



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

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

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

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

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

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to commdev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, October 21, 2025. Written comments will be provided electronically to the Planning Commission and attached to the meeting minutes. Written comments will not be read into the record.

Planning Commission Members are compensated \$125.00 per meeting.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

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

- a. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING NATIONAL COMMUNITY PLANNING MONTH.
- b. PLANNING MANAGER CARLOS LUIS WILL GIVE A PRESENTATION CELEBRATING THE CAREER AND RETIREMENT OF COMMUNITY DEVELOPMENT DIRECTOR COLLEEN T. DOAN.

(6) PUBLIC HEARING

- a. CONSIDERATION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE

Summary:

Form of Notice: The City published the required Notice in the Signal Tribune newspaper per Government Code §65854(b)(2) on September 26, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on September 26, 2025.

The City of Signal Hill ("City") periodically identifies sections of the Signal Hill Municipal Code that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City. Pursuant to Government Code section 65854(a), the Planning Commission must hold a public hearing on proposed changes to the Zoning Code and provide its recommendation to the City Council. Accordingly, the Planning Commission will consider adopting the proposed Resolution specifying various changes to Title 20 (Zoning Code) of the City's Municipal Code, that aims to clarify regulations, update provisions to conform to state law, remove unnecessary or redundant regulations, and modernize the Zoning Ordinance.

Strategic Plan Goal:

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention systems, and processes to increase effectiveness and efficiency of City services.

Recommendation:

Adopt a resolution recommending City Council adoption of Zoning Ordinance

Amendment 25-02, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

(7) CONSENT CALENDAR

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

a. PREVIOUS MINUTES

Summary:

Regular meeting of August 19, 2025.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

(8) COMMISSION NEW BUSINESS

COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN
VICE CHAIR BELL
CHAIR MILLER

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, November 18, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

PUBLIC PARTICIPATION

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

AFFIDAVIT OF POSTING

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



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

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

FROM:
**CARLOS LUIS
PLANNING MANAGER**

SUBJECT:
PRESENTATION

Summary:

Planning Manager Carlos Luis will give a presentation celebrating National Community Planning Month.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
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10/21/2025

AGENDA ITEM

TO:

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

FROM:

**CARLOS LUIS
PLANNING MANAGER**

SUBJECT:

PRESENTATION

Summary:

Planning Manager Carlos Luis will give a presentation celebrating the career and retirement of Community Development Director Colleen T. Doan.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

**CONSIDERATION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL
ADOPT AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING)
OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS,
UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY
OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE**

Summary:

Form of Notice: The City published the required Notice in the Signal Tribune newspaper per Government Code §65854(b)(2) on September 26, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on September 26, 2025.

The City of Signal Hill ("City") periodically identifies sections of the Signal Hill Municipal Code that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City. Pursuant to Government Code section 65854 (a), the Planning Commission must hold a public hearing on proposed changes to the Zoning Code and provide its recommendation to the City Council. Accordingly, the Planning Commission will consider adopting the proposed Resolution specifying various changes to Title 20 (Zoning Code) of the City's Municipal Code, that aims to clarify regulations, update provisions to conform to state law, remove unnecessary or redundant regulations, and modernize the Zoning Ordinance.

Strategic Plan Goal:

Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention systems, and processes to increase effectiveness and efficiency of City services.

Recommendation:

Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 25-02,

entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Background / Analysis:

The City periodically identifies sections of the Signal Hill Municipal Code (SHMC) that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City. Pursuant to its police power, the City desires to amend the Municipal Code to generally clarify regulations, bolster existing ones, update provisions to conform to state law, remove unnecessary or redundant regulations and modernize same.

The proposed Resolution proposes changes to Title 20 (Zoning) of the SHMC consistent with the City's code update effort and recommends City Council's approval of same. The proposed changes are summarized below.

A. Defined Terms within the Zoning Code

Certain terms used in the Zoning Code are defined in Chapter 20.04 of the SHMC. Various existing definitions within Chapter 20.04 point to Chapter 20.68 of the SHMC, which no longer exists in the SHMC. Accordingly, the Resolution updates this chapter by removing reference to regulations that are no longer in effect and thereby clarifying the status quo.

The terms "day nursery" or "child care nursery" were amended to mean and refer to the manner in which such terms are currently defined in Section 8.16.020 (Definitions) of Chapter 8.16 (Institutions) of Title 8 (Health and Safety) for uniformity throughout the code, to modernize the definition of such term, and to more accurately encompass the intended use.

Further, the terms "foster home" and "restaurant, drive-in" are deleted from the definitions section of the Zoning Code (Section 20.04.303 and Section 20.04.612 respectively). Such terms are not used anywhere else in the SHMC, making them obsolete. Terms within Chapter 20.04 that adopted the same meaning as "foster home" were also amended to remove such reference.

Additional definitions are proposed to be amended. Amendments would provide clarity to the existing definitions.

B. Off-Street Parking Regulations

The proposed Resolution updates off-street parking requirements codified in Chapter 20.70 "Off Street Parking" of the SHMC and in Section 20.10.130 "Off-street parking". The proposed changes clarify regulations concerning the use, maintenance, and design and construction of off-street parking

facilities. In addition, new provisions are recommended that specify minimum parking requirements and would allow for alternative methods with greater flexibility to meet minimum parking requirements through the use of shared parking agreements, offsite parking facilities and requests for reductions in the schedule of required minimum off-street parking, with specified criteria to be satisfied.

C. Property Development Standards

The proposed Resolution deletes Section 20.66.060 “Lot area-divisions resulting in smaller parcels prohibited” of Chapter 20.66 (Property Development Standards) in its entirety. The resolution also adds Section 20.66.225 “Mechanical equipment” to shield mechanical equipment from public and private property views.

D. Removal of Auto Detailing/Carwash as an Allowed Use in certain Specific Plans

Currently, “auto detailing/carwash” is identified as an allowed use in the following specific plans: SP-19 General Industrial Specific Plan, and SP-10 Pacific Coast Highway Specific Plan. The Resolution removes reference of such use. Staff would like to note that the City has a “permissive zoning code” meaning that removing the use means that such use is not permitted.

E. Increase of Allowable Fence/Wall/Hedge Height

Permissible height requirements for fences, walls and hedges for commercial or industrial districts is codified in Section 20.20.070 “Fences, walls and hedges” of the SHMC. Currently no fence, wall or hedge over three feet in an industrial district is permitted in any required front yard or in the required street side of a corner lot. The Resolution proposes to increase this to six feet.

F. Clarification of Planning Commission’s Role Concerning Conditional Use Permits

Section 20.64.060 “Commission hearing-Conduct and determination” of the Zoning Code (Title 20) discusses the Planning Commission’s role in connection with the approval of a conditional use permit. The proposed resolution more accurately describes the Commission’s role by clarifying that the Commission provides a recommendation to the City Council for approval of a conditional use permit, and does not technically render a “decision,” as the City Council is the final decision-maker.

G. Modernization of the Submission of Site Plan and Design Review Application Materials

Sections 20.52.030 “Review Procedures”, and 20.52.040 “Application and submission of Site Plan”, relate to the submission of required site plan and design review materials. The proposed Resolution amends these sections to provide that electronic submittal is preferred but not required, and to simplify the format and submission of required information.

If adopted by a majority vote of the Planning Commission, the approved changes would be presented to the City Council for approval at an upcoming City Council meeting.

CEQA Categorical Exemption

The Resolution is categorically exempt from review under the California Environmental Quality Act (“CEQA”) (California Public Resources Code Section 21000 et seq.), because the Resolution does

not qualify as a “project” under CEQA. The State CEQA Guidelines provide that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378.” (State CEQA Guidelines, § 15060(c).) Here, the Resolution does not qualify as a “project” as defined in State CEQA Guidelines section 15378 because it does not have the potential of “resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (State CEQA Guidelines, § 15378(a).) The proposed Resolution does not authorize or directly result in any physical development or changes to the environment. Instead, the Resolution is creating regulatory schemes for activities that are already allowed under state law and is otherwise amending provisions of the Municipal Code for purposes of clarity, remove redundant or unnecessary terms, and to modernize and update regulations to conform with state law. Further, Section 15378 explicitly excludes from the definition of “project”, “[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.” (State CEQA Guidelines, § 15378(b)(5).) Even if the proposed Resolution was considered a “project” subject to CEQA, it would qualify for the “common sense exemption” set forth in State CEQA Guidelines section 15061(b)(3), which exempts activity from CEQA where “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment”. The Resolution will not result in any development or in any new activity with the potential to impact the environment. The City Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

Approved:

Colleen T. Doan

RESOLUTION NO. XXX-10-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE MAKING SPECIFIED CHANGES TO TITLE 20 (ZONING) OF THE CITY'S MUNICIPAL CODE TO GENERALLY CLARIFY REGULATIONS, UPDATE PROVISIONS TO CONFORM TO STATE LAW, REMOVE UNNECESSARY OR REDUNDANT REGULATIONS, AND MODERNIZE THE ZONING ORDINANCE; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City of Signal Hill, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, pursuant to the police powers delegated to it by Article XI, Section 7 of the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens, that are not conflict with general law; and

WHEREAS, the City periodically identifies sections of the Signal Hill Municipal Code that are outdated, unclear, conflict with other Municipal Code regulations, or warrant modifications to improve or enhance the functions and operations of the City; and

WHEREAS, under its police power, the City desires to amend its Municipal Code to generally clarify regulations, bolster existing ones, update provisions to conform to state law, remove unnecessary or redundant regulations and modernize same; and

WHEREAS, this Resolution proposes changes to Title 20 (Zoning) of the City's Municipal Code pursuant to the City's' code update effort, and recommends City Council's approval of same; and

WHEREAS, this Resolution amends various definitions of terms contained in the Chapter 20.04 (Property Definitions) of Title 20 (Zoning) to remove reference to former Chapter 20.68, which no longer exists; and

WHEREAS, this Resolution amends Sections 20.66.060 “Lot area-divisions resulting in smaller parcels prohibited”, 20.04.219 “Dairy, drive-in”, 20.04.303 “Foster Home” and 20.04.612 “Restaurant, drive-in” of Title 20 (Zoning) to delete such definitions; and

WHEREAS, this Resolution amends Chapter 20.66 (Property Development Standards) of Title 20 (Zoning) to add Section 20.66.225 “Mechanical equipment”, to shield mechanical equipment used in construction from public view; and

WHEREAS, this Resolution amends specified provisions of Chapter 20.70 (Off-Street Parking) of Title 20 (Zoning), and section 20.10.130 “Off-street parking”. The proposed changes clarify regulations concerning the use, maintenance, design and construction of off-street parking facilities. In addition, new provisions are added to allow for alternative methods with greater flexibility to meet minimum parking requirements through the use of shared parking agreements, offsite parking facilities and requests for reductions in the schedule of required minimum off-street parking, with specified criteria to be satisfied; and

WHEREAS, this Resolution amends the table under Paragraph (A)(2) of Section 20.39.030 “Land use”, and Footnote (12) of Section 20.30.030 “Use classification”, of Title 20 (Zoning), Chapters 20.39 (SP-19 General Industrial Specific Plan) and 20.30 (SP-10 Pacific Coast Highway Specific Plan) respectively, to remove reference of auto detailing/carwash; and

WHEREAS, this Resolution amends Paragraph (D) of 20.20.070 “Fences, walls and hedges” of Title 20 (Zoning), Chapter 20.20 (Director of Building and Safety) to

increase the height of permissible fences, walls or hedges in industrial property from three to six feet; and

WHEREAS, this Resolution amends Paragraph (A) of Section 20.52.030 “Review procedures” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) to provide that electronic submission of the requisite application materials is preferred but not required; and

WHEREAS, this Resolution amends Section 20.52.040 “Application and submission of site plan” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) to remove unnecessary requirements concerning the manner in which requisite application materials must be submitted; and

WHEREAS, this Resolution amends Section 20.52.060 “Expiration and revision” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review), to clarify the time period in which approval of a site plan and design review shall become null and void if construction of improvements are not commenced within one year; and

WHEREAS, this Resolution amends Paragraphs (B) and (C) of Section 20.64.060 “Commission hearing--Conduct and determination” of Title 20 (Zoning), Chapter 20.64 (Uses Subject to Conditional Use Permits) to clarify the role of the Planning Commission in providing recommendations to the City Council; and

WHEREAS, pursuant to Government Code section 65854(a), the City’s Planning Commission must hold a public hearing on proposed changes to the Zoning Code and provide its recommendation to the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby recommend City Council approval of Zoning Ordinance Amendment 25-02, as follows:

Section 1. The recitals set forth above are true and correct and are hereby adopted as findings in support of this Resolution as it fully set forth herein:

Section 2. Section 20.04.084 "Borrow pit" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Borrow pit" means any place or premises where dirt, soil, sand, gravel or other material is removed by excavation or otherwise below the grade of surrounding land for any purpose other than that necessary and incidental to grading or to building construction or operation on the premises.

Section 3. Section 20.04.093 "Building, accessory" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Accessory building" means a building, part of a building, or structure which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot.

Section 4. Section 20.04.126 "Cabana" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended as follows:

"Cabana" means any portable, demountable, or permanent cabin, small house, room, enclosure, or other building or structure erected, constructed, or placed on any trailer park site within six feet of any house trailer on the same site in a trailer park and used for human habitation; but said structure shall not be used for sleeping purposes.

Section 5. Section 20.04.219 "Dairy, drive-in" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:
Reserved.

Section 6. Section 20.04.228 "Day nursery or child care nursery" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended as follows:

Section 20.04.228 "Day nursery" or "Day nursery school" shall mean as defined in Section 8.16.010(B) of the Signal Hill Municipal Code.

Section 7. Section 20.04.243 "Driveway" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Driveway" means any vehicular access to an off-street parking or loading facility.

Section 8. Section 20.04.270 "Easement" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Easement" means a space on a lot or parcel of land reserved for or used for public utilities or for an approved and specified public or private use.

Section 9. Section 20.04.291 "Fence" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Fence" means any permanently installed structural device forming a physical barrier which is so constructed that not less than fifty percent of the vertical surface is open to permit the transmission of light, air, and vision through the surface in a horizontal plane. (For board or other solid barriers, see Section 20.04.771.)

Section 10. Section 20.04.303 "Foster home" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 11. Section 20.04.615 "Rest home or home for the aged" of Chapter 20.04 (Definitions) of Title 20 (Zoning) is hereby amended to read in full as follows:

"Rest home" and "Home for the aged" means any building or facility which provides care for aged persons, and includes rest homes, homes for the aged or inform, and any other uses similar thereto.

Section 12. Section 20.04.345 "Greenhouse" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Greenhouse" means a building or structure constructed chiefly of glass, glass-like translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other tender plants.

Section 13. Section 20.04.477 "Lot line, rear" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Rear lot line" means a lot line, not abutting a street, which is opposite and most distant from the front lot line.

Section 14. Section 20.04.480 "Lot line, side" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Side lot line" means any lot line not a front lot line or rear lot line.

Section 15. Section 20.04.495 "Lot, through" of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Through lot" means a lot having frontage on two dedicated streets, not including a corner or reversed corner lot.

Section 16. Section 20.04.522 “Movie, drive-in” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 17. Section 20.04.612 “Restaurant, drive-in” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

Reserved.

Section 18. Section 20.04.681 “Stand, temporary” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Temporary stand" means the same as "temporary structure."

Section 19. Section 20.04.714 “Structure, temporary” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Temporary structure" means a structure which is readily movable and used or intended to be used for a period not to exceed ninety consecutive days.

Section 20. Section 20.04.717 “Swimming pool” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Swimming pool" means any permanent structure containing a body of water intended for recreational uses, and includes wading pools.

Section 21. Section 20.04.771 “Wall” of Title 20 (Zoning), Chapter 20.04 (Definitions) is hereby amended to read in full as follows:

"Wall" means any structure or device forming a physical barrier which is so constructed that fifty percent or more of the vertical surface is closed and prevents the passage of light, air, and vision through the surface in a horizontal plane.

Section 22. Section 20.10.130 “Off-street parking” of Title 20 (Zoning), Chapter 20.10 (Residential Districts) is hereby amended to read in full as follows:

The following off-street parking standards shall apply to all new residential development. Off-street parking facilities shall be provided for all residential uses in compliance with this section, sections 20.10.140 and 20.10.150 and Chapter 20.70.

A. Single-family/duplex dwellings shall provide garages as follows:

Number of Bedrooms*	Number of Stalls
3 or fewer	2

4 and 5	3
6 or more	4

*A bedroom or room that could be used as a bedroom as determined by the director of community development.

1. Parking stall sizes shall be a minimum of ten feet by twenty feet.
2. Back-up area shall be a minimum of twenty-four feet.
3. Garages shall be set back a minimum of twenty feet from the front property line, except for garages on Terrace Drive where the setback shall be ten feet.
4. An electronic automatic garage door opener shall be provided for each garage door.
5. Carports are prohibited.
6. A minimum of seventy-two cubic feet of accessory storage area per unit shall be provided within the garage on shelves (with a minimum depth of eighteen inches). Storage rooms or closets cannot satisfy this requirement.
7. Tandem spaces are prohibited.

B. Multi-family dwellings, including single room occupancy (SRO) housing units, (buildings containing more than two dwellings on a single parcel) parking as follows:

Number of Bedrooms*	Number of Parking Spaces
studio-2	2 garage spaces
3 or more	2 garage spaces plus 1 space per bedroom* over 2 (shall be in a garage or assigned surface parking space on the project site)

*A bedroom or space that could reasonably be used as a bedroom.

1. Guest parking shall be provided as follows:
 - a. One space per four units either in a common garage or as surface parking on the same site.
 - b. Guest spaces must be open and accessible at all times.
2. Tandem spaces shall not count towards meeting the parking requirements set forth in this section.

3. Parking stall sizes shall be a minimum of ten by twenty feet.
4. Back-up area shall be a minimum of twenty-four feet.
5. An electronic automatic garage door or gate opener shall be provided for each garage door.
6. Carports are prohibited.
7. Aisle widths including back-up areas shall not be less than twenty-four feet.
8. Garages must provide a minimum of seventy-two cubic feet of accessory storage area in private secure storage bins (with a minimum depth of three feet) suspended above the parking spaces reserved for each dwelling unit. Common storage rooms, or individual storage lockers, cannot satisfy this requirement unless approved by the planning commission.
9. Where dwellings are subject to recorded conditions, covenants and restrictions (CCR's), the parking requirements in this subsection B shall be enforced by the homeowners' association. To enforce this subsection B, an action may be brought by the city against any individual, or against the homeowners' association, or both, to ensure compliance with said requirements.
10. Where dwellings are subject to recorded conditions, covenants and restrictions, a provision shall be included to prohibit rooms that were not considered bedrooms for purposes of parking calculations from being marketed or used as bedrooms.

Section 23. Paragraph (D) of 20.20.070 "Fences, walls and hedges" of Title 20 (Zoning), Chapter 20.20 (Commercial Districts) is hereby amended to read in full as follows:

D. Permitted Fences, Walls and Hedges. Fences, walls and hedges not greater than six feet in height shall be permitted on or within all rear and side property lines and on or to the rear of all front setback lines. No fence, wall or hedge over four feet (commercial) or six feet (industrial) in height shall be permitted in any required front yard or in the required street side of a corner lot. Fences and walls exceeding four feet in height may be approved by the community development director in consideration of a written request provided by the property owner and/or tenant identifying special safety or security circumstances which merit additional height. In no case shall a fence wall or hedge exceed ten feet in height be allowed. Additionally, fences greater than six feet in height require an approved security visibility treatment.

Section 24. Footnote (12) of Section 20.30.030 "Use classification" of Title 20 (Zoning), Chapter 20.30 (SP-10 Pacific Coast Highway Specific Plan) is hereby amended to read in full as follows:

12. Reserved.

Section 25. The first table under Paragraph (A)(2) of Section 20.39.030 “Land use” of Title 20 (Zoning), Chapter 20.39 (SP-19 General Industrial Specific Plan) that ends with “Bicycle Repair” is hereby amended to read in full as follows:

Miscellaneous	
	Bakery
	Laundry, on-site plant
	Lawn mower or small engine repair indoors with all equipment stored with an enclosed yard
	Medical, dental and optical lab
	Post office/ distribution center
	Television or radio transmitting
	Utility distribution/transmission substations
	Temporary construction office trailer only during construction of building on the same lot
Services	
	Animal veterinarian/ hospital/grooming, no kennel
	Auction house
	Auto engine and transmission repair indoors and with all stored vehicles within an enclosed yard screened from public view
	Auto/motorcycle repair and parts exchange in an enclosed building
	Auto upholstery, recreational vehicle conversion indoors with all stored vehicles within an enclosed yard screened from public view
	Boat repair indoors with all stored boats within an enclosed yard screened from public view
	Bicycle repair

Section 26. Paragraph (A) of Section 20.52.030 “Review procedures” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Informal Review. Prior to filing a formal application for site plan and design review, applicants are encouraged to submit drawings to the department of community development for informal review and comments. Electronic submittal of the foregoing is preferred but not required.

Section 27. Section 20.52.040 “Application and submission of site plan” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Application Requirements.

1. For review by the director of community development, pursuant to Section 20.52.030, the applicant shall submit a completed site plan and design review application on a form provided by the department, site plans, and required fees. Electronic submittal of the foregoing is preferred but not required.

2. For review by the planning commission, pursuant to Section 20.52.030, the applicant shall submit a completed application, and all required fees to the department of community development. The applicant shall also submit architectural elevations, landscape and site plans, stormwater protection plans (LID), preliminary grading plans and any other supporting documentation such as title reports, photographs, material boards, etc., required by the department of community development. Electronic submittal of the foregoing is preferred but not required.

Section 28. Paragraph (A) of Section 20.52.060 “Expiration and revision” of Title 20 (Zoning), Chapter 20.52 (Site Plan and Design Review) is hereby amended to read in full as follows:

A. Following the completion of the review procedure set forth in Section 20.52.030, written notification of approval and any conditions thereof shall be made to the applicant. Construction of the improvements set forth in the approved site plan shall be commenced within one (1) year from the date the approved site plan is signed by the director.

1. Extension. Site plan and design review approval shall expire and become null and void one (1) year from the date of its approval pursuant to Paragraph (A) of this section, unless a written request for extension is received by the director of community development at least thirty (30) days prior to such expiration. Upon receipt of written request for extension, the director of community development may grant an extension of site plan and design review approval for a period not to exceed one (1) year from the original date of expiration, or may refer such request to the planning commission for determination. In no event, however, shall any such extension be granted for a period which exceeds one (1) year from the original expiration date.

Section 29. Paragraphs (B) and (C) of Section 20.64.060 “Commission hearing--Conduct and determination” of Title 20 (Zoning), Chapter 20.64 (Uses Subject to Conditional Use Permits) are hereby amended as follows:

B. The commission shall announce its recommendation by resolution within forty days after the conclusion of the public hearings. The resolution shall set forth the findings of the commission and any recommended conditions, including time limit, deemed

necessary to protect the health, safety and welfare of persons in the neighborhood and in the community as a whole.

C. The resolution, in the case of all conditional use permits, shall be mailed to the applicant at the address shown in the application. The applicant or any person aggrieved may appeal any recommendation of the commission to the council by filing a written notice of appeal after the recommendation. Such appeal shall set forth the reason therefor.

Section 30. Section 20.66.060 “Lot area-divisions resulting in smaller parcels prohibited” of Title 20 (Zoning), Chapter 20.66 (Property Development Standards) is hereby deleted in its entirety.

Section 31. Section 20.66.225 “Mechanical Equipment” is hereby added to Chapter 20.66 (Property Development Standards) of Title 20 (Zoning) to read as follows:

Mechanical equipment must be screened from public and private views.

Section 32. Section 20.70.010 “Purpose” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

The purpose of this chapter is to provide for regulation of off-street parking within all commercial, industrial, residential and open space districts. In addition, access to parking, parking lot lighting, parking lot landscaping, driveway design, and required aisle widths are also regulated within this chapter.

The parking facilities for motor vehicles required by this chapter are assumed to be the minimum which will be required by the various land use categories. However, the parking and maneuvering facilities required by this chapter should not be used as a fixed standard to determine the amount of off-street parking which may be adequate for any specific use. If the decision-maker determines minimum parking standards are inadequate for a specific project, they may require the developer, owner or operator of any specific use to provide the adequate parking even though such addition may be in excess of the minimum requirements set forth in this chapter. It is intended that these regulations will result in the installation of properly designed parking and loading facilities of sufficient capacity to minimize traffic congestion, enhance public safety, generally provide for the parking of motor vehicles at locations other than on the streets, and for safe passage of pedestrians to and from parked vehicles.

Section 33. Paragraphs (B), (C) and (F) of Section 20.70.020 “General standards” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

B. Where automobile parking is provided and maintained on a lot in connection with a main building or structure on or before the effective date of the ordinance codified in this chapter and is insufficient to meet the requirements for the use as provided in this

title, or where no such parking has been provided, such automobile parking may be continued as a nonconforming use. Any such building or structure may be altered or enlarged only if parking is provided in conformance with the provisions of this title for the portion of the building or structure altered, added to, enlarged or extended. Existing parking may not be counted toward meeting the required parking for the alteration, addition, enlargement or extension. Whenever the occupancy or use of any premises which is not in compliance with off-street parking requirements is changed to a different use or the existing use is altered, enlarged, expanded or intensified, parking to meet the requirements of this chapter shall be provided for the new use or occupancy.

C. In the case of a legally existing residential use in a residential district, on or before the effective date of the ordinance codified in this chapter where additional dwelling unit(s) are permitted, parking in conformance with this title or state law shall be required only for the new dwelling unit(s).

F. No motor vehicle, house trailer, camper shell, tent trailer, watercraft, or utility trailer, including trailers used to transport boats, motorcycles, automobiles, recreational vehicles, household goods or construction equipment shall be parked in any front yard or side yard unless parked on a driveway. For purposes of this subsection, yard shall include not only the required open space area as defined in this code, but also the area between the respective setback line, as defined in this code, and the opposing exterior building wall. Driveway shall be defined as in Section 20.04.243 or as legally constructed and in use prior to the effective dates of Section 20.04.243 of this code provided such driveway is joined with an adjacent alley or street by a city-approved curb cut, ramp, and/or other appropriate transition.

Section 34. Section 20.70.020 “General standards” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to add the paragraphs (G) and (H) to read in full as follows:

G. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds.

H. The required off-street parking facilities and driveways shall not be used for any purpose which at any time would preclude the use of the area for vehicle parking in conjunction with a permitted use. Unless otherwise provided by an approved discretionary permit, no owner, management company or other individual or entity acting on the owner's behalf, or tenant shall lease, rent or otherwise make unavailable to intended users any off-street parking spaces required by this chapter.

Section 35. Paragraphs (A) and (B) of Section 20.70.030 “Number of parking spaces required, by use” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) are hereby amended to read in full as follows:

A. The following uses shall provide parking spaces in accordance with the minimum requirements set forth in this section:

Uses	Minimum Required Parking
Automobile repair shop	1 space per 500 sq. ft. G.F.A. (gross floor area)
Automobile, truck, recreational vehicles, and boat sales,	leasing (new or used) exclusive of repair areas1 space per 400 sq. ft. G.F.A.
Banks, savings and loans	1 space per 200 sq. ft. G.F.A.
Bars, cocktail lounges, nightclubs, dancing, entertainment, alcohol beverage manufacturing with tasting rooms	1 space per 100 sq. ft. G.F.A.
Business colleges, technical schools (adult)	1 space per classroom, plus 1 space per 2 students (based maximum capacity), plus 1 space per 250 sq. ft. of office area
Bowling alleys	5 spaces per alley
Churches, meeting halls, stadium, museums, auction houses	1 space per 5 permanent seats or 1 space per 40 sq. ft. of assembly area whichever results in the greatest number of parking spaces
Commercial uses, not specifically listed in this section	1 space per 250 sq. ft. G.F.A.
Care facility, including convalescent center, residential for the elderly, community	.5 spaces per bed plus 1 space per 250 sq. ft. of intermediate care facility, skilled nursing, office area
Fraternity or sorority house	1 space per 200 sq. ft. G.F.A.
Furniture store	1 space per 1,000 sq. ft. G.F.A.
Gasoline service station	1 space per 200 sq. ft. G.F.A.
Grocery store	1 space per 200 sq. ft. G.F.A.
Guest parking (senior citizen housing)	1 space per 10 dwelling units
Gymnastics academy	1 space per 1,000 sq. ft. of open training floor area plus 1 space per 200 sq. ft. of office and seating area
Hospital	1.5 spaces per bed plus 1 space per 200 sq. ft. of office area
Industrial uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Machinery shop	1 space per 1,000 sq. ft. G.F.A.
Manufacturing uses not specifically listed in this section	1 space per 1,000 sq. ft. G.F.A.
Nursery school, preschool	1 space per 500 sq. ft. G.F.A.
Offices, general	1 space per 250 sq. ft. G.F.A.
Offices, medical	1 space per 200 sq. ft. G.F.A.

Private and parochial schools (K-8)	1 space per classroom, plus 1 space per 250 sq. ft. of office area
Private commercial schools, including dancing	1 space per classroom, plus 1 space per 250 sq. ft. of office area
Rental car agency	1 space per 250 sq. ft. of office area, plus 1 space per employee, plus 3 customer drop-off parking spaces, plus a minimum of 3 rental car storage spaces
Residential uses	All residential parking provisions, requirements and standards shall be in accordance with Section 20.10.130 of this code
Restaurant, fast food, including drive-thru	1 space per 100 sq. ft. G.F.A.
Restaurant, take-out	1 space per 250 sq. ft. G.F.A.
Retail, general	1 space per 250 sq. ft. G.F.A.
Retail shopping center in excess of 100,000 G.F.A.	1 space per 200 sq. ft. G.F.A.
Senior citizen housing (OS district only)	1 space per dwelling unit (at least 50% of which must be enclosed) and any guest parking required by this chapter
Storage, warehouse	1 space per 1,000 sq. ft. G.F.A.
Theaters, multiple-screen and playhouse (live)	1 space per three seats
Theaters, single-screen	1 space per two seats

B. Combination of facilities shall provide the number of spaces required for each facility and the spaces provided for one facility shall not be construed as satisfying the requirement for another facility, except in the case of retail shopping centers. Whenever any commercial/industrial use is located on a building site that is also used for residential purposes, parking facilities shall be provided for the residential use as required, in addition to the parking required for the nonresidential use or uses.

Section 36. Section 20.70.030 “Number of parking spaces required, by use” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking), is hereby amended to add paragraphs (G) and (H) to read in full as follows:

G. All land uses shall provide off-street parking in compliance with the above requirements unless otherwise modified by the provisions contained in this chapter. The off-street parking requirements listed under this section are the minimum requirements for each specific use; however, it shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking, even though such parking is in excess of the minimum requirements set forth in this section.

H. If no provisions for the required number of off-street parking spaces are set forth in these regulations, or the provisions are not clear for any specific use or uses, the

director community development, shall determine the number of off-street parking spaces required.

Section 37. Section 20.70.060 “Lighting” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

Exterior lighting provided to illuminate parking, display, sales or pedestrian areas shall be shielded, hooded and so designed and arranged as to prevent a nuisance to surrounding or nearby properties from occurring, including public rights-of-way.

Section 38. Paragraph (E) of Section 20.70.070 “Access and Location” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

E. Parking shall be provided as follows:

1. On the same lot or parcel as the building(s) or use(s) being served, except as otherwise permitted pursuant to section 20.70.120;
2. By participation in an assessment district, established for the purpose of providing an off-street parking facility for multiple uses within the vicinity;
3. By participation in shared parking, so long as the shared parking arrangement complies with section 20.70.110.

Section 39. Paragraph (A) of Section 20.70.080 “Parking area surfacing and grades” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to read in full as follows:

A. All new and reconstructed parking lots shall be permanently surfaced with asphalt concrete or portland cement concrete or other all-weather, non-erodible, hard surfacing. Private parking areas, and driveways, in the RL, RLM-1, RLM-2, PD-1 and PD-2 districts shall be surfaced with a minimum thickness of four inches of portland cement concrete over compacted native soil. Portland cement concrete or asphalt concrete shall be used in all other districts. The required pavement section shall be reviewed and approved by the city engineer prior to the issuance of grading permits. The determination shall be based upon engineering analysis of the subgrade soils, slope conditions and anticipated traffic loads. All paving materials and installations shall be per city engineer's standards.

Section 40. Section 20.70.080 “Parking area surfacing and grades” of Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) is hereby amended to add paragraph (F) as follows:

F. The maximum grades in this section will generally provide adequate site distance at street level and prevent vehicles from dragging on extreme grade breaks. Exceptions

may be approved by the city engineer where physical design prevents such extreme grade breaks and provides safe sight distance.

Section 41. Section 20.70.100 “Exceptions and alternatives to off-street parking regulations” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

20.70.100 Exceptions and alternatives to off-street parking regulations.

Notwithstanding the requirements of this chapter, exceptions, reductions and alternatives to the provisions of any of the off-street parking regulations may be requested as part of a site development permit or part of a discretionary application approved by the planning commission (i.e., use permit or site development permit) or an administrative development approval, pursuant to sections 20.70.110, 20.70.120 or 20.70.130

Section 42. Section 20.70.110 “Shared Parking” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

20.70.110 Shared Parking.

This section shall apply to nonresidential districts. Two or more nonresidential structures or uses may share use of the same off-street parking spaces to meet the requirements of this chapter, where the normal peak hours of operation for the buildings or uses are staggered in such a manner that the joint use of the same parking spaces is feasible, and where the total quantity of spaces provided is at least equal to the total of the projected parking demand for the structures or uses in operation at any given time. Shared parking shall only be permitted where the following requirements have been satisfied:

A. The applicant shall prepare and submit to the director of community development, for review and approval, a shared parking study analyzing the parking supply and demand that shall include information such as:

1. A site plan showing all parking spaces, building square footage and tenant spaces within the complex(es) or area(s) participating; and
2. Evidence justifying that the peak hour parking demand from all building(s), use(s) and tenant(s) does not create conflicting or simultaneous demand for the shared spaces. Conflict will be evident where hours of operation for tenants, buildings, and/or uses coincide. Evidence from a minimum of two sources must be used to support conclusions. Sources supporting parking caps or maximum parking requirements shall not be used. At a minimum, the following evidence shall be provided to support the justification:
 - a. Weekday Monday to Friday trip generation counts (separate a.m. and p.m. counts);
 - b. Saturday trip generation counts;
 - c. Sunday trip generation counts;

- d. A comparison to show that the parking demand does not exceed the amount of parking available; and
 3. A joint use parking matrix with the following information:
 - a. Project building(s) and tenant address(es);
 - b. Gross square footage of all buildings and tenant spaces;
 - c. The name, type of each use(s), and the days and hours of operation for each tenant; and
 - d. The number of parking spaces required by Section 20.70.030 for each tenant based on each tenant's gross square footage and/or type of use.
 - B. The following additional requirements shall apply to all requests for shared parking:
 1. The parking study shall include an analysis that addresses how to accommodate temporary increases in parking demand.
 2. A contingency plan which includes steps to be implemented to decrease parking demand.
 3. If applicable, the parking study shall include a customer/employee parking analysis based on the land use to determine the number of parking spaces required to satisfy customer and employee parking.
 - C. Shared parking requests shall be reviewed and decided by the director of community development in accordance with the review procedures set forth in section 20.52.030.
 - D. Together with a request for shared parking, the applicant shall provide a written shared parking agreement signed by the owner(s) of the property upon which the shared parking is to be located. The agreement shall establish rights to the shared parking requested in the application. The agreement shall provide that the agreement may not be terminated and no amendment or modification of the agreement that would materially affect rights to parking may be made without the prior written approval of the city attorney and director of community development for the shared parking request. Approval of the request for shared parking shall be conditioned upon approval of the agreement by the director of community development, director of public works, and the city attorney, which approval shall not be unreasonably withheld provided the agreement satisfies the requirements of this section. The agreement shall be fully executed prior to the issuance of any permits, or if the structure or use does not require a building permit, within 60 days after approval of the shared parking request.
 - E. In the event of a change in use, a new request for shared parking shall be filed or the existing agreement amended to the satisfaction of the director of community development.

Section 43. Section 20.70.120 “Offsite Parking Facilities” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

Section 20.70.120. Offsite Parking Facilities

Requests for off-site parking facilities must meet the following requirements:

A. The entirety of each parking space permitted for off-site parking shall be located within 500 lineal feet of the building(s) and/or use(s) the spaces are intended to serve. A means of safe pedestrian access shall be provided between the off-site parking spaces and the building(s) and use(s) the spaces are intended to serve. The director of community development and the director of public works/city engineer shall review and recommend approval of the means of providing the required access and its level of safety, which approval shall not be unreasonably withheld if the level of safety and means of access comply with the existing traffic and safety standards, practices, and policies of the city. The directors may recommend approval of use of shuttle, valet, or other alternative means of access where no other safe means of access is feasible.

B. Off-site parking facility requests shall be reviewed and decided by the director of community development in accordance with the review procedures set forth in section 20.52.030.

C. Together with a request for an off-site parking facility, the applicant shall provide a written off-site parking facility agreement, suitable for recording, signed by the owner(s) of the property upon which the off-site parking facility is to be located. The agreement shall establish rights to the off-site parking facility requested in the application. The agreement shall provide that the agreement may not be terminated and no amendment or modification of the agreement that would materially affect rights to parking may be made without the prior written approval of the city attorney and the director of community development for the off-site parking request. Approval of the request for the off-site parking facility shall be conditioned upon approval of the agreement by the director of community development, director of public works, and the city attorney, which approval shall not be unreasonably withheld provided the agreement satisfies the requirements of this section. The agreement shall be recorded with the Recorder for the County of Los Angeles within 45 days after approval of the off-site parking request by the planning commission and director of public works.

D. In the event of a change in use, a new request for off-site parking facilities shall be filed or the existing agreement amended to the satisfaction of the director of community development.

Section 44. Section 20.70.130 “Reductions in parking requirements” is hereby added to Title 20 (Zoning), Chapter 20.70 (Off-Street Parking) as follows:

Section 20.70.130. Reductions in parking requirements

A. Instead of the methodologies used in Sections 20.70.110 and 20.70.120 or a minor deviation pursuant to 20.84.110(B)(3), requests for reductions in the schedule of required minimum off-street parking provided by section 20.70.030 may be approved, provided they meet the following requirements:

1. The director of community development may approve parking reductions of up to 10% on modifications to existing development and the planning commission may approve parking reductions of up to 10% on new development, provided the following has been satisfied:
 - a. The director of community development or planning commission as applicable has considered a parking study, pursuant to subsection (A)(2), submitted by the applicant, and has determined that there is evidence that the parking demand will be less than the requirements in section 20.70.030 for the life of the project.
 - b. The director of community development or planning commission as applicable has determined that the parking reduction contributes to community amenities or improvements which otherwise could not be accommodated.
2. Parking studies for parking reductions shall meet all of the following criteria:
 - a. The parking study shall be prepared by a California State-licensed traffic engineer.
 - b. The study shall include evidence justifying that the forecasted parking demand from all building(s), use(s) and tenant(s) is less than the code requirement.
 - c. To ensure relevance to local projects, the study shall include actual survey data from a minimum of five local examples, to the fullest extent possible. When necessary, regional examples may be used.
 - d. Evidence from a minimum of two sources must be used to support conclusions. Sources supporting parking caps or maximum parking requirements shall not be used. At a minimum, the following evidence shall be provided to support the justification:
 - i. Weekday Monday to Friday trip generation counts (separate a.m. and p.m. counts);
 - ii. Saturday trip generation counts;
 - iii. Sunday trip generation counts;
 - iv. A comparison to show that the parking demand does not exceed the amount of parking required or available; and
3. The parking study shall include an analysis that addresses how to accommodate temporary increases in parking demand.
4. A contingency plan to be recorded as a deed restriction in perpetuity, which includes steps to be implemented to decrease parking demand.

Section 45. If any section, sentence, clause or phrase of this Resolution or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission of the City of Signal Hill hereby declares that it would have adopted this Resolution and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 46. The Planning Commission hereby determines that this Resolution is categorically exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), because the Resolution does not qualify as a "project" under CEQA. The State CEQA Guidelines provide that "[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378." (State CEQA Guidelines, § 15060(c).) Here, the Resolution does not qualify as a "project" as defined in State CEQA Guidelines section 15378 because it does not have the potential of "resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) The proposed Resolution does not authorize or directly result in any physical development or changes to the environment. Instead, the Resolution is creating regulatory schemes for activities that are already allowed under state law and is otherwise amending provisions of the Municipal Code for purposes of clarity, remove redundant or unnecessary terms, and to modernize and update regulations to conform with state law. Further, Section 15378 explicitly excludes from the definition of "project", "[o]rganizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) Even if the proposed Resolution was considered a "project" subject to CEQA, it would qualify for the "common sense exemption" set forth in State CEQA Guidelines section 15061(b)(3), which exempts activity from CEQA where "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment". The Resolution will not result in any development or in any new activity with the potential to impact the environment. The City Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission on this 21st day of October, 2025.

SAEIDA MILLER
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Secretary for the Planning Commission of the City of Signal Hill, California, do hereby certify that Resolution No. XXX-10-21 was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 21st day of October, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

PREVIOUS MINUTES

Summary:

Regular meeting of August 19, 2025.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION August 19, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on August 19, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: NONE

(3) **PLEDGE OF ALLEGIANCE**

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

There was no public business from the floor.

(5) **PUBLIC HEARING**

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 25-01
A REQUEST TO CONSTRUCT AND OPERATE A WIRELESS
TELECOMMUNICATIONS FACILITY CONSISTING OF A 75-FOOT-HIGH
MONO-PALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT
LOUIS AVENUE WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING
DISTRICT

Commission Secretary Doan read the Form of Notice. Associate Planner Martinez gave the staff report.

Commissioners asked clarifying questions regarding existing equipment, new utilities, and security measures.

Chair Miller opened the public hearing.

The applicant, Veronica Arvizu of Smartlink, on behalf of Verizon, introduced herself.

Tom Bariyes, business owner, spoke.

Randy Wilson, business owner, spoke.

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

The Commission requested the staff add the following conditions of approval: that contact information for the new equipment will be posted on-site, and that any FAA requirements will be met prior to permit issuance.

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER PARKER to adopt Resolution No. 887-08-19 recommending City Council approval of CUP 25-01 and the conditions of approval as amended.

The following vote resulted:

AYES: CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

b. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY'S ZONING CODE CONCERNING PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS

Commission Secretary Doan read the Form of Notice and gave the staff report.

Commissioners asked questions about when the landscaping requirements would apply, the effect of the requirements on any homeowners' associations, and associated costs.

Chair Miller opened the public hearing.

There being no public testimony, Chair Miller closed the public hearing.

Commissioners deliberated on an educational awareness campaign for residents to learn about the new landscaping requirements.

It was moved by COMMISSIONER SAVOULIAN and seconded by VICE CHAIR BELL to adopt Resolution No. 888-08-19 recommending City Council approval of ZOA 25-01.

The following vote resulted:

AYES: CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(6) CONSENT CALENDAR

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

It was moved by COMMISSIONER PARKER and seconded by VICE CHAIR BELL, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR MILLER
VICE CHAIR BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER
COMMISSIONER SAVOULIAN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

(7) COMMISSION NEW BUSINESS

Commissioner Lopez invited the public to sign up for the Community Emergency Response Team (CERT) Training in the City of Signal Hill, which will be held in October

at the Signal Hill Police Station.

(8) ADJOURNMENT

It was moved by COMMISSIONER SAVOULIAN and seconded by COMMISSIONER PARKER to adjourn to the regular meeting of the Planning Commission on Tuesday, September 16, 2025 at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The following vote resulted:

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

CHAIR MILLER adjourned the meeting at 8:20 p.m.

SAEIDA MILLER

CHAIR

Attest:

COLLEEN T. DOAN

COMMISSION SECRETARY



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the September 23, 2025, City Council meeting:
 - Economic Development Manager Alfa Lopez gave an update on the Shop Local program.
 - City Council cancelled the City Council meetings on November 11 and December 23, 2025. A special meeting of the City Council has been scheduled for November 13, 2025.
- 2) At the October 14, 2025, City Council meeting:
 - Community Development Director Doan introduced the new Senior Building Inspector Joe Cruz, and thanked outgoing Principal Building Inspector Eric Kranda for his service.
 - City Council adopted Resolution No. 2025-10-XXXX approving Conditional Use Permit 25-01, for a new monopalm at 2766 Saint Louis Avenue.
 - City Council authorized the City Manager to enter into an agreement with Kitchell/CEM to provide construction management services for the Signal Hill Amphitheater project.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 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 st Extension Exp Date	
2 nd Extension Exp Date	

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

04/26/23	City's consultant, Orion Environmental, provided comments to the applicant requesting missing information.
04/28/23	ROUX Engineering submitted revised workplans and are currently under review by the City's consultant.
06/07/23	Orion and the City approved the revised workplans.
06/08/23	Payment link was emailed to applicant.
06/29/23	Permit was issued.
07/11/23	On-site work started for purposes of soil sampling. Awaiting findings and report to be submitted to the City of review.
09/21/23	Soil Management Memorandum was submitted for review. Currently under review by staff and consultant.
10/17/23	Review was completed by staff and the consultant. Response letter was provided to applicant by staff indicating the proposed soil management plan is not acceptable to the City's protocol.
12/08/23	Additional soils delineation work is required on the site. Work is scheduled to occur the week of 12/18 and 12/25. Results of additional work will be submitted to the City for review.
01/10/24	Awaiting report/findings of additional soil work to be submitted to the City for review.
03/08/24	The applicant's geologist submitted a request to submit additional information supported by data for the City to consider other methods of site remediation. The request is currently under review.
03/28/24	Response provided to applicant informing them of previous recommendations of addressing the soils on the site still stood; however, the City would review additional data should the applicant's geologist submit for review.
05/02/24	The applicants are exploring design options for the proposed development. One option includes proposal of a metal building. The applicants were provided with metal building requirements from the SHMC as well as design examples for consideration.
09/04/24	Comments from the City and City Consultant were provided to the applicant regarding their environmental reports. Comments also included State requirements from the Department of Environmental Health Hazard Assessment. Comments will require the applicant to address and revise the documents.
09/24/24	Staff and City's Consultant met with ownership to discuss the property's constraints including, slope and environmental concerns. As discussed, property minimum requirements pertaining to the residentially zoned portion of the property. During the discussion, the owners informed staff that the minimum lot size would be an issue given the slope of the lot and the truck turn around required for the industrially zoned portion of the property. Staff is considering options for the owners and will be responding back to them.
11/12/24	Staff and City's Consultant met with representatives of the State to discuss previously issued comments by the State. The purpose was to obtain clarity on requirements on the HHRA document. State representatives provided clarification on requirements and the information will be conveyed to the applicant. Applicants will need to revise their documents/reports and resubmit to the City. The City will then resubmit to the State for review.
12/23/24	Comments provided to applicant requiring revisions to the proposed HHRA methodology.

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

COMMERCIAL – INDUSTRIAL

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

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

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

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: LBFFA CUP

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

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

Date	Notes/Updates
06/20/2023	Applicant's offices are located on the subject site, but applicant has hosted non-profit events on a regular basis and has utilized the City parking lots on Legion Dr. without advance clearance from the City. Staff has determined the events use qualifies as a Club which requires a CUP. Project was reviewed by PC on 6.20.2023 w/an amended recommendation to add one COA and approval by CC.
07/25/2023	CC approved the CUP for a Club, along with a License Agreement for regulated use of the lower City p. lot on Legion Dr. and the Library parking north of the basketball courts, but NO use of the upper City p. lot on Legion Dr. is allowed.
09/2023	Meeting Hall permit inspected and approved. Issued C of O
12/06/2023	Applicant has held one large and several small events with no substantive issues.
01/09/2024	Applicant has held two large and several small events with no substantive issues. A deposit replenishment is needed prior to staff review of the next large event.
02/13-2024	Owner obtained permit for garage door opener. Poured concrete. Applicant held 2 small events without notice. Staff met with applicant to refine the definition of a small event and received a list of future scheduled small events and 1 large event approval is pending a deposit account replenishment.
03/11/2024	Replenishment provided on 02/20/24. Large event held and no reports of concern. Campaign phone banking small events held Feb thru March.
05/15/24	To date the LBFFA held two May small events with no associated reports of concern and a Neighborhood Meeting pursuant to the conditions of their Cup is scheduled for 05/18/24.
06/13/24	A report of the Neighborhood meeting was provided.

08/09/2024	As of the date of this update the LBFFA held 7 small events in July and will be holding 2 large events mid-August. No complaints have been received from neighbors.
09/10/2024	LBFFA is requesting to rent the Library Terrace in order to be allowed use of the upper City parking lot for their Lg. event on Sept. 18, 2024.
10/10/2024	Staff concluded that the library space was not an avenue to obtaining use of the upper City lot but since the Sept. 18, 2024, event was during business hours, the City offered for staff to park in the upper lot and to allow the LBFFA to have use of the lower City lot. An inquiry about the parking, but no complaints were received from a resident couple regarding the event.
01/15/2025	Staff conducted a year end inspection and review of events and noted that the LBFFA is compliant with all CUP conditions.
04/08/2025	LBFFA has submitted their known events and dates for review by staff.
05/07/2025	To date LBFFA has held one large and 17 small events and the City has received no complaints or observed any nuisances.
06/11/2025	Since the last report, the LBFFA held three small events and no large events. No complaints were received and no nuisances were reported.
07/11/2025	The LBFFA continues to provide notice and details for all planned events and no complaints of nuisances have been reported.
10/14/2025	LBFFA has not had any recent events and staff has not received any reports of concern.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 2201 E Willow Avenue



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

SPDR #	25-01
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
04/08/2025	Applicant submitted sign program and deposit for developer deposit account. Sign program is under review.
05/20/2025	Project is being presented to the Planning Commission.
06/04/2025	Project was approved during the May Planning Commission meeting. Pending submittal of approved COA's and submittal of updated plans for permit review and approval.
06/27/2025	Permit was issued to the applicant. Permit is open.

COMMERCIAL – INDUSTRIAL

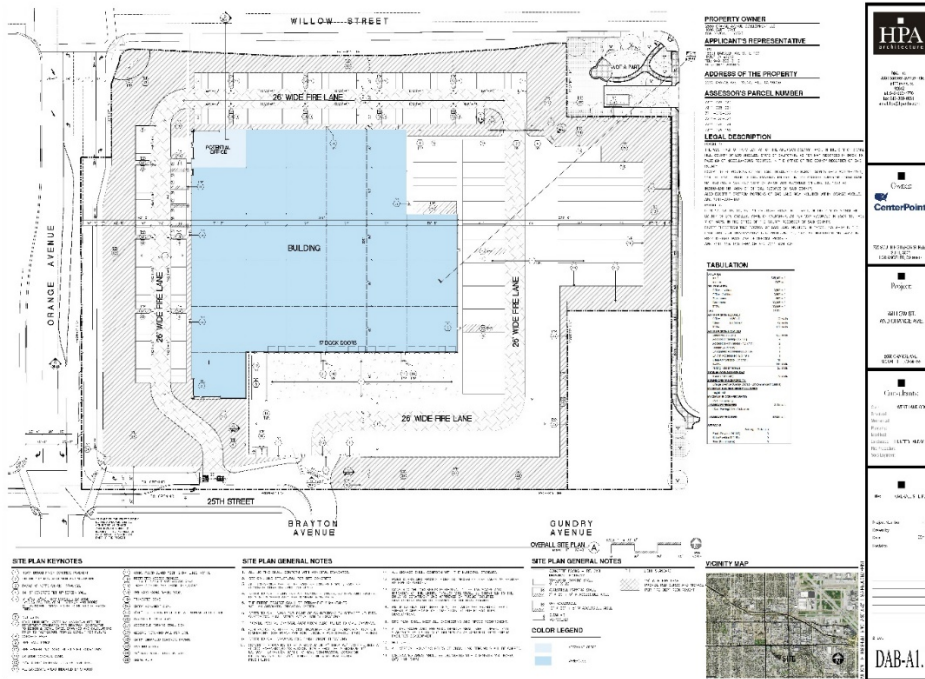
DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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 st Extension Exp Date	
2 nd Extension Exp Date	

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

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



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

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

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

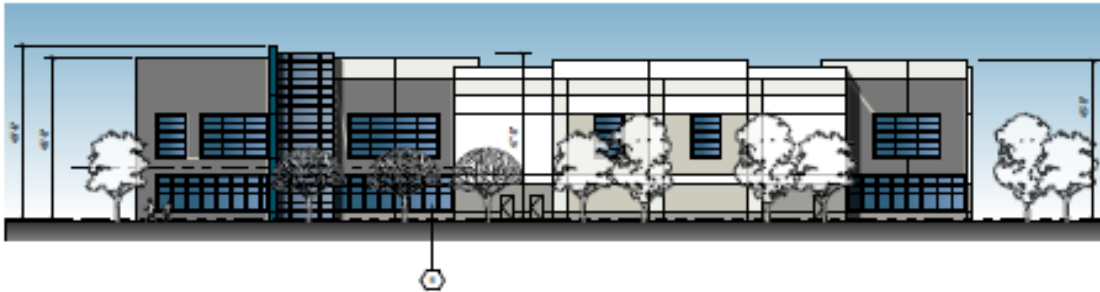
Date	Notes/Updates
09/19/2020	Well discovery.
09/14/2020	Previous applicant (SHP) submitted a new industrial conceptual plan.

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

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

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 st Extension Exp Date	
2 nd Extension Exp Date	

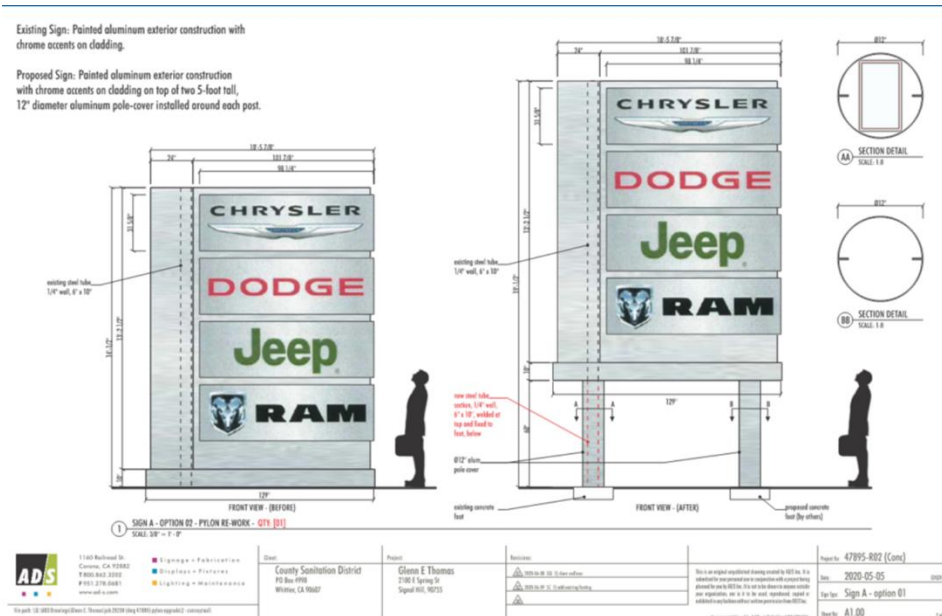
Date	Notes/Updates
	Project is under review. CEQA document is being prepared by the City's consultant, DeNovo. Traffic Study is being revised by the applicant's traffic engineer. City Attorney's Office is reviewing Development Agreement and negotiations. Planning Staff is reviewing architectural plans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

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

06/12/25	Applicant has agreed to enter into a reimbursement agreement for contract Planning services. Staff is preparing a draft agreement for review.
07/14/25	Draft Second Amendment to the reimbursement agreement was sent to the applicant for review.
07/17/25	Applicant provide comments requesting clarification on document.
08/11/25	A revised draft second amendment to the reimbursement agreement was provided to the applicant for review addressing their comments. Awaiting response.
10/16/25	Applicant has agreed to the Amendment to the reimbursement agreement and is being prepared for signature. Next steps are to finalize contract planner contract to initiate entitlement processing.

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

1/27/25	Planning approved with comments and stamped the plans. Routed to the rest of Departments for approval.
4/1/25	Applicant submitted signed Conditions of Approval.
10/15/2025	EK approved plans on 9/24/2025 notes inputted by JC

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

Date	Notes/Updates
10/03/2022	Permit issued.
11/30/2022	Foundation inspection.
12/05/2022	Electrical inspection.
03/09/2023	Stop work. Contractor trenched for fiber optic conduit without approved plans.
06/08/2023	Revised plans submitted.
6/13/2023	Corrections routed to applicant. EK requires at risk letter from both Dish and CenterPoint.
8/24/2023	Permit on hold. CenterPoint will not provide letter until development is entitled.
04/04/2025	Permits issued for modifications. Written property owner authorization received and provided to the City. Project under construction.
10/16/2027	Project finalized on 5/7/25 by EK input by JC

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2550 ORANGE AVE (VERIZON WIRELESS)

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

Date	Notes/Updates
3/3/23	Submitted
3/9/23	Routed for Planning review
3/15/23	Corrections sent to applicant
4/27/23	Applicant re-submitted
5/4/23	Planning Approved
5/8/23	Project on hold due to Dish wireless project trenching without permission.
8/25/23	Dish Wireless project on hold until CenterPoint development is entitled. Project moved into Building Safety review.
03/12/25	Project applicant has obtained property owner consent to proceed with work. Plan review will continue accordingly.
10/16/2025	Project finalized by EK 12/21/23 input JC

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 E. 23rd Street

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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

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

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

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

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

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

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

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

GPA #	25-XX
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

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

RESIDENTIAL

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

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

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

Date	Notes/Updates
	The project is for the construction of a single-family dwelling unit on a vacant lot.
2/3/2025	Applicant inquired about the development standards at the subject property. All the information was provided via email.
03/17/2025	Applicant informed staff that the subject site had been purchased and wanted to submit a Methane Assessment to start the development process. The necessary guidance was provided via email and via phone.
3/19/2025	The applicant submitted a complete Methane Assessment workplan and Phase 1. However, they and their consultant conducted methane testing before the workplan was reviewed by the City's consultant. Staff informed the applicant that this did not comply with the City's code requirements and that corrections may be required.
3/25/2025	Staff sent the complete workplan to the City's consultant for review. Comments are expected on 4/8/2025.
4/7/2025	The City's consultant provided comments on 4/7/25, which were sent to the applicant for review on 4/8/25.
5/7/2025	Applicant resubmitted a revised methane assessment, and it was sent to the City's consultant for review.
5/15/2025	The City's consultant approved the work plan and instructed the applicant to proceed with pulling a methane assessment permit.
5/22/2025	Applicant paid for the permit, and the permit was issued by our Permit Technician.

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

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

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

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

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 st Extension Exp Date	
2 nd Extension Exp Date	

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

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

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

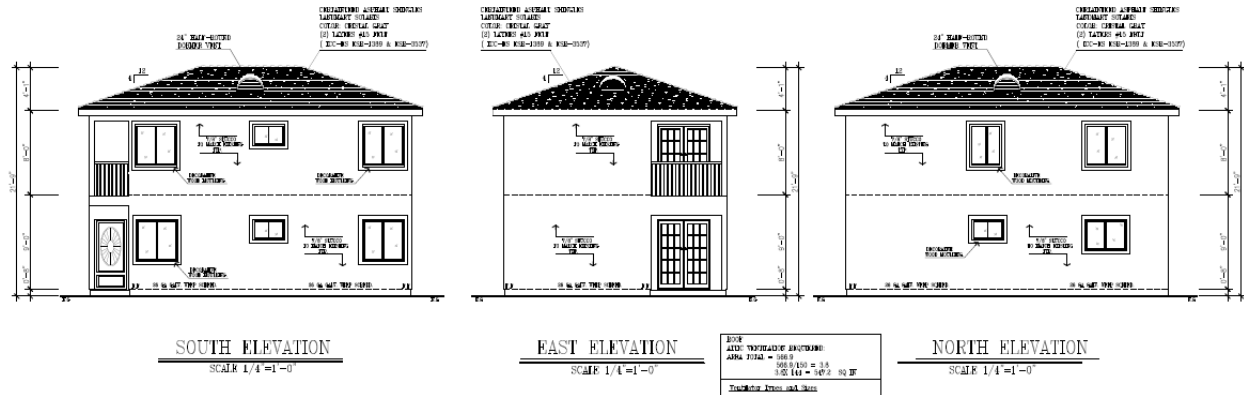
Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

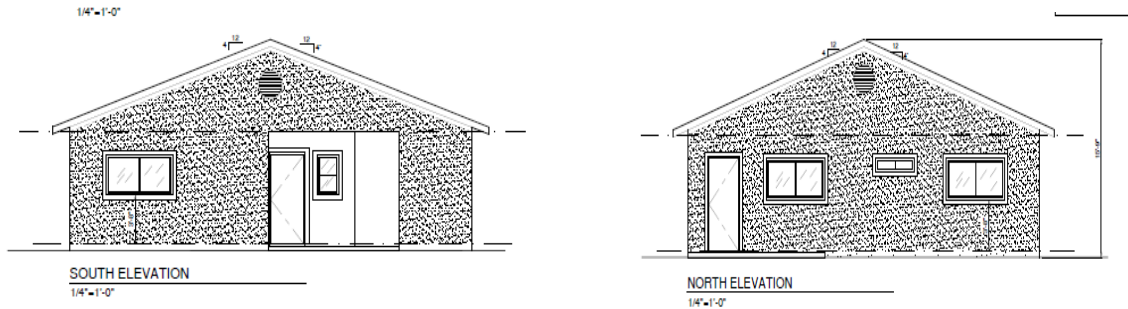


Project Title	909 ½ E 25 th St	Staff	CL/SM
Address	909 ½ E 25 th St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan Check review and obtain Building Permits		
11/13/2023	Building and Safety Plan Check application submitted via the City's electronic portal.		
11/14/2023	Building and Safety completed first review and emailed applicant corrections. Awaiting resubmittal or revised plans.		
06/12/2024	Methane Mitigation Required for the project. Applicant submitted updated Methane Mitigation Plans for review.		
08/14/24	Revised plans were received and reviewed by the City and City Consultant. Comments were provided after review of revised plans.		
	Revised plans were submitted on 08/09/24 to the City and are currently under review.		

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST



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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1917 ½ JUNIPERO AVENUE

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

Date	Notes/Updates
6/6/2025	Applicant submitted a methane assessment application. However, the workplan is missing setbacks and application is pending a copy of their title report. I asked their applicant to provide this information.
6/10/2025	Applicant submitted an updated workplan, but is still missing the title report and the payment to set up their developer deposit account.
6/11/2025	Applicant submitted a developer deposit. The project will be routed after a copy of the title report is provided.
6/25/2025	The workplan has been routed to the City's consultants for review.
7/01/2025	The workplan was approved for methane assessment, and the methane assessment permit was issued on 7/18/25.
8/12/2025	Applicant is to submit methane assessment findings to be reviewed by the City's consultant.
8/14/2025	Applicant submitted the methane assessment report and staff routed it to the consultant.
8/19/2025	The consultant reviewed and instructed the applicant to submit methane mitigation design (MMD) plans since methane was found.
9/26/2025	Applicant to submit MMD plans to be reviewed and approved.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3259 ½ Lewis Ave

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

Date	Notes/Updates
01/27/2025	Applicant submitted ADU plans for review. Corrections issues. Applicant is attempting to finalize the methane process, Applicant submitted MMD plans for review.
03/13/2025	Applicant completed methane assessment process and ADU plans are under review with the Building Division.
04/09/2025	Plans are under review with Public Works. Project triggered LID requirements.
8/13/2025	Applicant needed to resubmit updated MMD plans. MMD plans were approved. Plans are currently in plan check with Building and Safety.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3269 ½ LEWIS

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

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

City of Signal Hill
Community Development Department
Development Status Report
October 21, 2025

Business Licenses and Permit Summary

In September:

- Planning Department staff reviewed and approved 13 business licenses.
- Building Department staff issued 29 permits. The valuation of the projects is approximately \$303,000 with permit revenues at approximately \$16,000.

Training/Tours/Events/Miscellaneous

- Associate Planner Martinez attended the APA California Conference in Monterey, CA September 28, 2025, through October 1, 2025.

Potential Development Projects

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



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

10/21/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

Articles include:

- Almost no one is building new apartments in Los Angeles - LA Times
- Family Matters - Architectural Record
- The Magic of Mini Forests - Planning Magazine

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



An urban apartment complex in Hollywood completed nearly a decade ago. New construction has waned. (Myung J. Chun / Los Angeles Times)



By Roger Vincent
Staff Writer | [Follow](#)

Oct. 1, 2025 3 AM PT

[FOR SUBSCRIBERS](#)

- Los Angeles apartment construction has dropped by close to a third in three years as developers struggle with unprofitable economics and regulatory uncertainty.
- Institutional investors are pulling money from L.A. real estate projects, preferring other cities with more predictable development rules and profits.
- New apartments need \$4,000-\$5,000 monthly rents to break even, forcing residents to live farther from their jobs.

Los Angeles developer Cliff Goldstein just completed a plush new apartment complex on the Westside, but that's the last one he's going to build for the foreseeable future.

Even though demand for housing in the region is red hot, many people who build apartments for a living have paused putting shovels in the ground because, they say, it's just too hard to turn a profit.

"It's a needle in a haystack to find an opportunity that makes financial sense to build today," Goldstein said.

Ari Kahan used to have multiple projects with as many as 800 total units being built in Los Angeles at any given time. No more, he says.

“We haven’t bought a site with the intention to develop it in over two years,” he said. “I don’t know when we will be building in L.A. next.”

The supply of fresh rental units, which make up the bulk of new housing in Los Angeles, is petering out despite robust demand. The vacancy rate is among the lowest in the country, while rental rates are among the highest nationwide.

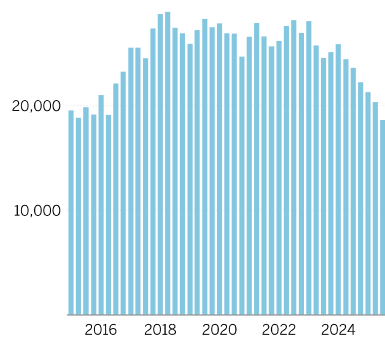
Still, the number of new units under construction in Los Angeles has been falling each quarter since early last year and is set to dive to a more than 10-year low, according to real estate data provider CoStar.

Under 19,000 apartments were under construction in the three months through September. That’s 30% fewer than three years earlier, according to CoStar’s count.

Construction of new rental housing has slowed in Los Angeles

Just under 19,000 apartments were under construction in the third quarter this year, a 30% drop from three years earlier.

Market-rate apartment units under construction



CoStar

Sean Greene LOS ANGELES TIMES

Developers say they can’t raise the money they need to build as many of their biggest backers — think pension funds, insurance companies and other institutions looking for long-term investments — don’t want to park their money in L.A. because the rapidly changing rules make it impossible to predict profits.

The years since COVID-19 have demonstrated how tangled regulation of the industry can get in L.A., observers say, so investors are taking their money to other cities.

“L.A. has been redlined by the majority of the investment

community,” said Kahan, a principal of California Landmark Group.

If the investors won’t invest, builders can’t build.

“A developer without investors would be like a king without clothes,” said Goldstein. “I am an optimistic developer who wants to develop, but the investment community won’t participate.”

Recent policy out of Washington also hasn’t helped. Higher tariffs have sparked rising prices in construction materials and equipment, while the crackdown on undocumented workers has thinned and spooked much of the international workforce the industry depends on.

“Prices rose at an especially rapid pace in some of the categories most affected by tariffs,” including iron and steel prices, which have risen 9% in the last year, and copper wire and cable prices, which have jumped 14%, said Anirban Basu, chief economist of trade group Associated Builders and Contractors.

California’s construction industry depends on immigrant workers. Around 61% of construction workers in the state are immigrants, and 26% of those are undocumented, [according to a June report](#) from the Bay Area Council Economic Institute.

“Finding construction labor was hard before, and now it’s even harder,” economist Richard Green said.

Green, who is director of the USC Lusk Center for Real Estate, said findings from a new USC project that collects housing [data on Los Angeles County neighborhoods](#) illustrate the problem.



The Overland & Ayres apartments recently completed by GPI Cos. at the site of a former shopping center on the Westside of Los Angeles. (Juliana Yamada / Los Angeles Times)

Housing production in Los Angeles County has slowed dramatically over the decades, dropping from over 70,000 new units annually in the 1950s to roughly 30,000 in the 1970s and 1980s to less than 15,000 in the 2010s. This long-term slowdown in housing construction has left the region with an older, more strained housing stock and a deep shortfall in affordable options, USC said.

With little urban land left for single-family subdivisions, most new housing is rental apartments. Over the last six years, around 152,000 new units were built in Los Angeles County. The vast majority of those were rental units, and only 10% were affordable to lower-income households.

Southern California stands out even among sharp nationwide declines in apartment production, according to HomeAbroad, which helps foreign investors buy U.S. real estate.

The number of multifamily building permits issued in the Los Angeles-Long Beach-Anaheim metropolitan area in July fell 68% to 556 compared to the same month in 2020, [HomeAbroad said](#). It was the second biggest drop in the country after the Silicon Valley area of San José-Sunnyvale-Santa Clara.

Among investors’ concerns are public policies such as the United to House Los Angeles (Measure ULA) transfer tax on large real estate sales, and also temporary limits on evicting tenants that were enacted during the pandemic.

“They’re fearful of what policies might come down later,” said Goldstein, a co-founder of GPI Cos.

On Tuesday, two Los Angeles City Council members introduced a motion to study the effects of establishing a \$32.35 per hour minimum wage for construction projects in the city with 10 or more residential units that are under 85 feet in height. The study will also examine adding an additional healthcare credit of \$7.65 per hour to builders’ costs.

Of course, the cost of apartments in Los Angeles is also hard on renters. At the current construction price, developers need to charge between \$4,000 and \$5,000

per month in rent, depending on the apartment size, which suggests the tenant should earn between \$120,000 and \$150,000 per year.

Developers predict people will have to move farther out and commute times will grow.

Still, some are looking for deals to be ready to build when the environment is better.

“There is a lot less competition and prices have come down substantially” on some types of properties, said Jordan Lang, president of McCourt Partners. “We’re viewing this as a time to buy multiple land sites to be ready for this next cycle.”

In Culver City, McCourt Partners has recently joined with Lincoln Property Co. to take over and redesign a proposed apartment complex on Jefferson Boulevard. Lang hopes to start work on the project next year, pending the return of institutional investors.

“We’re anticipating capital coming back into the market” in six months to three years, he said. “We want to be ready with a project that can put shovels in the ground when that happens.”

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Roger Vincent

Roger Vincent covers commercial real estate for the Los Angeles Times.

Family Matters

A snug infill site becomes home for a tight-knit multigenerational family in Valencia, Spain.

BY DAVID COHN



NESTLED among small plazas and historic buildings in a quiet, old quarter of Valencia, one of Spain's most vibrant cities on the Mediterranean, this understated multifamily home contains three apartments on four floors for a couple and the families of their two adult children. Each family occupies a floor, with the parents on top in a duplex that opens to a large roof terrace shared by all. The clients, who work together in a family business, sold their three suburban homes to make the move, drawn by the benefits of city living and of coming closer together as a multigenerational family.

For local architect Jose Fernández-Llebrez, the challenge was to adapt each floor to their different needs while shoehorning the program into the deep, eccentric infill site. The party walls shift in and out, so that the patio at the southern end drifts far off axis from the 30-foot-wide facade to the north. Despite this difficulty, he designed a large, continuous open space for the kitchen, living, and dining areas, that runs from the front to the back of the site in each apartment, assuring cross ventilation. He smoothed the irregular transition from the front to the back with rounded corners and two pairs of structural steel columns that bracket each side of the space, painted, like other metalwork, in matte off-black. The columns are an unusual detail in the otherwise subdued interiors, where floors are a sand-colored limestone and kitchen services are hidden behind paneled walls, with minimalist island blocks for sinks and cooktops. Fernández-Llebrez explains that the columns helped keep structural costs down. Their cross-shaped profile may recall Mies van der Rohe's Barcelona Pavilion, but their use in the spatial transition of these main rooms, with ceilings of up to 13 feet, also brings to mind similar strategies in Neoclassical interiors, such as those of British architect Robert Adam.

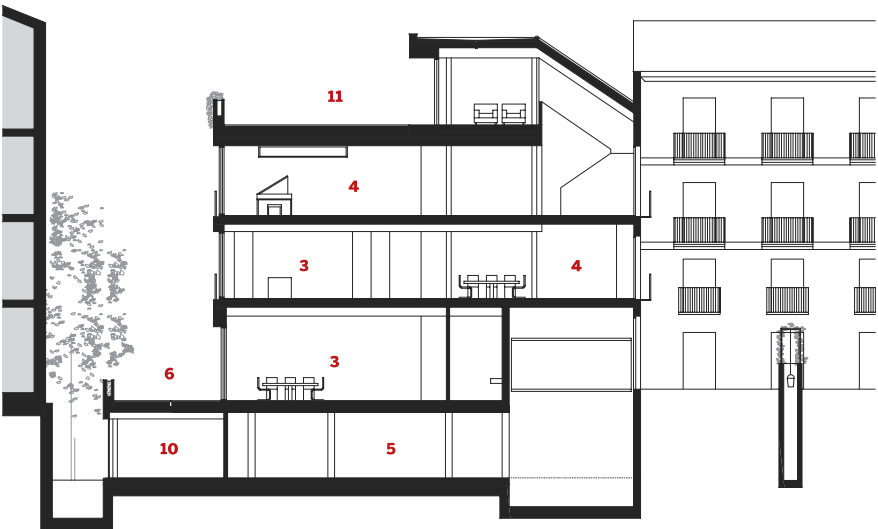
Plantings in the *atzucat* will cover the party walls (left). Balconies on the facade, required by local code, overlook a historic plaza (opposite).

PHOTOGRAPHY: © ALEJANDRO GÓMEZ VIVES



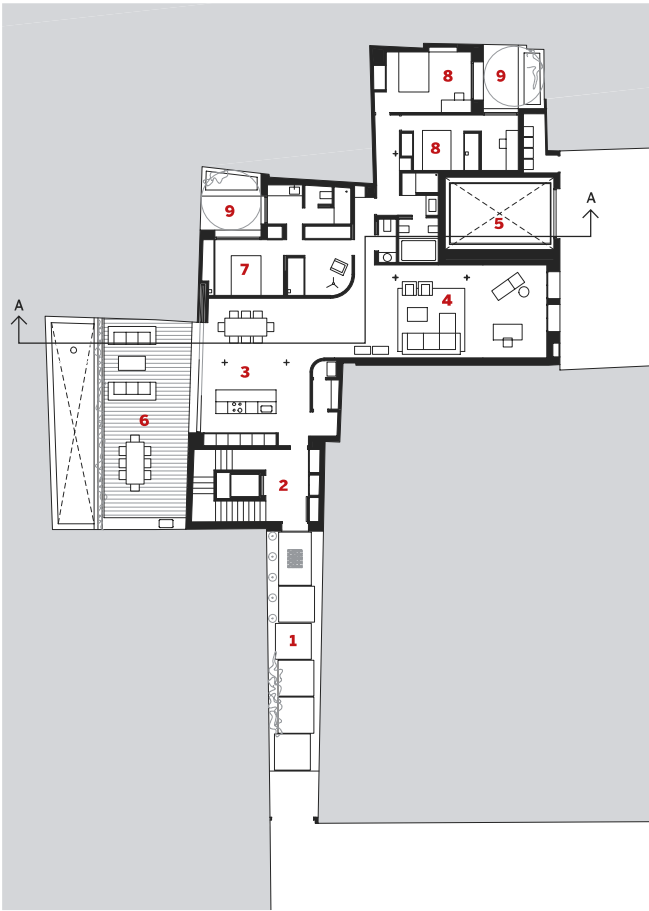
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- 1 ATZUCAT
- 2 ENTRANCE
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- 7 PRIMARY BEDROOM
- 8 BEDROOM
- 9 COURTYARD
- 10 BASEMENT
- 11 TERRACE

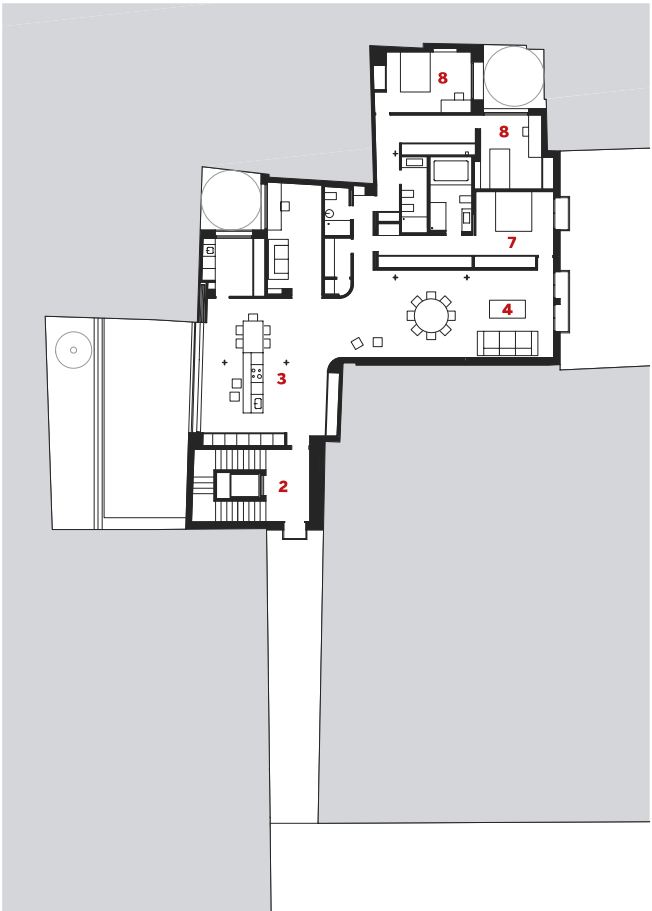


SECTION A - A

0 15 FT.
5 M.



GROUND-FLOOR PLAN



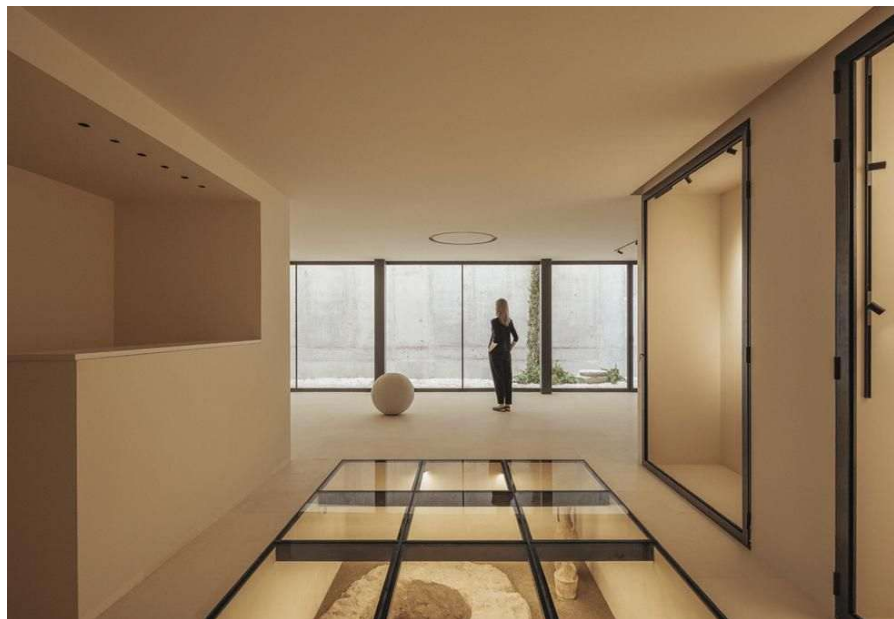
SECOND-FLOOR PLAN

0 15 FT.
5 M.



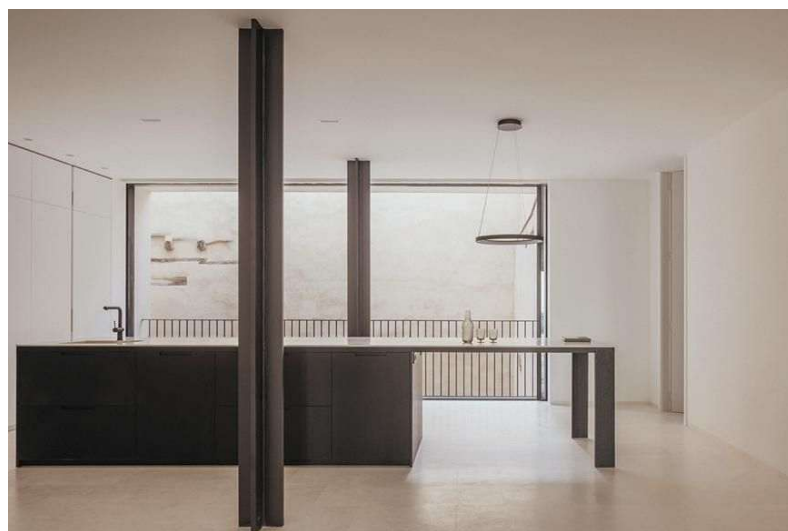
On the top floor, large sliding doors lead to the terrace (above). A Roman well, on display under glass, was discovered during excavation (right).

Another difficulty presented by the site was access. On the northern facade, which is composed with traditional balcony windows, as required by local regulations for the historic district, a large oak door, not unlike the carriage entries found in the historic urban houses of the upper class, opens to a hydraulic platform that moves cars to and from the basement garage. With the main living spaces occupying the rest of the facade, the architect made the radical decision to locate the main entry door, together with the vertical circulation, on the other side of the lot, accessible from around the block, at the end of a narrow private cul-de-sac that opens from the corner of a nearby plaza. Known as an *atzucat* for its Islamic origins, this paved space is closed off from the plaza with another monumental oak door. Like the project's other outdoor spaces, including two 10-foot-square courts for the bedrooms and baths, the *atzucat* is planted with ferns and ivy that will cover the party walls. Other vegetation includes a line of five small cypress trees in the *atzucat* and a mature cypress in a light well at



IN FOCUS

Stairs lead to the terrace (right), which serves as the family's primary gathering space (opposite and below). The custom-millwork kitchens are bracketed by cruciform columns (bottom right).





the end of the large rear patio, which connects a basement workspace to the outdoors.

The heart of the family home is the top-floor terrace, with its 25-foot swimming pool, a mature lemon tree set in a bed of lavender, and a *paellero*, a wood-burning brick oven for making paella, the famous local specialty. Dominating the view are the tiled dome of a 19th-century chapel and a Romanesque church tower, both located just across the rear patio. “They seem to be on top of you,” Fernández-Llebrez relates. “You hear the bells as if you were inside the tower. The clients love it,” he continues, “and they’ve already picked a couple of lemons from the tree to make gin and tonics.”

The organization of urban living around these private outdoor spaces is echoed in the rich history of the site, uncovered in mandatory

archaeological excavations. The most splendid find was an 11th-century Islamic patio with a well-preserved hexagonal fountain finished in colored tiles, though it was claimed for a public collection, per Spanish law. Exceptions were made, however, for some of the blue-and-white tiles from a 15th-century patio, which now pave a section of the *atzucat*, and a Roman well, which can be seen under glass that paves a section of the basement, together with a few amphoras from the client’s collection.

Beset by history on all sides, the architect nevertheless created thoroughly contemporary homes, with their master suites, multiple baths, and large living spaces suitable for both casual family life and entertaining. That said, the design also builds on the best of those traditions, taking on a noble scale and subtle elegance on its own terms. ■

Credits

ARCHITECT: Fernández-Llebrez Arquitectura

ENGINEERS: Josep Ramon Solé Marzo (structural and geotechnical); Juan Manuel Sánchez Rodríguez (m/e/p)

CONSULTANT: Remedios Martínez García (archaeological)

GENERAL CONTRACTOR: AT4

CLIENT: Edificio Viciana

SIZE: 14,050 square feet

COST: withheld

COMPLETION DATE: May 2025

Sources

DOORS: Cechi Tapiceros (entrances); Madentia (wood and sliding)

INTERIOR FINISHES: Mobalco (millwork); Nerinea (stone flooring); Isaval (paint)

ELEVATORS: Otis (car and passenger)

PLUMBING: Oli, Ritmonio, Fontalta, Inbani



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PLANNING MAGAZINE

The Magic of Mini Forests

Why the Miyawaki method helps communities in their fight against climate impact and rising urban heat.

[VOICES \(/PLANNING/SECTION/VOICES/\)](#) VIEWPOINT



After five years, l'Association Boomforest's first mini forest using the Miyawaki method on the Porte de Montreuil embankment in Paris, France, showed self-sufficient growth and an adaption to its environment in 2023. Photo courtesy of l'Association Boomforest (boomforest.org).

Oct. 9, 2025

By BENJAMIN G. HITCHINGS, FAICP

Geoffrey Pressac was impressed. Although it had been just three years since he and other volunteers planted a Miyawaki mini forest in Lyon, France, it had already grown to well over 10 feet tall. The result was an oasis of green in a sea of dried grass and dirt as France endured another blistering summer heat wave.

The dense mini forest was the work of [l'Association Boomforest \(https://www.boomforest.org/\)](https://www.boomforest.org/), planted with the goal of beautifying the neighborhood, increasing biodiversity, and helping fight rising urban heat. Pressac, who is an active volunteer with and treasurer of Boomforest, took my wife

and me on a tour to see three of the organization's nine mini forests in the Lyon area.

Mini forests sprout up across France

Guillaume Dozier, a Boomforest project leader, says the organization was born out of an exercise in participatory budgeting conducted in Paris. Enrico Fusto, Boomforest's founder, had proposed planting a Miyawaki mini forest (<https://www.ietl.net/news-details/news-from-the-boulevard-peripherique.html>), on a barren slope along a major city road. The public voted to fund it, and now, eight years later, there are more than 20 such forests throughout France.

Other organizations are leading similar efforts in Belgium, the Netherlands, Germany, Great Britain, and, more recently, the U.S. But each group draws its inspiration from the work of Akira Miyawaki, a Japanese botanist who developed a special technique for planting dense and highly diverse forests of native trees through years of experimentation.

The goal is to engage residents in re-establishing patches of the "native climax forest." Every forest goes through stages of growth or "succession," with different tree species thriving in varying amounts of light and shade. As trees grow larger, they shade out species from earlier stages, culminating in the climax forest that remains stable until patches are opened by windstorms, flooding, and forest fires, causing the process to repeat itself.

How to Grow Your Own Miyawaki Mini Forest

Want to learn more about Miyawaki mini forests and find ways to use this tool to fight rising urban heat in your community? Check out these resources:

[TED Talk: An engineer's vision for tiny forests, everywhere](https://www.ted.com/talks/shubhendu_sharma_an_engineer_s_vision_for_tiny_forests_everywhere)
(https://www.ted.com/talks/shubhendu_sharma_an_engineer_s_vision_for_tiny_forests_everywhere)

[L'Association Boomforest Guidance on Planting Mini Forests](https://www.boomforest.org/en/start-a-project/)
(<https://www.boomforest.org/en/start-a-project/>).

[Renewing the Countryside Mini-Forest Program](https://www.renewingthecountryside.org/mini_forests)
(https://www.renewingthecountryside.org/mini_forests).

[Biodiversity for a Livable Climate Miyawaki Forest Program](https://bio4climate.org/miyawaki-forest-program/)
(<https://bio4climate.org/miyawaki-forest-program/>).

The approach also helps fight the effects of habitat loss and a changing climate. Every project depends on recruiting volunteers to prepare the soil and plant the mini forest. The group removes weeds and sometimes waters the forest for the first three years, after which it becomes self-sustaining.

Hannah Lewis, author of *Mini-Forest Revolution: Using the Miyawaki Method to Rapidly Rewild the World* (<https://www.hannahlewis.org/miniforest-revolutionbook>) and narrator of the new film, *Making a Mini-Forest* (<https://punkpebble.com/films/mini-forest/>), described the Miyawaki technique in detail in those resources. Lewis, an agricultural economist, likes the method because of how it connects people with nature and provides civic benefits. For example, while working with Minnesota-based nonprofit *Renewing the Countryside* (<https://www.renewingthecountryside.org/>), she helped organize a partnership in St. Paul with the historic *Pilgrim Baptist Church* (<https://pilgrimbaptistchurch.org/>) and Maxfield Elementary School to plant a mini forest in the Rondo neighborhood (https://youtu.be/Z7rmSO1_tl0) — an area affected by an urban highway.

Lewis sees great potential in planting mini forests in schoolyards, universities, and corporate campuses. Local governments also can make great partners, particularly if they have climate action or tree canopy plans. They can help identify suitable sites and provide funding for saplings and planting equipment, while organizations like *Renewing the Countryside* and *Boomforest* provide expertise and volunteer labor.

A growing movement

Miyawaki mini forests are catching on in the U.S. (<https://www.nytimes.com/2025/07/22/climate/new-jersey-tiny-forests.html>) in more places than just St. Paul.

Alexandra Ionescu, associate director of regenerative projects at *Biodiversity for a Livable Climate* (<https://bio4climate.org/>) in Cambridge, Massachusetts, helped organize the first *Northeast Miniforest Summit* (<https://miniforests.bio4climate.org>) this past summer. With more than 500 registrants, the two-day symposium brought together educators, scientists, local government officials, volunteers, and others with an interest in mini forests to share insights about how to increase the use of the Miyawaki method.



Worcester Public Library's former underused parking lot was a living classroom for community volunteers on the day of the forest planting. Photo courtesy of Alexandra Ionescu/Biodiversity for a Livable Climate.



Danehy Park Forest in Cambridge, Massachusetts, the first Miyawaki forest in the northeastern U.S., shows years of complex growth and biodiversity. Photo courtesy of Danehy Park Forest/SUGI.

"It is wonderful to see people coming to the planting day with so much excitement," Ionescu says. "They come back to see the progress of the trees they helped plant and form this connection with place."

Ionescu sees a potential role for planners to identify suitable mini forest sites, one of the largest challenges. Other mini forest programs have been launched by the [Natural Urban Forests](https://www.naturalurbanforests.com/) (<https://www.naturalurbanforests.com/>) in Seattle, Washington; [Urban Pocket Forest](https://www.greenpocketforest.org/) (<https://www.greenpocketforest.org/>), Berkeley, California; and [LA Microforests](https://www.lamicroforests.com/) (<https://www.lamicroforests.com/>), Los Angeles.

Meanwhile, researchers like Nicholas Geron, assistant professor of geography and sustainability at Salem State University in Massachusetts, are actively evaluating the impact of mini forests using thermal drones. [As part of a study](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fnicholasgeron.com%2Fwp-content%2Fuploads%2F2023%2F12%2FNEARCSPring2025_poster1.pptx&wdOrigin=BROWSELINK) (https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fnicholasgeron.com%2Fwp-content%2Fuploads%2F2023%2F12%2FNEARCSPring2025_poster1.pptx&wdOrigin=BROWSELINK) in Cambridge, Massachusetts, Geron found that mini forests are cooler by 20 degrees Celsius (36 degrees Fahrenheit) than surrounding grass at the hottest time of the day. Additionally, a three-year-old mini forest was found to be similar in average temperature to mature park trees and street trees planted more than 20 years ago but has a lower maximum temperature and less variation within the forest.

So, if you start seeing explosions of green vegetation on once-barren sites, they might just be Miyawaki mini forests — another tool to help communities in the fight against habitat loss and rising urban heat.

Benjamin Hitchings, FAICP, is the principal of Green Heron Planning based in Durham, North Carolina, and a fellow at the UNC School of Government. He serves on the APA Board of Directors.

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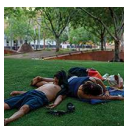
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