed the continuity test to be conducted by the Principal Inspector and the City Electrical Consultant. The wiring inside the walls is approved so interior finishes, such as cabinets and wall coverings can be  |

|  |   |
|--|---|
|  | installed. The owner was informed that there would be a final continuity test performed for all of the devices installed. |
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# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2056 DAWSON



|                |  |            |       |
|----------------|--|------------|-------|
| Project Title  | 2056 Dawson                            | Staff      | SM    |
| Address        | 2056 Dawson                            | Zoning     | RLM-2 |
| Applicant      | Chad and Kuong Yan                     | Dep Acct # | 6149  |
| Current Status | Expired                                |            |       |
| Next Step      | Awaiting submittal of new application. |            |       |

|                                    |            |
|------------------------------------|------------|
| SPDR #                             | 21-02      |
| PC Approval Date                   | 06/15/2021 |
| SPDR Exp Date                      | 07/15/2022 |
| 1 <sup>st</sup> Extension Exp Date |            |
| 2 <sup>nd</sup> Extension Exp Date |            |

| Date       | Notes/Updates   |
|------------|---|
| 04/24/2020 | On 4/24/20, the applicant submitted conceptual plans to the City.   |
| 01/06/2021 | On 1/6/21, the applicant paid the developer deposit and submitted their summary of developer outreach efforts.  |
| 01/11/2021 | On 1/11/21, the applicant submitted revised plans.  |
| 02/08/2021 | On 2/8/21, the applicant resubmitted the revised LID plan.  |
| 03/11/2021 | On 3/11/21, a virtual Neighborhood Meeting was held to get comments and feedback from the public. The project was cleared to bypass a Public Workshop and proceed directly to a Public Hearing. |
| 06/15/2021 | Public Hearing held on 6/15/21. The project was cleared to move forward.  |
| 09/21/2021 | On 9/21/21, the applicant submitted the plans for plan check and provided the signed Conditions of Approval.  |
| 09/28/2021 | On 9/28/21, Planning cleared the plans to proceed to building plan check review.  |
| 12/11/2021 | On 12/11/21, the agent resubmitted revised arch plans.  |
| 01/07/2022 | On 1/7/22, the agent submitted the methane mitigation plan.   |
|            | The previous SPDR has expired. Project requires new application and submittal. PC review is also required. Applicant has been informed and awaiting submittal of new application.               |

|            |   |
|------------|---|
| 02/14/2024 | Reached out to applicant multiple times as follow up. No response to move forward with project. |
|------------|---|

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2095 FREEMAN

|                |                           |            |      |
|----------------|---------------------------|------------|------|
| Project Title  | 2095 Freeman              | Staff      | CL   |
| Address        | 2095 Freeman Ave          | Zoning     | RL   |
| Applicant      | Julie Mai                 | Dep Acct # | 6183 |
| Current Status | Preliminary review.       |            |      |
| Next Step      | Pending formal submittal. |            |      |

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

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

|            |   |
|------------|---|
| 09/27/2023 | Applicant submitted Phase II workplan for City review. Currently under review by City consultant and staff.   |
| 10/09/2023 | Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal.   |
| 10/18/2023 | A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant.  |
| 10/20/2023 | Revised Phase II workplan was approved by the City. The applicant also requested copies of Well Abandonment Reports for neighboring properties. Electronic copies were provided to the applicant. |
| 01/10/2024 | Awaiting submittal of Phase II report and other studies.  |
| 01/22/2024 | Geologist required resampling of the property in order to properly analyze per the ASTM method. Awaiting submittal of findings.   |
| 02/22/2024 | The applicant's geologist submitted revised Phase II report to the City. Report was sent to City's consultant for review.   |
| 03/01/2024 | The applicant submitted the fault study to the City for review. The fault study was sent to the City's consultant for review.   |
| 03/12/2024 | Corrections and comments were emailed to the applicant for both the Fault Study and the Phase II Report. Revisions are required on both reports. Awaiting applicant resubmittal.                  |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2250 OHIO



|                |                               |            |      |
|----------------|-------------------------------|------------|------|
| Project Title  | 2250 Ohio                     | Staff      | SM   |
| Address        | 2250 Ohio Ave                 | Zoning     | SP-2 |
| Applicant      | Salvador Cerda & Khanh Nguyen | Dep Acct # | 6074 |
| Current Status |                               |            |      |
| Next Step      | PC Public Hearing             |            |      |

|                                    |       |
|------------------------------------|-------|
| SPDR #                             | 19-03 |
| PC Approval Date                   |       |
| SPDR Exp Date                      |       |
| 1 <sup>st</sup> Extension Exp Date |       |
| 2 <sup>nd</sup> Extension Exp Date |       |

| Date       | Notes/Updates  |
|------------|--|
| 05/16/2019 | Story pole plan approved and notices for story poles mailed 5/16/19.   |
| 06/2019    | Applicant conducted initial view photos (6/19).  |
| 08/2019    | Applicant revised the plans by lowering the building pad (8/19).   |
| 09/2019    | Applicant conducted second round of view photos with the revised story poles (9/19).   |
| 12/05/2019 | Neighborhood Meeting held on 12/5/19.  |
| 01/15/2020 | Final View Analysis Report was approved on 1/15/20.  |
| 04/21/2020 | Public Workshop #1 held on 4/21/20. The Commission voted unanimously to come back for a second public workshop, and specifically directed the applicant to revise the plans to address view concerns and displacement of street parking. |
| 01/19/2021 | Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD).  |
| 07/19/2021 | On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant.  |
| 08/11/2021 | On 8/11/21, the applicant resubmitted the grading and LID plan for City review.  |

|            |   |
|------------|---|
| 09/10/2021 | On 9/10/21, the methane site assessment permit was issued and expired due to no activity or response to Notices sent of expiration pending. |
| 05/2023    | Applicant rep. submitted Phase II report which was completed without an approved workplan which must be re-submitted per comments (5/23).   |
| 10/12/2023 | The applicant was emailed with the required information to move the project forward.  |
| 11/22/2023 | Applicant has request a pause on the project.   |
| 02/28/2024 | Followed up with the applicant on status of project.  |
| 04/11/2024 | Current owner has decided to sell property and project is TBD.  |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: PCH MOLINO



|                |                         |            |          |
|----------------|-------------------------|------------|----------|
| Project Title  | PCH Molino              | Staff      | CTD / SM |
| Address        | 2599 E. PCH             | Zoning     | SP-10    |
| Applicant      | Mike Afiuny             | Dep Acct # | 6014     |
| Current Status | Under review.           |            |          |
| Next Step      | Demo buildings on site. |            |          |

|                                    |       |
|------------------------------------|-------|
| SPDR #                             | 19-05 |
| PC Approval Date                   |       |
| SPDR Exp Date                      |       |
| 1 <sup>st</sup> Extension Exp Date |       |
| 2 <sup>nd</sup> Extension Exp Date |       |

|                      |  |
|----------------------|--|
| TTM #                |  |
| PC Approval Date     |  |
| CC Introduction Date |  |
| CC Adoption Date     |  |
| COA Signed Date      |  |

|                      |       |
|----------------------|-------|
| ZOA #                | 19-02 |
| PC Approval Date     |       |
| CC Introduction Date |       |
| CC Adoption Date     |       |

| Date | Notes/Updates  |
|------|--|
|      | Staff is currently working with a consultant to start environmental review of new scope of work. (5/16)    |
|      | Owner reported an unsuccessful lot consolidation outreach effort (9/12).                                   |
|      | Submitted revised plan w/10 units vs 14 units.   |
|      | Access & guest parking revised (6/14).   |
|      | PC requested additional design changes. Plan revised to 9 units. Some buildings still exceed height limit. |

|            |   |
|------------|---|
|            | Condo map and story pole plan submitted. View Policy letter sent 4/1/16.  |
|            | Viewing period extended 4/14/16. Story poles installed and view analysis reports reviewed with residents.   |
|            | Due to view impacts, applicant reduced bldg. heights. Most still exceed the 30' height limit.   |
|            | City Engineer completed review of the on-site sewer conditions and will require repair and certification by the County for construction over the line.  |
|            | Review of revised view report completed; story pole cert submitted.   |
|            | Due to a fire on-site a code enforcement case was opened to verify the bldg. is fire safe and not being occupied as a residence. Site clean-up items required.  |
| 03/2017    | Final inspections (3/17).   |
| 02/23/2017 | Neighborhood mtg. held 2/23/17. It was noted 6 of the 9 buildings are over the height limit and blocking views.<br>Concerns were voiced about traffic, the density of the project, and parking impacts in an impacted neighborhood and alley. |
|            | PC instructed applicant to meet with the neighbors and revise the project.  |
|            | Staff prepared a detailed memo regarding project deficiencies and past Council direction on a similar project.  |
|            | Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views.   |
|            | Applicant requested mtg. and staff reiterated recommendation of denial if building heights exceed regs. and block views.  |
| 01/2018    | Revised plans with a combination of two and three-story units were submitted. A new story pole plan was prepared and reviewed by staff and story poles were installed (1/18).   |
| 04/09/2018 | Applicant prepared new View Analysis Reports and reviewed with the property owners (4/9/18).  |
| 06/11/2018 | A Neighborhood meeting was conducted on 6/11/18, to review revised 7-unit plans.  |
| 01/15/2019 | A traffic study completed and PC workshop held 1/15/19.   |
| 02/2019    | PC requested additional parking and a subsequent workshop (2/19).   |
|            | Architect submitted bldg. design details and revised site plan to add guest parking.  |
| 08/2019    | Staff provided design comments and applicant is adding design items. Once design is revised a PC workshop will be scheduled (8/19).   |
| 06/2020    | PC workshop held 10/15/19. PC requested that project proceed to a Public Hearing and CEQA site work is underway (6/20).   |
| 07/2020    | The Phase I Report is complete (7/20).  |
| 04/26/2021 | Phase II report is complete (12/20), and a HHRA was prepared and submitted to the State OEHHA. OEHHA response memo received (4/26/21).  |
| 12/2021    | Applicant has completed the Phase I, II and HHRA 12/21.   |
| 12/2021    | Applicant is preparing a new submittal package (12/21).   |
| 04/13/2022 | Site visit for code enforcement. contacted owner 4/13/2022  |
| 06/14/2022 | Unknown persons have entered the property to live in buildings, graffiti on walls visible from public way. 6.14.2022  |
| 01/2023    | Owner has indicated they wish to demo existing bldgs. (1/23)  |
| 05/2023    | City sent notice of required demolition (5/1/23)  |

|            |   |
|------------|---|
| 09/14/2023 | Applicant submitted and paid for demolition permit and C&D permit and permit was issued. The Bldg. Inspector will reach out to the contractor to schedule and pre-construction meeting. Residents were notified via mail and email and site will be posted with demo. Commencing tentatively on Sept. 28, 2023. |
| 10/12/2023 | Buildings and one retaining wall have been demolished. Meet with owner and contractor for final requirements to approve demolition permit.  |
| 12-06-2023 | Owner is maintaining the property. Code enforcement conducts two inspections per day to monitor.  |
| 01/11/2024 | Applicant submitted hydrology report. Pending submittal of updated traffic study. Preparing reimbursement agreement.  |
| 02/13/2024 | Owner is maintaining the property but entitlement items from January are still pending.   |
| 04/11/2024 | Meet with Traffic Engineer regarding traffic report and finalized reimbursement agreement for distribution.   |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

|                                    |                               |
|------------------------------------|-------------------------------|
| SPDR #                             | 19-02                         |
| PC Approval Date                   | 10/18/2022                    |
| SPDR Exp Date                      | 10/18/2023                    |
| 1 <sup>st</sup> Extension Exp Date | 9/7/23                        |
| 2 <sup>nd</sup> Extension Exp Date | 9/7/23 – Extended to 10/18/24 |

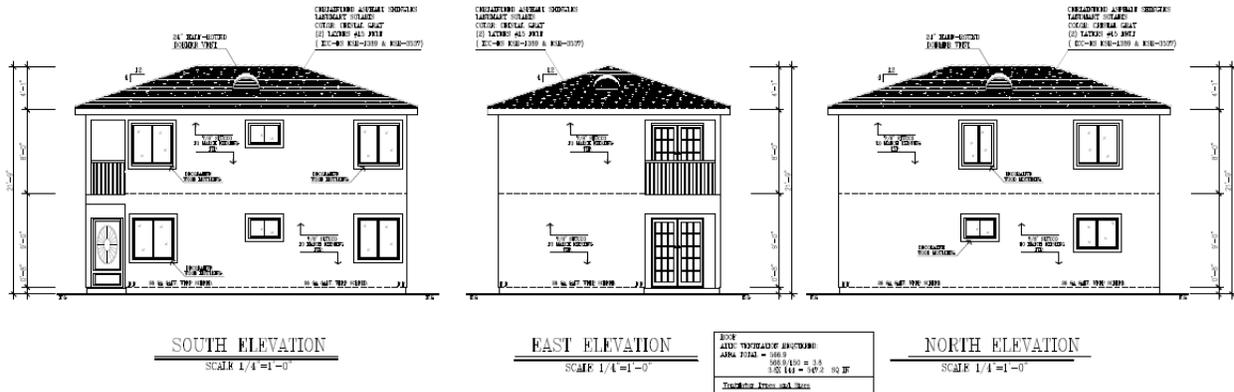
|                  |            |
|------------------|------------|
| TTM #            | 082172     |
| PC Approval Date | 10/18/2022 |

| Date       | Notes/Updates  |
|------------|--|
| 05/19/2018 | Application was submitted.   |
| 10/30/2018 | First neighborhood meeting was held.   |
| 07/31/2019 | Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.   |
| 10/10/2019 | Second neighborhood meeting was held to review the modified plans.   |
| 02/26/2020 | The limited Environmental Phase II soil sampling was completed.  |
| 03/17/2020 | Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing.  |
| 04/08/2020 | HHRA was submitted to OEHHA on 4/8/20.   |
| 05/28/2020 | OEHHA memo received on 5/28/20.  |
| 08/20/2020 | Tribal consultation conducted on 8/20/20.  |
| 09/01/2020 | EDCO approved trash pick-up operations on 9/1/20.  |
| 11/19/2020 | On 11/19/20, staff facilitated a joint meeting between the project applicant and the project applicants to the immediate south (Courtyard) to discuss possible options to coordinate sewer and drainage systems between the two sites. |
| 09/02/2021 | On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property.   |

|            |   |
|------------|---|
| 11/16/2021 | Applicant re-leak tested the two wells on 11/16/21.   |
| 09/20/2022 | On 9/20/22, the public hearing was continued to a future date uncertain.  |
| 10/18/2022 | On 10/18/22, the Planning Commission approved the proposed project.   |
|            | The applicant provided staff with a letter from CalGEM regarding construction site well review.   |
| 03/2023    | Review of the letter is still pending. It is being reviewed by City's Petroleum Eng. and City Attorney 3/23.  |
| 06/2023    | Staff met with a CalGEM Supervisor who agreed to re-review the project and correct items noted during the meeting 6/23.                                 |
| 07/2023    | Received re-submittal items from applicant's agent and submittal pending 7/23.  |
| 09/07/2023 | Pursuant to SHMC 20.52.110, the Community Development Director approved an SPDR approval time extension. SPDR approval extended until October 17, 2024. |
| 09/2023    | Staff reached out to CalGEM representative to inquire about status of updated CSWR report. No response to date.   |
| 12/06/2023 | CalGEM responded that decisions to build over or in close proximity to abandoned wells was the authority of the local jurisdiction.                     |
| 01/09/2024 | The City Petroleum Engineer is preparing a response letter for the file. The applicant is preparing plans for plan check submittal for City review.     |
| 01/29/2024 | A methane assessment workplan was submitted for the project. Workplan was routed to City's consultant for review.                                       |
| 01/31/2024 | Methane assessment workplan was approved by the City and testing to commence per the approved workplan.   |
| 02/14/2024 | Architect is preparing plans for plan check submittal. Awaiting submittal of plans.   |
| 02/21/2024 | Applicant submitted methane assessment report to the City for review. Report was routed to City consultant for review. Currently under review.          |

# RESIDENTIAL

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

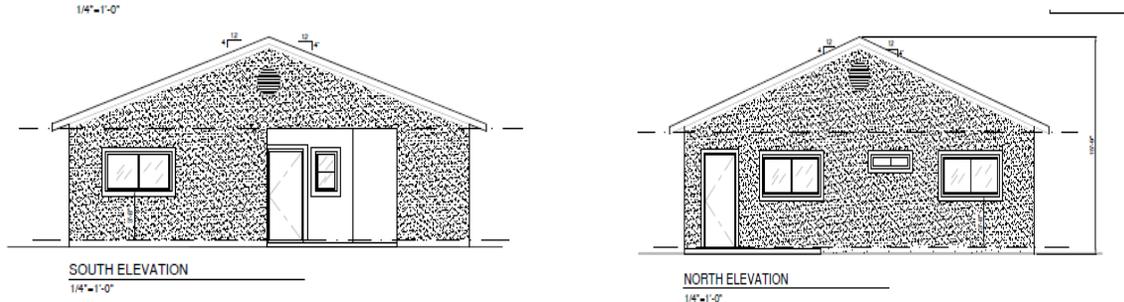


|                     |  |            |             |
|---------------------|--|------------|-------------|
| Project Title       | 909 ½ E 25 <sup>th</sup> St  | Staff      | Carlos Luis |
| Address             | 909 ½ E 25 <sup>th</sup> St  | Zoning     |             |
| Applicant           | Godfrey Nzeogu   | Dep Acct # |             |
| Project Description | Detached ADU on lot developed with an existing single-family dwelling.   |            |             |
| Current Status      | In Building Plan Check Submittal   |            |             |
| Next Step           | Complete Plan Check review and obtain Building Permits   |            |             |
| 11/13/2023          | Building and Safety Plan Check application submitted via the City's electronic portal.                               |            |             |
| 11/14/2023          | Building and Safety completed first review and emailed applicant corrections. Awaiting resubmittal or revised plans. |            |             |

| 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.  |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 921 ½ E 25<sup>TH</sup> ST



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

| Date       | Notes/Updates   |
|------------|---|
|            | Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assessment requirements. Awaiting additional information from applicant.   |
|            | Applicant submitted a desktop study to determine if the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations. |
|            | Oil Consultant completed review and has recommendations for next steps.   |
|            | Staff reviewed recommendations and also require a methane assessment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan.   |
| 04/06/2023 | On 04/06/23, the applicant submitted a Methane Assessment Workplan. Plan has been routed to S. Mearns for review. Currently under review.   |
| 04/18/2023 | On 04/18/23, the Methane Assessment Workplan was approved by S. Mearns.   |
| 04/26/2023 | On 04/26/23, the permit was issued after payment was received on 04/21/23. Currently performing work per approved workplan.   |
| 06/07/2023 | On 06/07/23, methane report was submitted to the City for review.   |
| 07/03/2023 | On 07/3/23, comments were provided to applicant identifying a data gap and additional requirements. Applicant is currently working with consultant on addressing gap. Awaiting submittal of additional information from applicant.  |
| 07/20/2023 | Applicant was provided with comments from the City's consultant. Awaiting resubmittal.  |
|            | Applicant resubmitted report.   |
| 08/23/2023 | City consultant and City approved the report. Next step is for the applicant to submit plans for Building and Safety Plan Check review. Awaiting submittal.   |
| 12/11/2023 | Applicant submitted Building and Safety Plan Check application and plans. Currently under review.   |
| 12/13/2023 | Corrections provided to applicant. Awaiting additional information regarding easements on property, if any.   |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1110 ½ E BURNETT



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1357 ½ A and 1357 ½ B E 23<sup>RD</sup> ST

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1830 Stanley Ave Unit C



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

| Date      | Notes/Updates |
|-----------|---------------|
| 3/17/2022 | Completed     |
|           |               |
|           |               |

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1870 1/2 TEMPLE



|                     |   |            |    |
|---------------------|---|------------|----|
| Project Title       | 1870 1/2 Temple Ave   | Staff      | EK |
| Address             | 1870 1/2 Temple Ave   | Zoning     | RH |
| Applicant           | Akram Tawfic  | Dep Acct # |    |
| Project Description | Converting (E) 5 car garage spaces to (N) one ADU unit with total area (1062 sq ft) |            |    |
| Current Status      | Under Construction  |            |    |
| Next Step           | Inspections ongoing.  |            |    |

| Date       | Notes/Updates  |
|------------|--|
| 03/02/2020 | Applicant-agent submitted for building plan check on 3/2/20.   |
| 04/01/2020 | First plan check completed on 4/1/20. Corrections were routed to the applicant.  |
| 01/26/2021 | On 1/26/21, the agent resubmitted revised plans.   |
| 06/29/2021 | Construction permit issued.  |
| 04/13/2022 | Follow up on expired permits and spoke to owner. Demolition was conducted but plans must be revised to continue. Owner has not responded. Permit expired 4/13/2022.                                    |
| 02/07/2023 | Revisions to approved plans was submitted on 02/07/23 for the conversion of the 6th garage into the proposed ADU. All garages will be converted into ADU. Plans are in Building and Safety Plan Check. |
| 03/14/2023 | Corrections were provided to the applicant on 03/14/23 and awaiting resubmittal of revised plans.  |
| 05/08/2023 | Received response to correction and revised plans and sent out back to building (TRB) for 2nd review on 05/08/23.  |
|            | Revised plans approved.  |
| 10-11-2023 | completed  |
| 01/10/2024 | Project obtained Final Inspection approval. Item will be removed from DSR in February.   |

# RESIDENTIAL

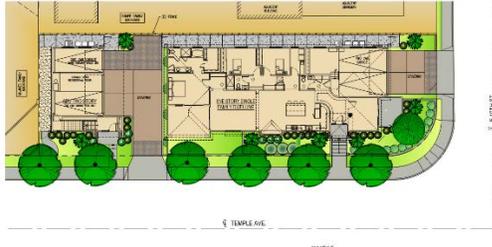
## DEVELOPMENT STATUS REPORT: 1890 1/2 Saint Louis Avenue

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1965 ½ DAWSON



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2027 1/2 JUNIPERO

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



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

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

## DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

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

# RESIDENTIAL

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2225 1/2 Cherry

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 3201 ½ Orange Ave

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

| Date     | Notes/Updates   |
|----------|---|
| 02/14/24 | Plans are under review.   |
| 03/05/24 | Issued out corrections to applicant. Pending resubmittal of plans. Applicant required Methane Testing prior to continuing with review.                            |
| 04/11/24 | Applicant submitted LA County Assessors data to determine if permits were issued for storage area proposed to be converted. Information provided is under review. |

# 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.  |

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**April 16, 2024**

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 4 business licenses.
- The Building Department staff issued 24 permits. There were 0 solar permits issued. The valuation of the projects is approximately \$537,000 with permit revenues at approximately \$13,300.

**Training/Tours/Events/Miscellaneous**

- Director Doan continued working with the City's CEQA consultant and Signal Hill Petroleum on the environmental analysis for the long-term extension of the Drill Sites CUP.
- Planning Manager attended the employee Leadership Academy on 03/18/24 provided by the City of Signal Hill.

**Potential Development Projects**

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.
- Illustrative plans for Orange Bluff at E. Willow St. and Orange Ave. and Walnut Bluff at E. Willow St. and Walnut Ave. are proposed as 2 of 4 affordable housing sites for the 6<sup>th</sup> Cycle Housing Element.
- 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 and an Exclusive Negotiation Agreement for development was approved by City Council in February 2024.