



## CITY OF SIGNAL HILL

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2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL  
WELCOMES YOU TO A REGULAR  
PLANNING COMMISSION MEETING  
August 19, 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](http://www.cityofsignalhill.org).

### To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to [commdev@cityofsignalhill.org](mailto:commdev@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, August 19, 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) 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

Summary:

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on August 8, 2025; was mailed to property owners within a 300' radius of the subject site on August 8, 2025; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on August 8, 2025.

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting approval of a Conditional Use Permit to install a new mono-palm wireless communication facility at the southeast corner of the property located at 2766 Saint Louis Avenue. The proposed mono-palm would host twelve (12) new wireless telecommunication antennas. The project also proposes auxiliary equipment for the antennas and a standby gas generator for the auxiliary equipment.

Strategic Plan Goal(s):

Goal 4: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

Recommendation:

Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION 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 AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332

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

Summary:

Form of Notice: The City published the required Notice in the Signal Hill Tribune newspaper per Government Code §65854(b)(2) on July 25, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on July 25, 2025.

The City of Signal Hill ("City") has current regulations in place aimed at alleviating the negative health impacts associated with the potential concentrations of methane gas caused by the legacy of oil operations and other natural means occurring subsurface within and outside the City. Through the subject ordinance, the City desires to implement additional environmentally conscious measures to reduce such impacts by requiring that replacement of existing hardscape and landscape materials in the City's residential and commercial zones, including all Specific Plans, would require administrative review to ensure that a certain level of permeability is maintained.

Strategic Plan Goal(s):

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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

Recommendation:

Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 25-01, entitled:

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 25-01, AMENDING CHAPTERS 20.10 "RESIDENTIAL DISTRICTS" AND 20.20 "COMMERCIAL DISTRICTS" OF TITLE 20 "ZONING" OF THE SIGNAL HILL MUNICIPAL CODE TO REGULATE PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**(6) CONSENT CALENDAR**

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

## a. PREVIOUS MINUTES

Summary:

Regular meeting of June 17, 2025.

Recommendation:

Approve.

## b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

## c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

## d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

**(7) COMMISSION NEW BUSINESS**

COMMISSIONER LOPEZ  
COMMISSIONER PARKER  
COMMISSIONER SAVOULIAN  
VICE CHAIR BELL  
CHAIR MILLER

**(8) ADJOURNMENT**

Tonight's meeting will be adjourned to the next regular meeting of the Planning

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Commission to be held on Tuesday, September 16, 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

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8/19/2025

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**AGENDA ITEM**

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

**FROM:**  
**SUSANA MARTINEZ  
ASSOCIATE PLANNER**

**SUBJECT:**  
**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**

**Summary:**

Form of Notice: Notice was published in the Signal Tribune newspaper per Government Code §65091(a)(4) on August 8, 2025; was mailed to property owners within a 300' radius of the subject site on August 8, 2025; and was posted in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on August 8, 2025.

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting approval of a Conditional Use Permit to install a new mono-palm wireless communication facility at the southeast corner of the property located at 2766 Saint Louis Avenue. The proposed mono-palm would host twelve (12) new wireless telecommunication antennas. The project also proposes auxiliary equipment for the antennas and a standby gas generator for the auxiliary equipment.

**Strategic Plan Goal(s):**

Goal 4: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

**Recommendation:**

Adopt the following resolution, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION 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 AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332

Background:

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting to install a new wireless telecommunication facility at the southeast corner of the property located at 2766 Saint Louis Avenue within the Commercial Industrial (CI) zoning district. The wireless telecommunication facility incorporates a stealth design intended to resemble a palm tree. This type of design is commonly known as a mono-palm. The subject site measures approximately 12,500 square feet and is currently developed with a 6,000 square-foot industrial building. According to city business license records, the current operator is an industrial welding business.

The wireless telecommunication facility is proposed at the southeast corner of the site which abuts an alley at the rear of the site. The proposed lease area measures approximately 522 square feet. The lease area would be occupied by the proposed mono-palm structure, auxiliary equipment (cabinet equipment, electrical panel, etc.) and a standby gas generator.

On November 11, 2024, the applicant submitted an application for a Conditional Use Permit and subsequent documents. A deposit to the developer account was made on November 26, 2024, to commence formal review. The application was deemed incomplete on December 23, 2024, and the applicant was provided with incomplete letter requesting additional information and revisions to the plans.

On April 1, 2025, the applicant resubmitted revised plans and supplemental information. The application was reviewed by Community Development and the Public Works department. The revised plans and additional documentation generated questions about existing easements on site and the effect the easements would have on an access agreement as part of the project. After review of the second submittal, the application was deemed incomplete for a second time, and an incomplete letter was issued on April 30, 2025.

On June 12, 2025, the applicant resubmitted revised plans for a third time addressing the questions surrounding the easements and access agreement area. Staff reviewed the revised plans, and the application was deemed complete on July 1, 2025.

Analysis:

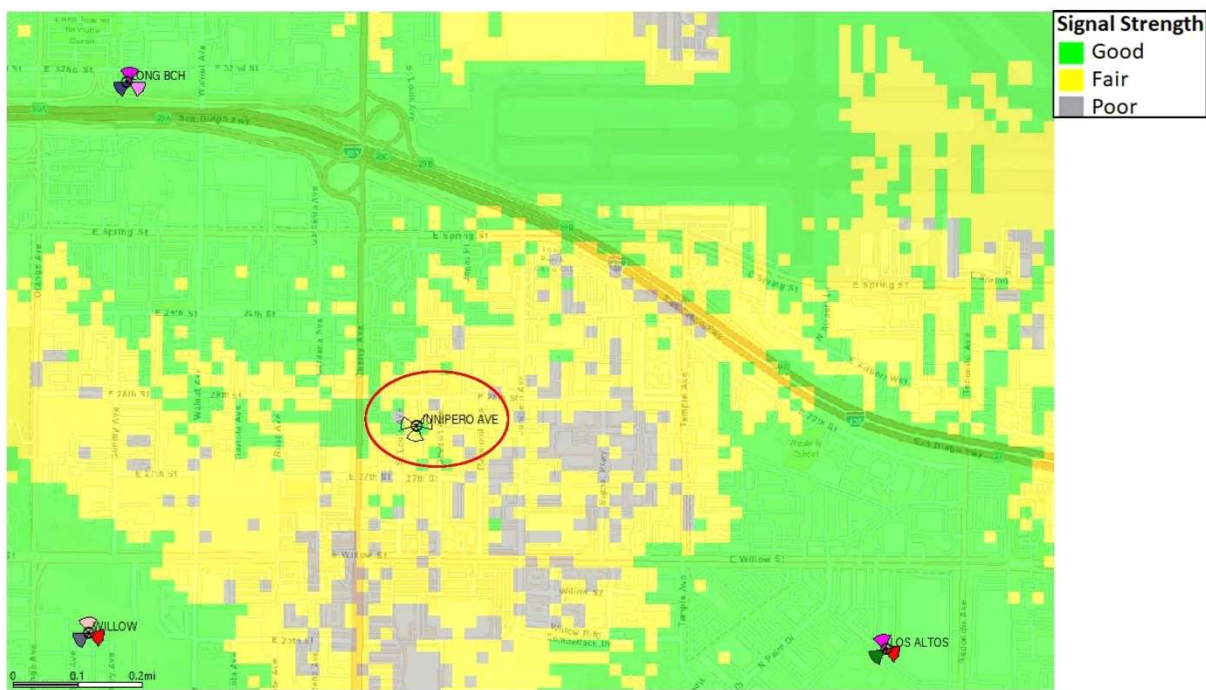
Wireless telecommunication facilities are permitted in the CI zoning district, with approval of the Conditional Use Permit. The applicant proposes installing a 75-foot-high mono-palm within the proposed lease area. The maximum height permitted in the CI zone is 90 feet and the proposed mono-palm is in compliance with this height maximum. The plans submitted (Attachment A) specify that the mono-palm will host twelve (12) panel antennas, providing additional coverage along Cherry

Avenue, Saint Louis Avenue, East 28<sup>th</sup> Street, and the surrounding areas as identified in the propagation maps. According to the project description (Attachment B) submitted by the applicant, the subject site was the most suitable location to improve coverage along Saint Louis Avenue.

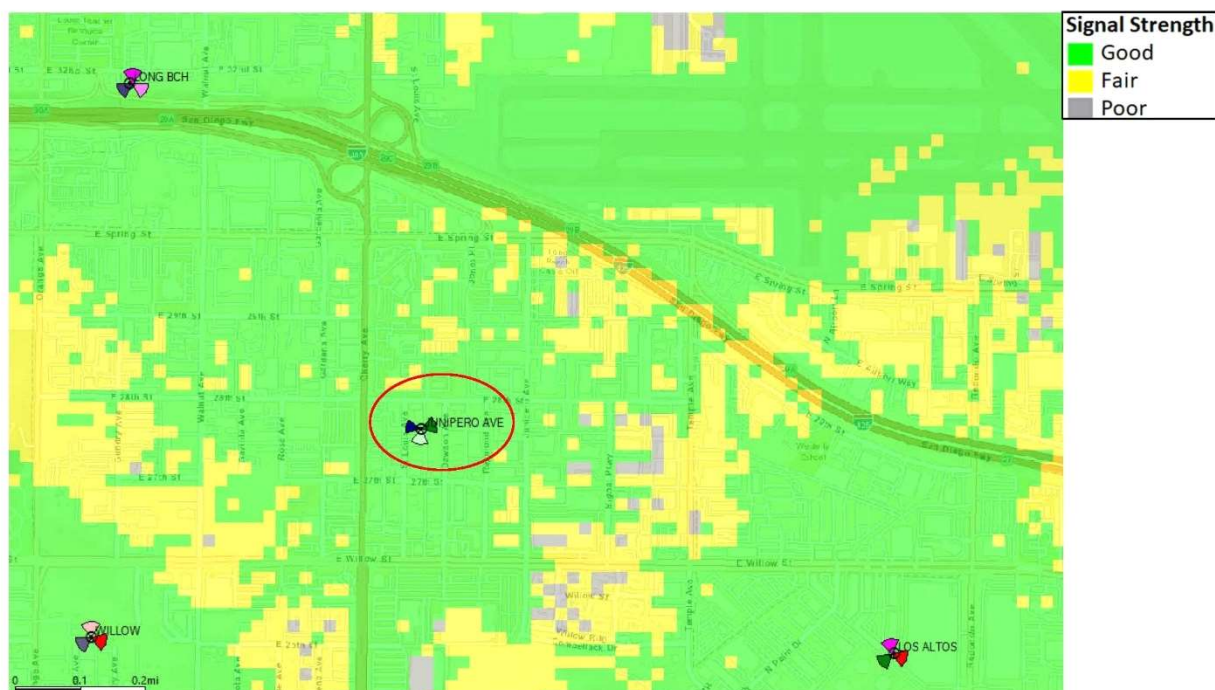
The applicant considered three other site locations; however, property owners for those sites were not interested in entering into a lease agreement with Verizon to utilize the site. Alternatives such as co-locating with an existing wireless facility were also considered; however, the site could not structurally accommodate another wireless tenant. According to the applicant, the subject site was adequate to accommodate the telecommunication site structurally and provide the best coverage.

The applicant submitted coverage maps (attachment C) identifying Verizon coverage with and without the proposed telecommunication facility. Currently, without the proposed wireless telecommunication facility, coverage ranges between “fair” to “poor” within the area. The applicant foresees that with the proposed installation of the mono-pole, coverage will increase to “good” signal strength within the area.

### Verizon Coverage without Junipero Ave



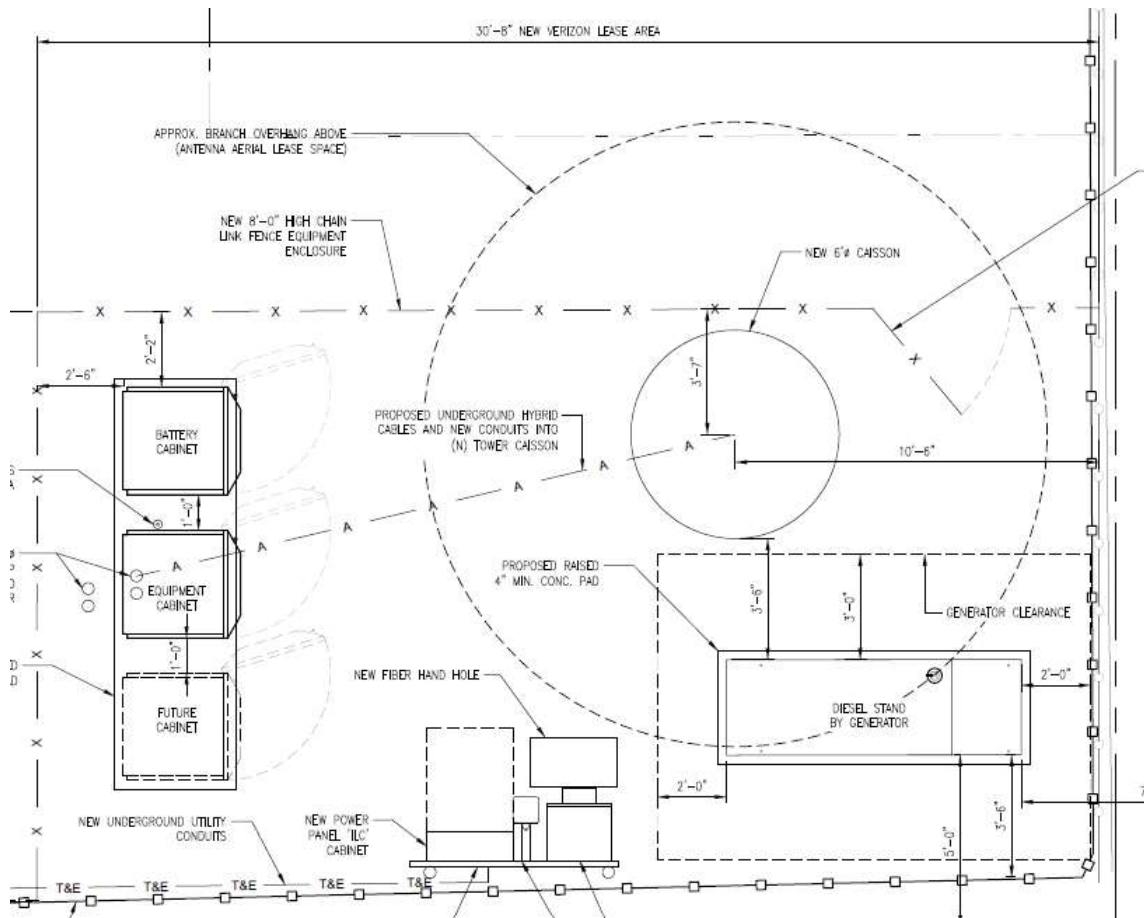
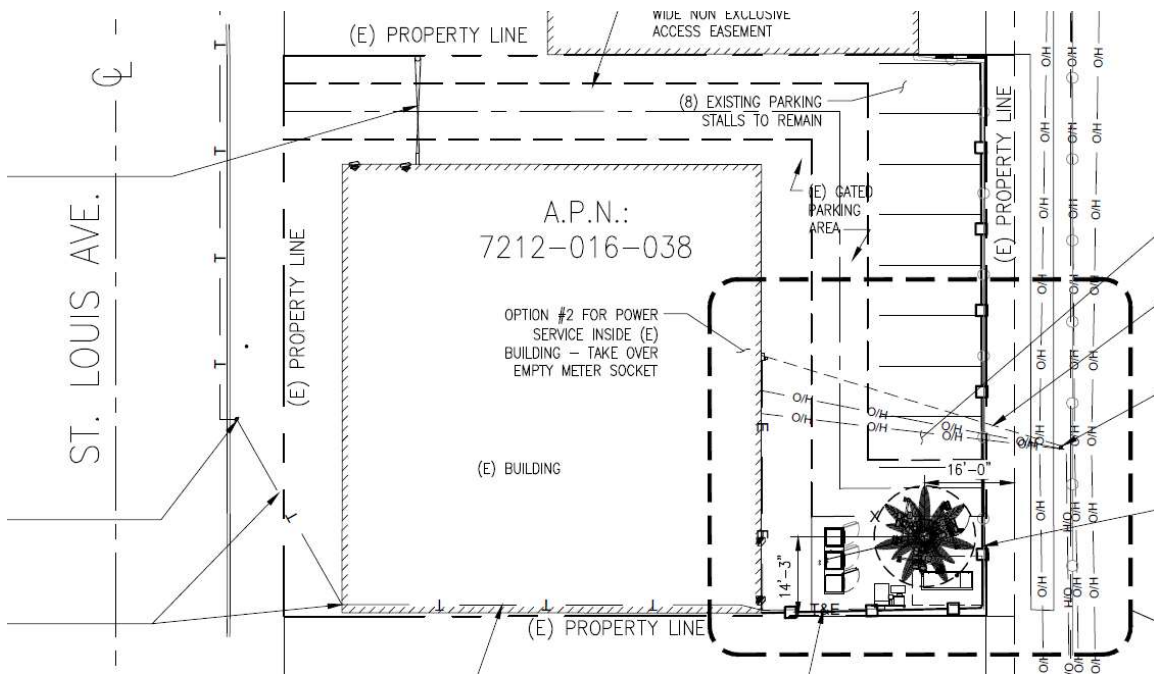
## Verizon Coverage with Junipero Ave



Auxiliary equipment is also proposed as part of the project. Auxiliary equipment includes an equipment cabinet, power panel cabinet, battery cabinet, and a diesel standby generator. The diesel standby generator is proposed to operate only in the event of an emergency, where power is not available for the mono-palm and auxiliary equipment. The California Building Code provides standards for standby power systems. Additionally, the South Coast Air Quality Management District (AQMD) requires review and approval. A condition of approval has been included that the standby generator shall be reviewed and approved by AQMD and, prior to permit issuance, the applicant shall provide the Building Division with the approvals (COA #9).

The applicant proposes to test the generator once a month to ensure it is still operational. Test time is anticipated to last fifteen minutes. A condition of approval has been included that the standby generator be tested Monday through Friday during regular business hours only (COA #10).

All the equipment will be housed within a proposed eight-foot-high chain-link fence with slats. The slats shall be made of a durable material that is UV resistant. The material and color shall be reviewed and approved by the Community Development (COA # 14). The fence is proposed to secure the equipment and minimize noise during test times or operation of the standby generator. The site plan and enlarged site plan are provided below.





Off-Street Parking

The lease area is proposed within an approved parking area. Permit history identifies that the parking area is located at the rear of the building along the Easterly property line. The site currently has eleven (11) parking spaces. As part of the project, the applicant is proposing to remove three (3) parking stalls to accommodate the mono-palm and auxiliary equipment, leaving eight (8) parking stalls on site. The applicant provided parking calculations for the existing industrial use to ensure compliance with the Signal Hill Municipal Code (SHMC).

The existing building measures 6,000 square feet and is currently used for a welding business. The building contains 5,100 square feet of open warehouse and 900 square feet of office space. Pursuant to section 20.70.030 of the SHMC, warehouse space is calculated at one (1) space per one thousand (1,000) square feet of gross floor area. Office is calculated at one (1) space per two-hundred fifty (250) square feet of gross floor area. Based on the parking calculations, the office space would require four (4) parking spaces, and the warehouse space would require five (5) parking spaces. The total number of parking spaces required for the existing building is nine (9) spaces. A breakdown is provided below.

Off-Street Parking Breakdown				
Use	Required Parking Ratio	Parking calculation (fractions resulting in 0.5 or greater are to be rounded up, all others rounded down)	Total Required	Total Provided
Office	1/250 SF	900 SF/250 SF = 3.6 spaces	4 spaces	
Warehouse	1/1000 SF	5100 SF/1000 SF = 5.1 spaces	5 spaces	
			9 spaces	
				8 spaces (1 deficient)

As the breakdown identifies with the addition of the mono-palm, the site would be deficient one (1) parking stall. However, section 20.84.110 titled Minor Deviations allows for a deviation of the parking requirements in commercial and industrial uses, by not more than ten percent, provided that the reduction does not exceed two parking spaces for any lot. For this project, one (1) parking stall would be deviated. In approving the minor deviation, the Community Development Department Director shall find the following:

1. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.

2. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
3. The adjustment is not in conflict with the objectives of the general plan or the general intent of this title.

The project will bring additional and improving wireless coverage for the surrounding area, providing additional telecommunication services to businesses, residents, and patrons. The proposed telecommunication wireless facility is permitted within the subject zone and general plan designation with the issuance of a Conditional Use Permit. It is worth noting that the Minor Deviation is only contingent on approval of the Conditional Use Permit (COA #12).

#### Design and Surrounding Compatibility

The proposed wireless telecommunication facility is planned with a stealthed design in the form of a mono-palm (faux-tree). The surrounding area is developed with industrial uses on all sides. The applicant designed the wireless telecommunication facility as a mono-palm to be compatible with the surrounding composition of the area by matching existing landscaping in the area. Landscaping in the vicinity area includes palm trees ranging in size and shape as identified in the photo simulations (attachment D).

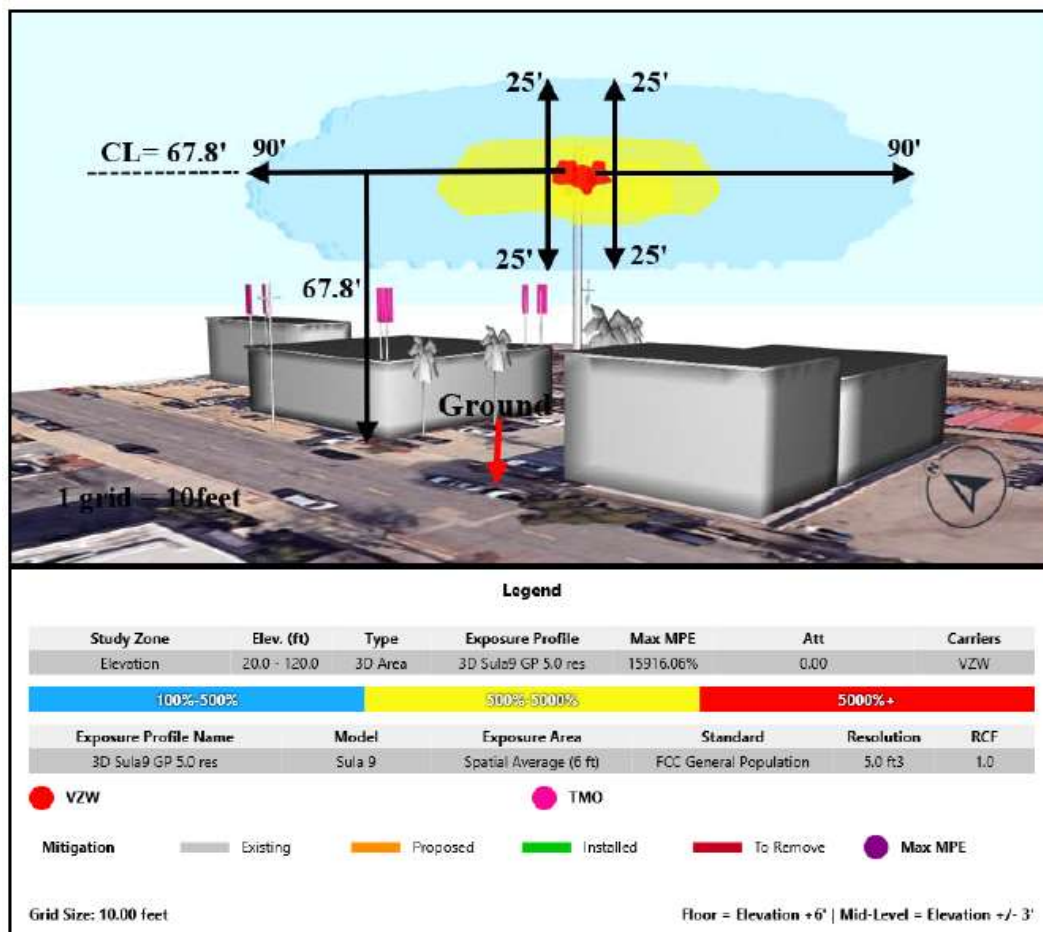
While the mono-palm is proposed to be installed at the rear of the property of an industrial building, due to the proposed height, it would be visible from the public right of way and neighboring property owners. With the faux-tree design, the wireless telecommunication facility would be compatible with existing conditions including other palm trees in the area. The photo simulation images below identify the existing and proposed after the installation of the mono-palm. Attachment D provides the complete photo simulation for the mono-palm providing three views.





## Federal Communications Commission (FCC) Compliance

The applicant submitted a Radio Frequency Emissions Compliance Report (Attachment E) certified by a licensed engineer, which identifies the proposed frequency for the general population and occupational workforce. Based on the compliance report, the antennas will not exceed the Radio Frequency Radiation limits under the Federal Communications Commission (FCC) guidelines. Therefore, the telecommunication facility will not expose members of the public to concerning levels of RF energy at ground level or in adjacent buildings. The report distinguishes occupational/controlled exposure limits that apply for situations where people are exposed due to consequences of their employment. Occupational/controlled exposures are aware of the potential for exposure and can exercise control over their exposure. According to the compliance report, the FCC general population limit is five times more restrictive than occupational limits. The figure below identifies an elevation identifying the exposure levels at the antenna level.



While the compliance report identifies that the proposed telecommunication facility will be in compliance with the FCC guidelines, a condition of approval (COA) has been included requiring that the facility maintain compliance with the FCC guidelines as future upgrades or modifications are proposed to the tower (COA # 11). It should be noted that the City requires Compliance Reports with upgrades or modifications to ensure COA # 11 is met.

### Departmental Review

The application was reviewed by applicable City departments. The Signal Hill Police Department recommends the site be secured to ensure that conduits or equipment are not subject to vandalism or trespassing. The project scope includes the installation of an eight-foot-high fence that secures the mono-palm and equipment. Additionally, the Radio Frequency Emissions Compliance Report states that the installation will contain alerting signage and restrict access to the antennas to authorized personnel. A condition of approval has been included that the site always be secure (COA # 25).

The Public Works department is recommending two conditions of approval. The first is that all servicing and maintenance to the tower, antennas, or auxiliary equipment be completed from private property and not along the alley. The second is for the applicant to obtain Encroachment Permits for any trenching and that any new utility communication lines or electrical connection lines shall be underground. No other City departments had comments or concerns about this project.

### CEQA Exemption

The project is categorically exempt from the requirements of the California Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 for Infill Development. The proposed project is characterized as in-fill development meeting the conditions in section 15332, as described below.

- a) The project is consistent with the applicable general plan designation and all applicable general
- b) plan policies as well as with applicable zoning designation and regulations.
- c) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- d) The project site has no value as habitat for endangered, rare or threatened species.
- e) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- f) The site can be adequately served by all required utilities and public services.

If the project is approved by the City Council, a Notice of Exemption (NOE) will be filed with the State Clearinghouse and Los Angeles County Recorder/Registrar and County Clerk within five days, if the project obtains approval.

### Conclusion

Staff is recommending adoption of Resolution No. XXX-08-19 recommending the City Council approval for the Conditional Use Permit 25-01. The new wireless telecommunication facility will provide additional wireless options for businesses, residents, and patrons within the coverage area. The overall design and location of the telecommunication facility will not affect the surrounding area and as conditioned, the project is not anticipated to have any negative impacts to the surrounding area

Approved:

Colleen T. Doan

Attachments:

- A. Project Plans
  - B. Project Description
  - C. Coverage Maps
  - D. Photo Simulations
  - E. Radio Frequency Emissions Compliance Report
  - F. Radio Frequency Compliance Letter
- Resolution XXX-08-19

PROJECT ID: 16986563  
2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755



10 CHURCH CIR.  
ANNAPOLIS, MD 21401



JUNIPERO AVE.  
16986563

2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

T-1

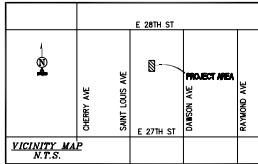
DRIVING DIRECTIONS	
FROM: VERIZON WIRELESS OFFICE	
<ul style="list-style-type: none"> <li>MERGE ONTO I-405 N</li> <li>KEEP LEFT TO STAY ON I-405 N</li> <li>TAKE EXIT 29A TOWARD CHERRY AVE</li> <li>SUIGHT LEFT ONTO THE TEMPLE AVE RAMP</li> <li>TURN LEFT ONTO N TEMPLE AVE</li> <li>TURN RIGHT ONTO E 28TH ST</li> <li>TURN LEFT ONTO ST LOUIS AVE</li> </ul>	

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CODE COMPLIANCE	
<ul style="list-style-type: none"> <li>2022 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 &amp; 25)</li> <li>2022 CALIFORNIA BUILDING CODES</li> <li>2022 CALIFORNIA ELECTRICAL CODES</li> <li>2022 CALIFORNIA MECHANICAL CODES</li> <li>2022 CALIFORNIA PLUMBING CODES</li> <li>2022 CALIFORNIA FIRE CODES</li> </ul>	<ul style="list-style-type: none"> <li>2022 CALIFORNIA ENERGY CODES</li> <li>TIA-222-H STANDARD</li> <li>LOCAL BUILDING CODES</li> <li>CITY/COUNTY ORDINANCES</li> </ul>

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
A&E VENDOR:		
A&E COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		





SURVEY DATE  
08/21/2024

#### BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

#### BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NOS 'GEOD 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

#### GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM. GRID TO GROUND DISTANCES DIVIDE BY 1.00005745

#### FLOOD\_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C19660, DATED 04/21/2021

#### UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

#### SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

ALL DATA SHOWN HEREON WAS OBTAINED BY FIELD MEASUREMENTS DURING A SITE VISIT.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

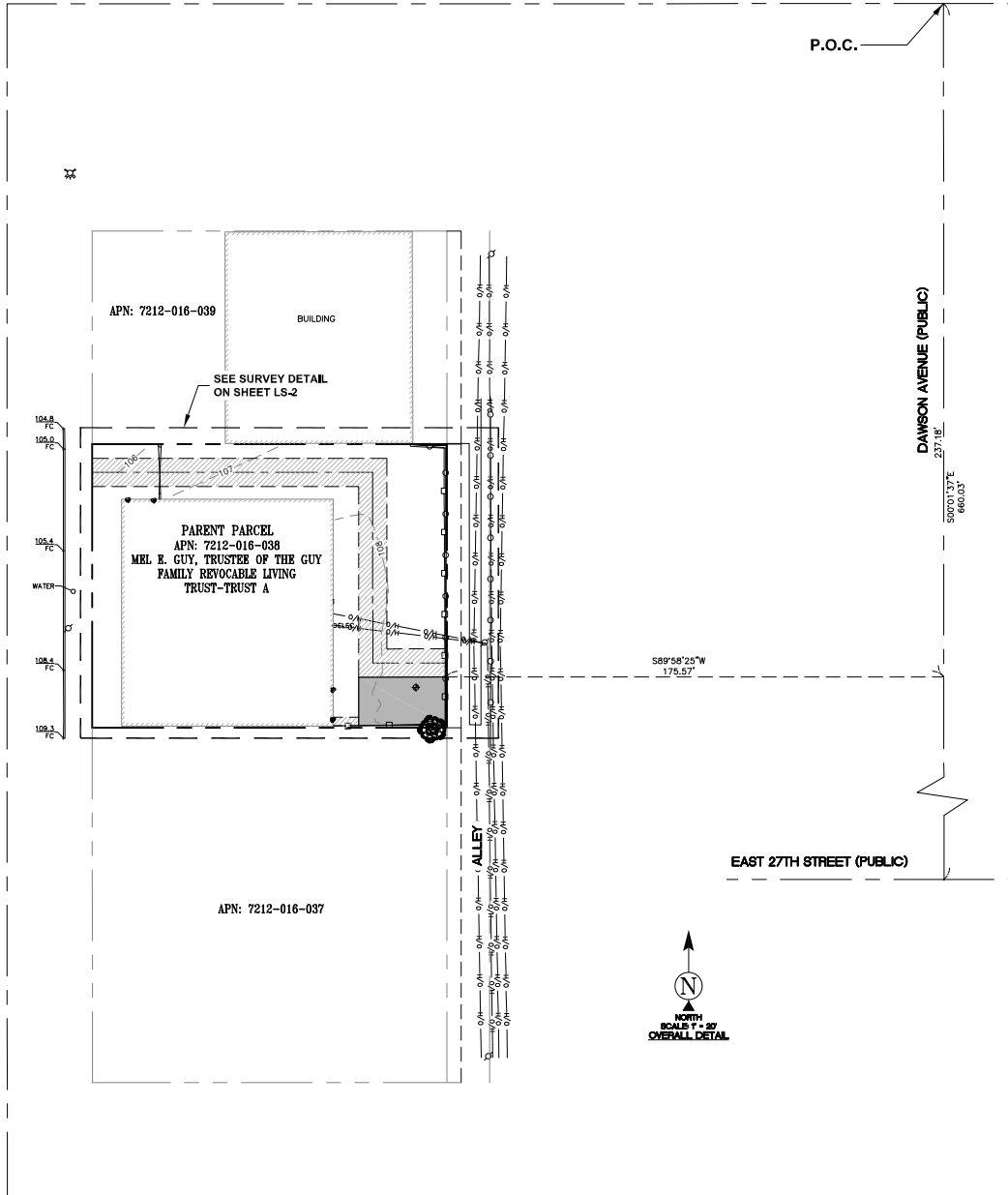
ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND		
AP	ASPHALT	UTILITY METER
ANT	TOP OF ANTENNA	FIRE HYDRANT
BLDG	TOP OF BUILDING	UTILITY POLE
CONC	CONCRETE	POSITION OF GEODETIC COORDINATES
FENCE	TOP OF FENCE	SPOT ELEVATION
FC	FACE OF CURB	WATER CONTROL VALVE
WALL	TOP OF WALL	PALM TREES
P.O.B.	POINT OF BEGINNING	TELECOMMUNICATIONS ANTENNA
P.O.C.	POINT OF COMMENCEMENT	
P.O.T.	POINT OF TERMINUS	
CMU WALLS		
CHAIN LINK FENCE		
STEEL FENCE		
CURB LINES		
EXISTING BUILDINGS		
OVERHEAD LINES		
STREET CENTERLINES		
SUBJECT PROPERTY LINE		
ADJACENT PROPERTY LINE		
EASEMENT LINES		
TIE LINES		
LEASE AREA LIMITS		
MAJOR CONTOUR INTERVAL		
MINOR CONTOUR INTERVAL		

EAST 28TH STREET (PUBLIC)

SAINT LOUIS AVENUE (PUBLIC)



verizon

15505 SAND CANYON AVENUE  
BUILDING C  
IRVINE, CA 92618

#### PROJECT INFORMATION:

JUNIPERO AVE  
2766 ST LOUIS AVENUE  
SIGNAL HILL, CA 90755  
LOS ANGELES COUNTY

#### ORIGINAL ISSUE DATE:

08/28/2024

REV.	DATE	DESCRIPTION	BY
A	08/28/24	PRELIMINARY	AC
0	09/24/24	DESIGN (C)	CK
1	10/04/24	TITLE & LEGALS (C)	CK
2	05/07/25	ALLEY (C)	SB
3	06/04/25	REVISE LEGALS (C)	CK

#### PLANS PREPARED BY:

smartlink

18401 VON KARMAN AVENUE  
SUITE 400  
IRVINE, CA 92612  
TEL: (949) 861-2201  
FAX: (949) 387-1275

#### CONSULTANT:



438 MAIN STREET  
SUITE 205  
HUNTINGTON BEACH, CA 92648  
PH: (480) 555-4072  
www.ambitconsulting.us

#### DRAWN BY:

CHK.	APV.
AC	SB(0) MF

#### LICENSER:

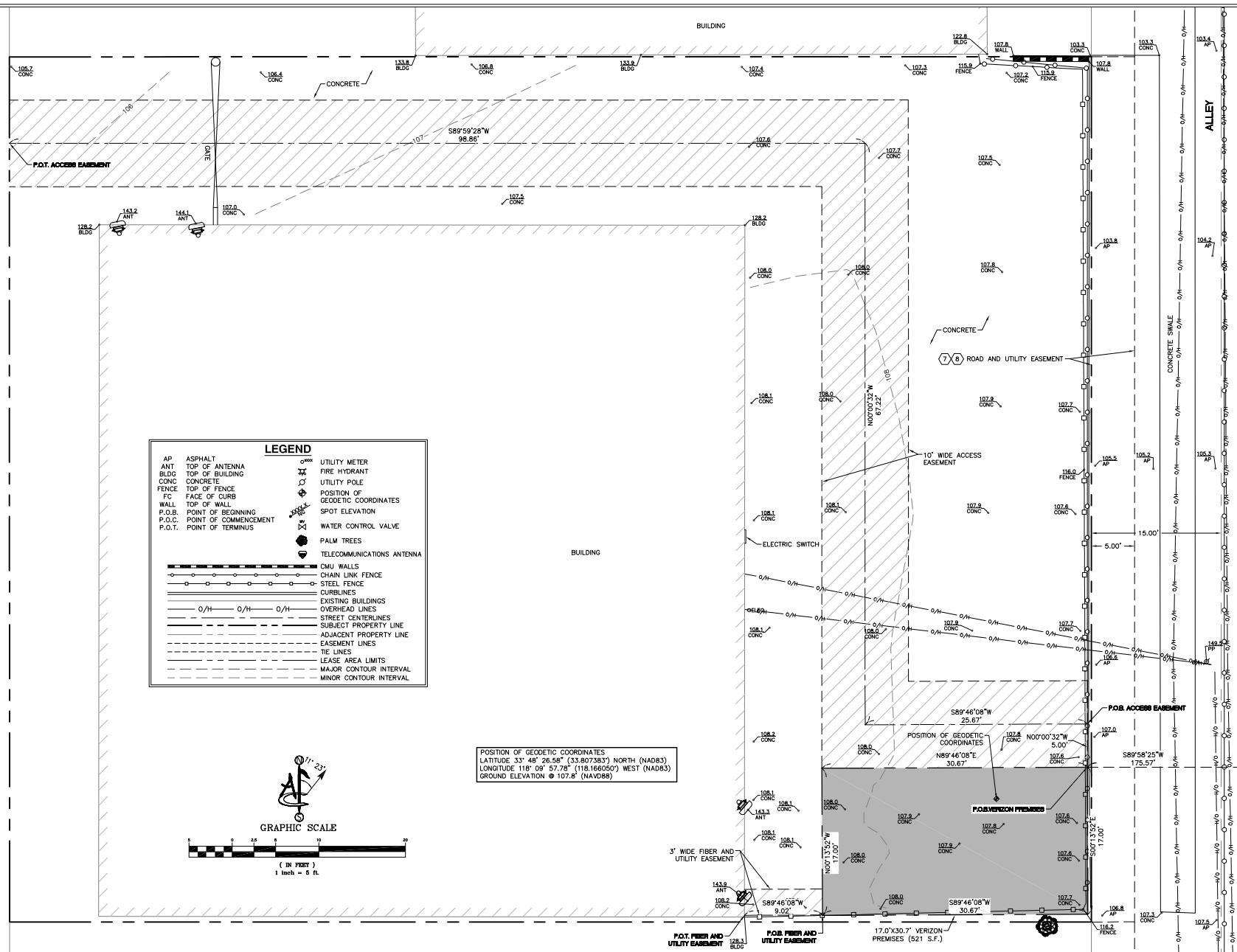
MATTHEW R. FORD  
No. 3658  
STATE OF CALIFORNIA  
DATE: 06/04/2025

#### SHEET TITLE:

SITE SURVEY

#### SHEET NUMBER:

LS-1



**verizon**

15505 SAND CANYON AVENUE  
 BUILDING C  
 IRVINE, CA 92618

PROJECT INFORMATION:

JUNIPERO AVE  
 2766 ST LOUIS AVENUE  
 SIGNAL HILL, CA 90755  
 LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

08/28/2024

REV.: DATE: DESCRIPTION: BY:

A	08/28/24	PRELIMINARY	AC
0	09/24/24	DESIGN (C)	CK
1	10/04/24	TITLE & LEGALS (C)	CK
2	05/07/25	ALLEY (C)	SB
3	06/04/25	REVISE LEGALS (C)	CK

PLANS PREPARED BY:

**smartlink**

18401 VON KARMAN AVENUE  
 SUITE 400  
 IRVINE, CA 92612  
 TEL: (949) 861-2201  
 FAX: (949) 387-1275

CONSULTANT:

**ambit consulting**

439 MAIN STREET  
 SUITE 205  
 HUNTINGTON BEACH, CA 92648  
 PH: (480) 555-4072  
 www.ambitconsulting.us

DRAWN BY: CHK.: APV.:  
 AC SB(0) MF

**LICENSER:**

**MATTHEW R. FORD**  
 No. 3558  
 STATE OF CALIFORNIA  
 DATE: 06/04/2025

SHEET TITLE:  
 SURVEY DETAIL

SHEET NUMBER:  
 LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #932402620, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 3, 2024. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024-2025. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PAID, FOR PRORATION PURPOSES THE AMOUNTS WERE: TAX IDENTIFICATION NO.: 7212-016-038 FISCAL YEAR: 2023-2024 1ST INSTALLMENT: \$2,557.32 2ND INSTALLMENT \$2,557.32 EXEMPTION: \$0.00 CODE AREA: 05674 (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA RECORDING DATE: JULY 19, 1974 RECORDING NO.: 2751 OF OFFICIAL RECORDS (BLANKET IN NATURE)

6. THE EFFECT OF AN INSTRUMENT WHICH MERGED SAID LAND INTO ONE PARCEL OR UNIT OF LAND ENTITLED: NOTICE OF MERGER RECORDING DATE: FEBRUARY 9, 1981 RECORDING NO.: 61-150796 OF OFFICIAL RECORDS AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND. (BLANKET IN NATURE)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE CITY OF SIGNAL HILL, A MUNICIPAL CORPORATION PURPOSE: PUBLIC ROAD AND HIGHWAY AND FOR ALLEY AND PUBLIC UTILITY RECORDING DATE: JANUARY 29, 1982 RECORDING NO.: 62-106484 OF OFFICIAL RECORDS AFFECTS: THE EAST FIVE FEET OF SAND LAND REFERENCE IS HEREBY MADE, TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

⑧ MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT FOR GRANT OF ENTRY AND USE OF REAL PROPERTY DATED: JANUARY 26, 1982 EXECUTED BY: CLARENCE E. GUY AND BONNIE D. GUY AND THE CITY OF SIGNAL HILL, A CALIFORNIA MUNICIPAL CORPORATION RECORDING DATE: JANUARY 29, 1982 RECORDING NO.: 62-106485 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AS SHOWN ON SURVEY)

9. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, REDEVELOPMENT AGENCY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA NO. 1 RECORDING DATE: JULY 3, 1985 RECORDING NO.: 65-773194 OF OFFICIAL RECORDS AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED EXECUTED BY: THE SIGNAL HILL REDEVELOPMENT PROJECT AREA NO. 1 RECORDING DATE: JUNE 9, 1988 RECORDING NO.: 88-912825 OF OFFICIAL RECORDS (BLANKET IN NATURE)

SCHEDULE "B" NOTE

10. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

11. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS; IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH BELOW 500 FEET OF THE SURFACE OF SAID LAND, PROVIDED, HOWEVER, THAT THE SURFACE AND 500 FEET THEREIN, IN DEPTH BELOW THE SURFACE OF SAID LAND SHALL NOT BE USED FOR THE EXPLORATION, DEVELOPMENT EXTRACTION OR REMOVAL OF SAID MINERALS OR SUBSTANCES FROM SAID LAND, AS RESERVED BY STANTON OIL COMPANY, A CO-PARTNERSHIP IN DEED RECORDED AUGUST 31, 1966 AS INSTRUMENT NO. 110 OF OFFICIAL RECORDS.

VERIZON PREMISES AREA LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°13'52" EAST, 17.00 FEET; THENCE SOUTH 89°46'08" WEST, 30.67 FEET; THENCE NORTH 00°13'52" WEST, 17.00 FEET; THENCE NORTH 89°46'08" EAST, 30.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 521 SQUARE FEET (0.012 ACRES) OF LAND, MORE OR LESS.

LESSEE'S ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET; THENCE NORTH 00°00'32" WEST, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'08" WEST 25.67 FEET; THENCE NORTH 00°00'32" WEST, 67.22 FEET; THENCE SOUTH 89°59'28" WEST, 98.86 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAINT LOUIS AVENUE AND THE POINT OF TERMINUS;

CONTAINING 1917 SQUARE FEET (0.044 ACRES) OF LAND, MORE OR LESS.

LESSEE'S FIBER & UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 40 TO 43 INCLUSIVE, IN BOOK 7 OF HILLSIDE ADDITION, IN THE CITY OF SIGNAL HILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 200 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A STRIP OF LAND 3.00 FEET WIDE, LYING CONTIGUOUS TO AND 3.00 FEET NORTH OF THE FOLLOWING DESCRIBED SIDE LINE:

COMMENCING AT CENTERLINE INTERSECTION OF EAST 28TH STREET AND DAWSON AVENUE, FROM WHICH THE CENTERLINE INTERSECTION OF DAWSON AVENUE AND EAST 27TH STREET BEARS SOUTH 00°01'37" EAST, 660.03 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 00°01'37" EAST ALONG THE CENTERLINE OF DAWSON AVENUE, 237.18 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 89°58'25" WEST, 175.57 FEET; THENCE SOUTH 00°13'52" EAST, 17.00 FEET; THENCE SOUTH 89°46'08" WEST, 30.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'08" WEST, 9.02 FEET TO THE POINT OF TERMINUS.

CONTAINING 27 SQUARE FEET (0.001 ACRES) OF LAND, MORE OR LESS.

verizon

15505 SAND CANYON AVENUE  
BUILDING C  
IRVINE, CA 92618

PROJECT INFORMATION:

JUNIPERO AVE  
2766 ST LOUIS AVENUE  
SIGNAL HILL, CA 90755  
LOS ANGELES COUNTY

ORIGINAL ISSUE DATE:

08/28/2024

REV.: DATE: DESCRIPTION: BY:

A	08/28/24	PRELIMINARY	AC
0	09/24/24	DESIGN (C)	CK
1	10/04/24	TITLE & LEGALS (C)	CK
2	05/07/25	ALLEY (C)	SB
3	06/04/25	REVISE LEGALS (C)	CK

PLANS PREPARED BY:



18401 VON KARMAN AVENUE  
SUITE 400  
IRVINE, CA 92612  
TEL: (949) 861-2201  
FAX: (949) 387-1275

CONSULTANT:



438 MAIN STREET  
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HUNTINGTON BEACH, CA 92648  
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www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

AC SB(0) MF

LICENSER:



SHEET TITLE:

NOTES

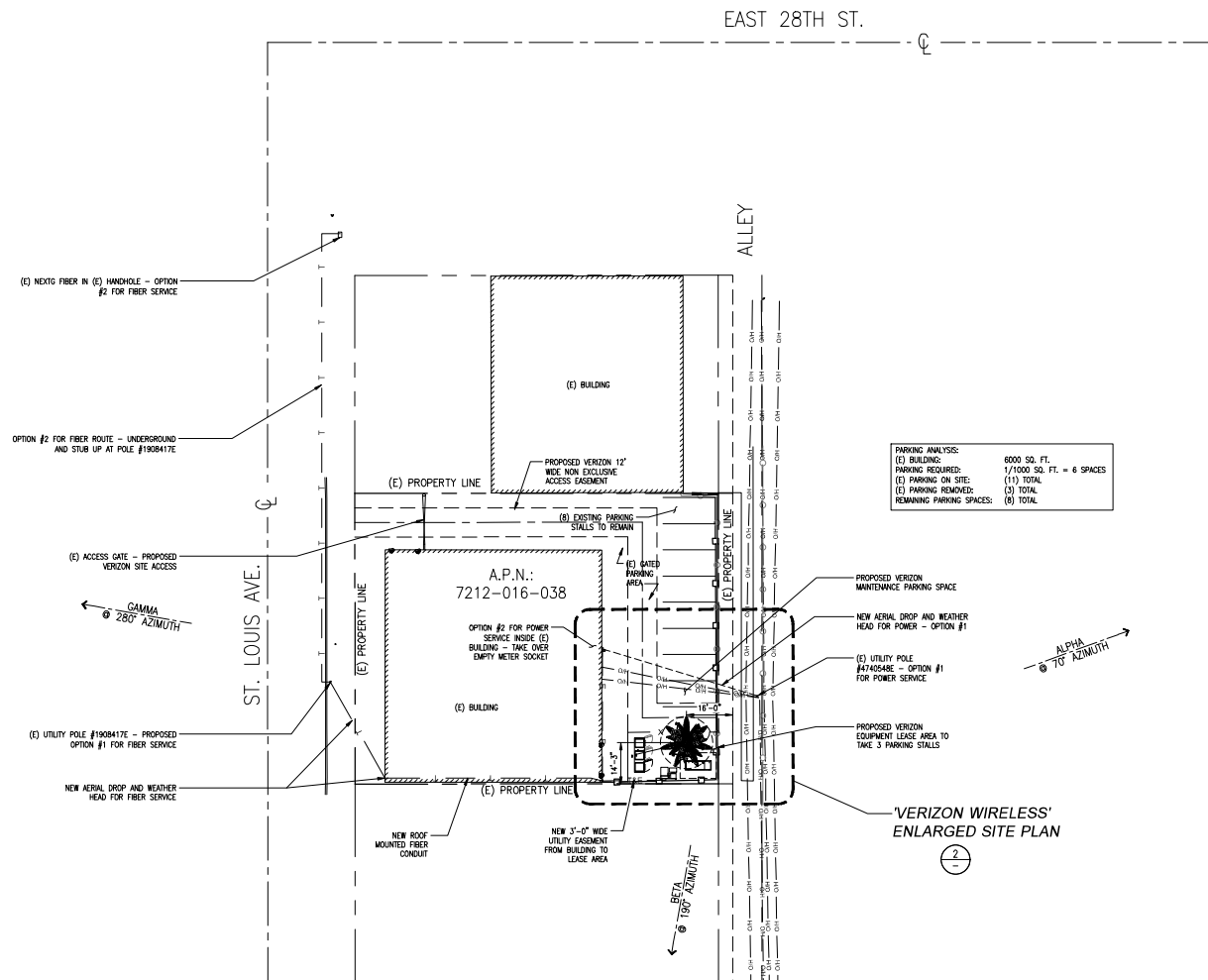
SHEET NUMBER:

LS-3



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE PRINT IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE PLAN



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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1	10/11/24	90% ZDS FOR APPROVAL	JPC
2	10/25/24	100% ZDS	JPC
3	03/25/25	100% ZDS	JPC
4	06/10/25	100% ZDS	JPC



10 CHURCH CIR.  
ANNAPOLIS, MD 21401

CDG

22431 ANTONIO HWY  
SUITE B160-131  
RANCHO SANTA MARGARITA, CA 92688  
dconnel@connelldesigngroup.com  
949-358-6644

verizon

15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618  
949.286.7000

JUNIPERO AVE.  
16986563

2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

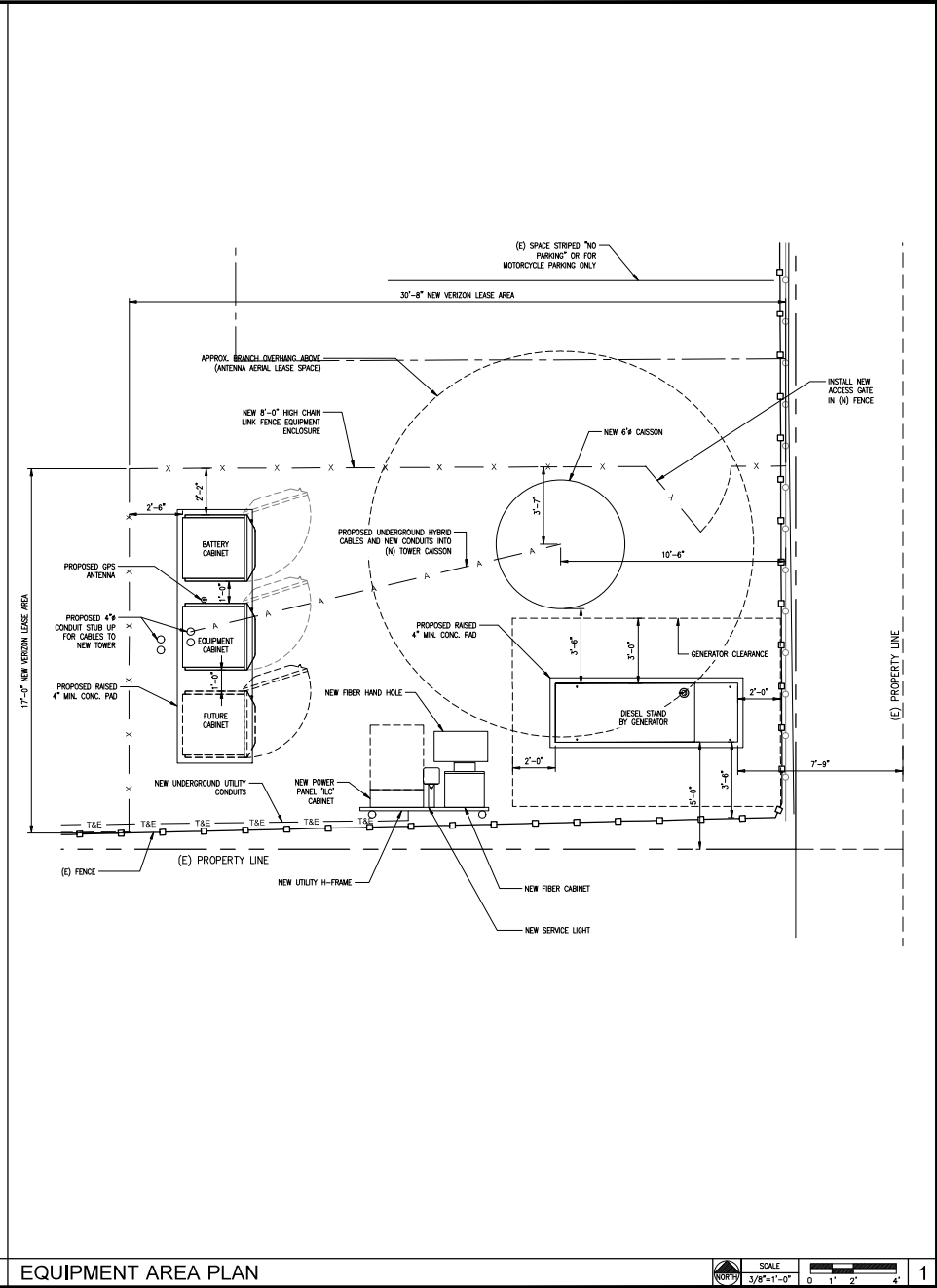
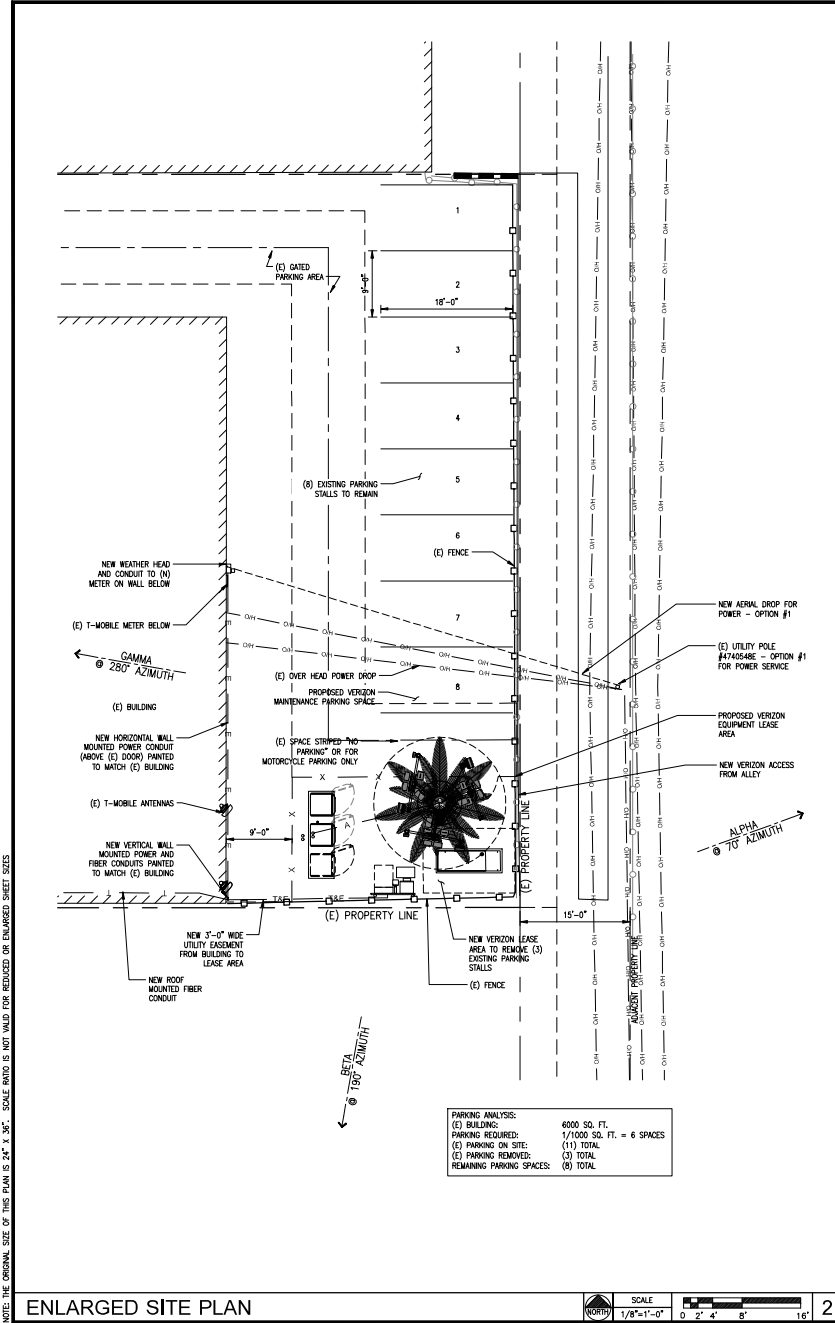
SHEET TITLE:

SITE PLAN

A-1



1



ISSUE STATUS			
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2	10/25/24	100% ZDS	JPC
3	03/25/25	100% ZDS	JPC
4	06/10/25	100% ZDS	JPC

10 CHURCH CIR.  
ANNAPOLIS, MD 21401

22431 ANTONIO POY  
SUITE 8140-131  
RANCHO SANTA MARGARITA, CA 92688  
dcozart@cdgdesigngroup.com  
949-306-6644

15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618  
949.286.7000

JUNIPERO AVE.  
16986563

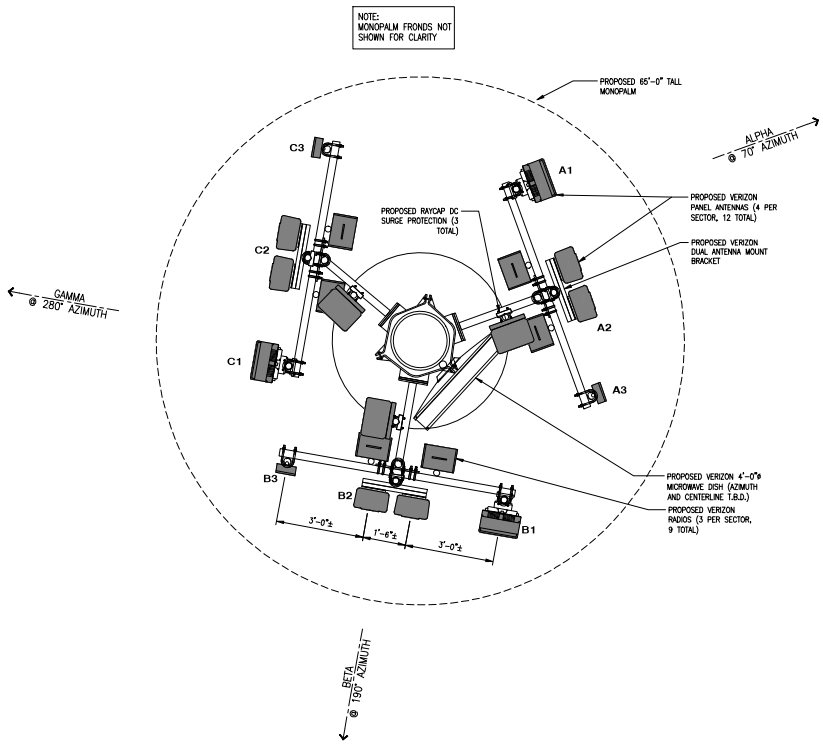
2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

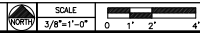
SHEET TITLE:  
**ENLARGED SITE PLAN,  
EQUIPMENT AREA PLAN**

**A-2**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE BIND IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NEW ANTENNA PLAN



2

ANTENNA SCHEDULE

ANTENNA SCHEDULE							
SECTOR		ANTENNA		ANTENNA AZIMUTH	RAD CENTER	RAYCAP / RADIO	CABLE TYPE
		MODEL	SIZE				
SECTOR "A"	A1	AIR6419 W/ INTEGRATED RADIO	31.3"	70°	67'-10"	RAYCAP	(3) 6x12 HYBRID
	A2	(2) RFS NHH-65C (DUAL MOUNT)	95.9"	70°	65'-0"	"BLACK BOX" RADIO	
	A3	CBRS KRE105281/1 W/ ATTACHED RADIO 4408	8.4"	70°	68'-8"	"BLACK BOX" RADIO	
SECTOR "B"	B1	AIR6419 W/ INTEGRATED RADIO	31.3"	190°	67'-10"	RAYCAP	
	B2	(2) RFS NHH-65C (DUAL MOUNT)	95.9"	190°	65'-0"	"BLACK BOX" RADIO	
	B3	CBRS KRE105281/1 W/ ATTACHED RADIO 4408	8.4"	190°	68'-8"	"BLACK BOX" RADIO	
SECTOR "C"	C1	AIR6419 W/ INTEGRATED RADIO	31.3"	280°	67'-10"	RAYCAP	
	C2	(2) RFS NHH-45C (DUAL MOUNT)	95.9"	280°	65'-0"	"BLACK BOX" RADIO	
	C3	CBRS KRE105281/1 W/ ATTACHED RADIO 4408	8.4"	280°	68'-8"	"BLACK BOX" RADIO	

ISSUE STATUS			
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4	06/10/25	100% ZDS	JPC



10 CHURCH CIR.  
ANNAPOLIS, MD 21401



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RANCHO SANTA MARGHERITA, CA 92688  
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949-356-6544



15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618  
949.286.7000

JUNIPERO AVE.  
16986563

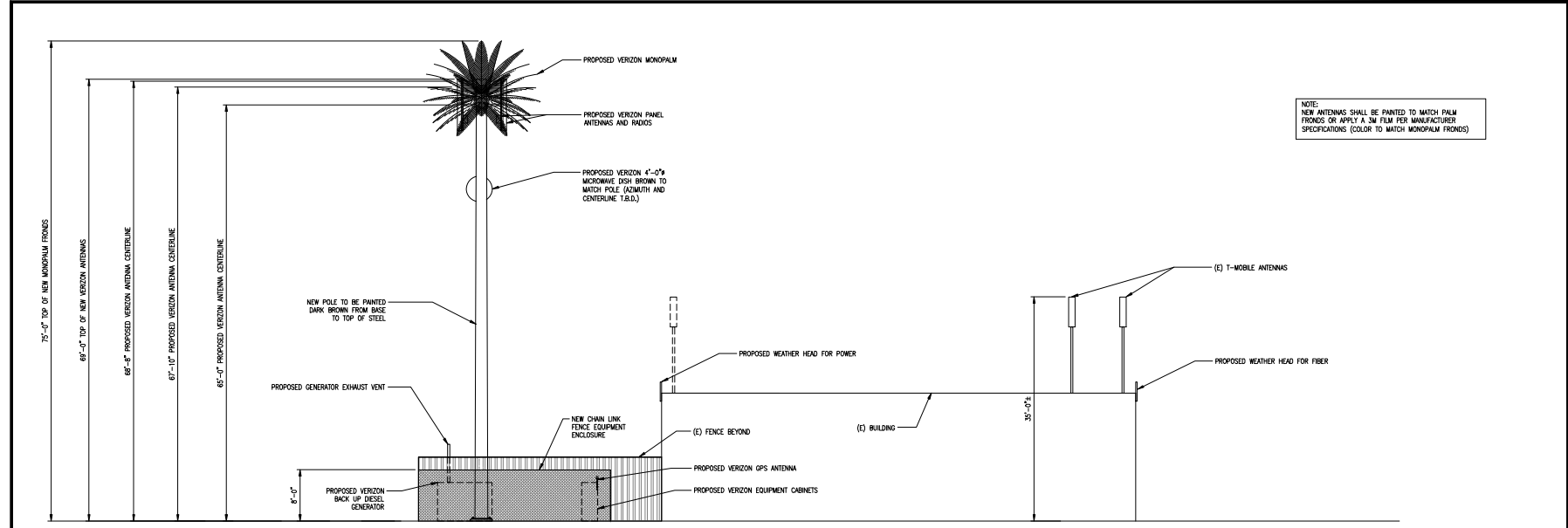
2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

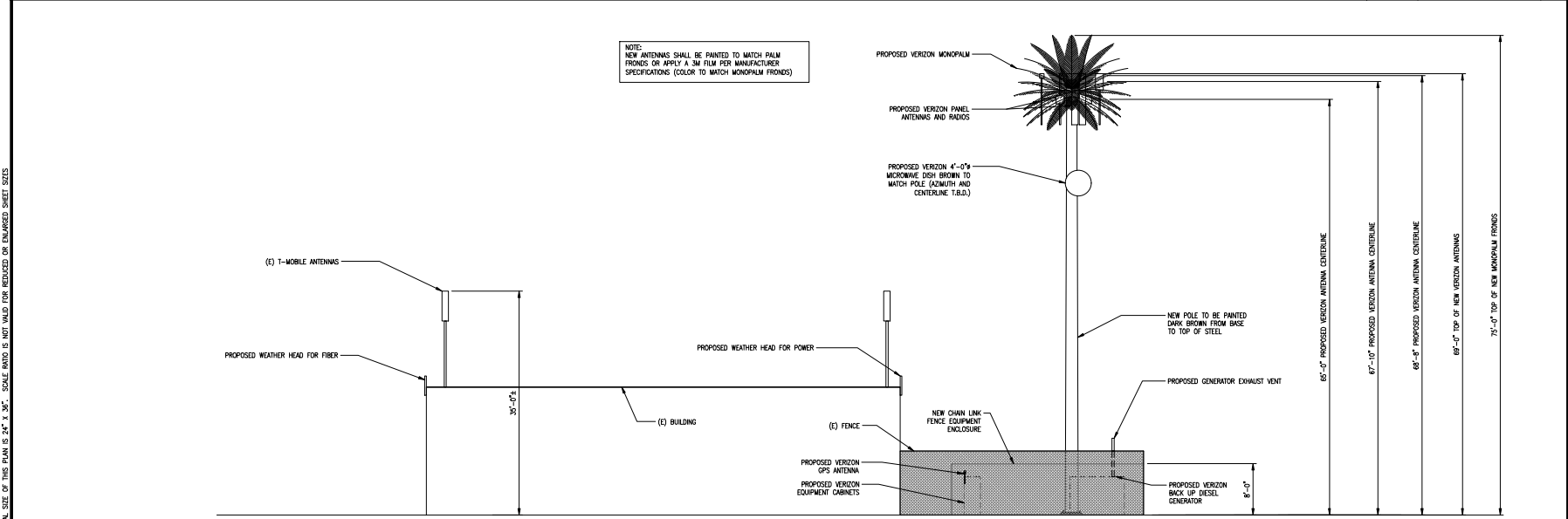
SHEET TITLE:  
ANTENNA SCHEDULE AND  
ANTENNA LAYOUT

A-3

1



NORTH ELEVATION



SOUTH ELEVATION

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	09/11/24	90% ZDS FOR REVIEW	JPC
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4	06/10/25	100% ZDS	JPC



10 CHURCH CIR.  
ANNAPOLIS, MD 21401



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15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618  
949.286.7000

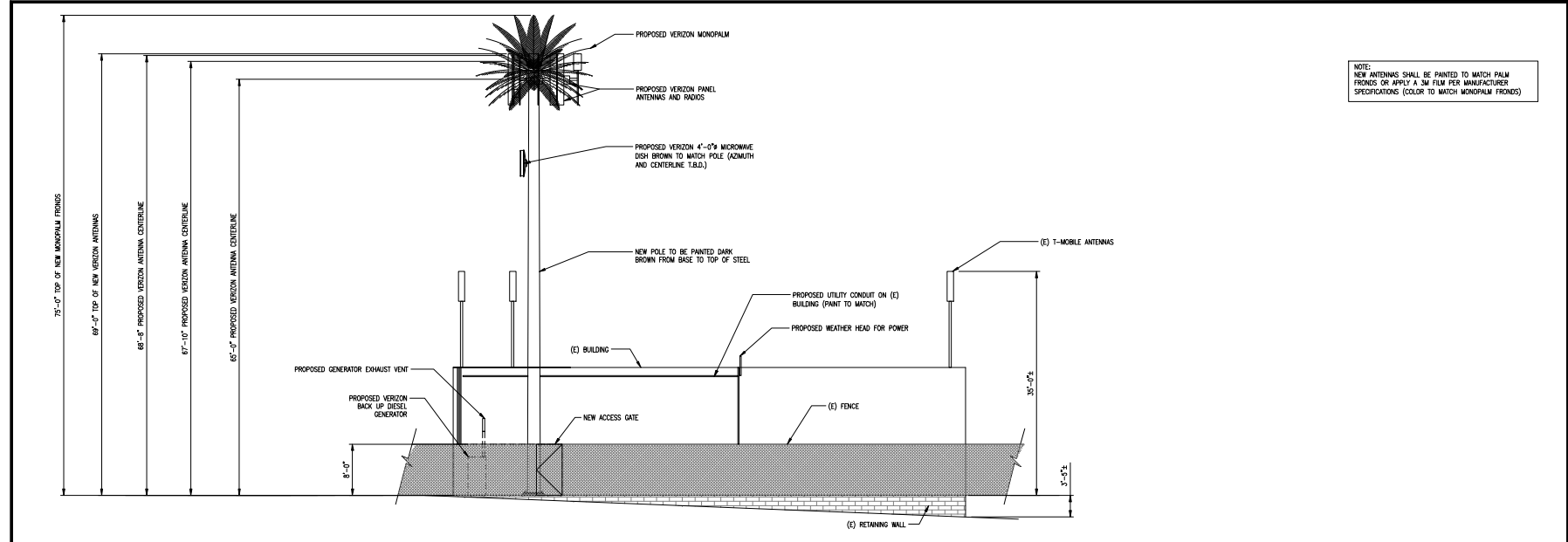
JUNIPERO AVE.  
16986563

2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

SHEET TITLE:  
ELEVATIONS

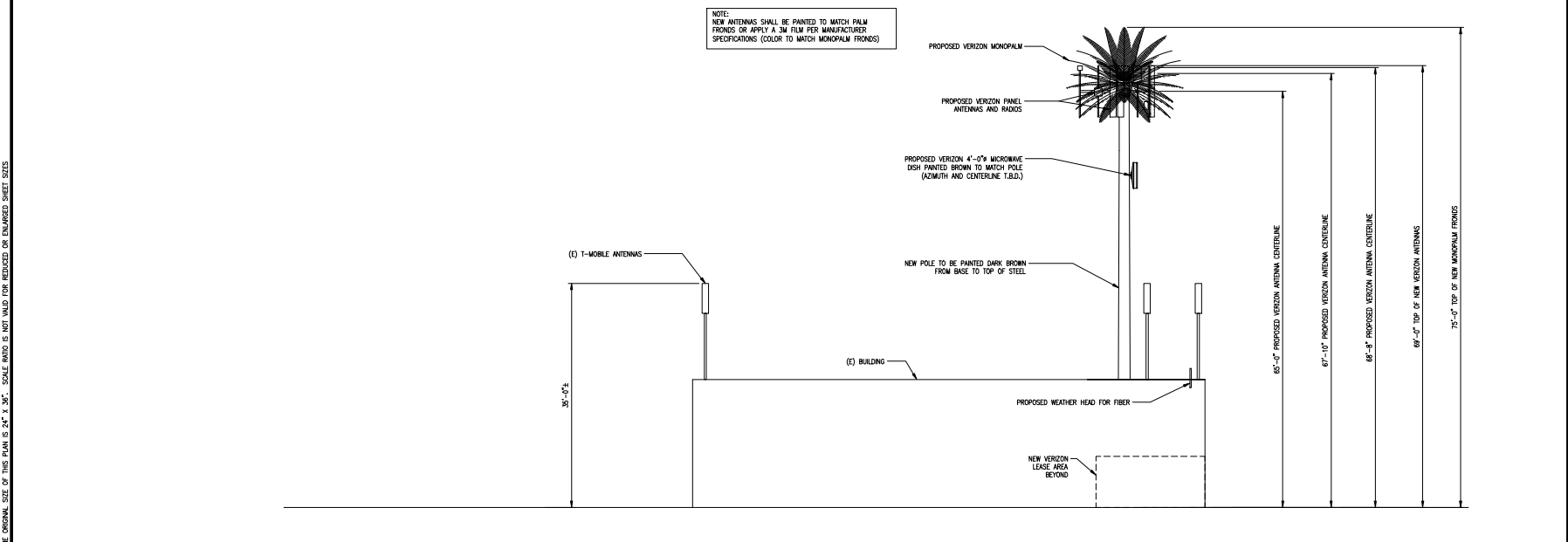
A-4



NOTE:  
NEW ANTENNAS SHALL BE PAINTED TO MATCH PALM FRONDS OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPALM FRONDS)

EAST ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' 1



NOTE:  
NEW ANTENNAS SHALL BE PAINTED TO MATCH PALM FRONDS OR APPLY A 3M FILM PER MANUFACTURER SPECIFICATIONS (COLOR TO MATCH MONOPALM FRONDS)

WEST ELEVATION

SCALE 3/16"=1'-0" 0 2' 4' 8' 2

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	09/11/24	90% ZDS FOR REVIEW	JPC
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4	06/10/25	100% ZDS	JPC

10 CHURCH CIR.  
ANNAPOLIS, MD 21401

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cdgcm@corneledesigngroup.com  
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15505 SAND CANYON AVENUE  
IRVINE, CALIFORNIA 92618  
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JUNIPERO AVE.  
16986563

2766 ST. LOUIS AVE.  
SIGNAL HILL, CA 90755

LOS ANGELES COUNTY

SHEET TITLE:  
ELEVATIONS

A-5



**Verizon Wireless Project Name: Junipero Ave**

City of Signal Hill-Application for a Conditional Use Permit



**Project Description**

Project Site Location: 2766 St Louis Ave, Signal Hill, CA 90755

APN: 7212-016-038

Zoning: C-I Commercial Industrial

**Land Use**

North - Auto Center Specific Plan

South -Commercial Industrial

East – Commercial Industrial

West – Commercial Industrial

Verizon proposes to build a new unmanned wireless telecommunications facility as follows:



**Scope of work:** Install a 75' tall collocatable monopalm, install 12 panel antennas, install 9 RRUs, install 3 Raycap DC Surge protection devices, install 3 hybrid cables, install 1 4' Ø microwave antenna.

Installation of 1 new equipment cabinet, 1 new battery cabinet and space for 1 future cabinet on a new concrete slab behind an 8' chain link fence with slats. Installation of a new utility H-frame inside enclosure, installation of a new 30kw diesel fuel standby generator w/168 gal on a new concrete slab behind an 8' chain link fence with slats, installation of a new 200A Meter on existing building, installation of new power and fiber conduits from POC lease area, installation of power and fiber weather heads on existing building.

The standby generator will be enclosed by an 8' tall chain link with slats to mitigate noise during test time or emergency use. Generator run time is only in the event of an emergency. The generator may be run at most once per month for approximately 15 minutes to make sure it is still operational.

The proposed unmanned wireless telecommunications facility only needs periodic maintenance and will not be generating any traffic.

The Project meets the Categorical Exemption guidelines from the provisions and it should be determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) because the project consists of the construction of limited numbers of new structures and installation of small new equipment and facilities, per section 15303: "New Construction or Conversion of Small Structures".

### **Purpose of Facility**

The purpose of the new facility is to provide additional coverage to Cherry Ave, St Louis Ave, East 28<sup>th</sup> St and surrounding areas as shown in the enclosed propagation maps. The facility will provide in-building coverage to the properties and various businesses along E 28<sup>th</sup> St and surrounding areas including but not limited to car dealerships, auto repair shops, Junipero business park, etc. where people are currently experiencing dropped calls and spotty coverage, therefore this project qualifies as a personal wireless service facility.

### **Visual Impact Assessment**

Verizon is proposing to install a faux mono-palm to blend in with other palm trees in the area and the surrounding characteristics of the community while still providing much

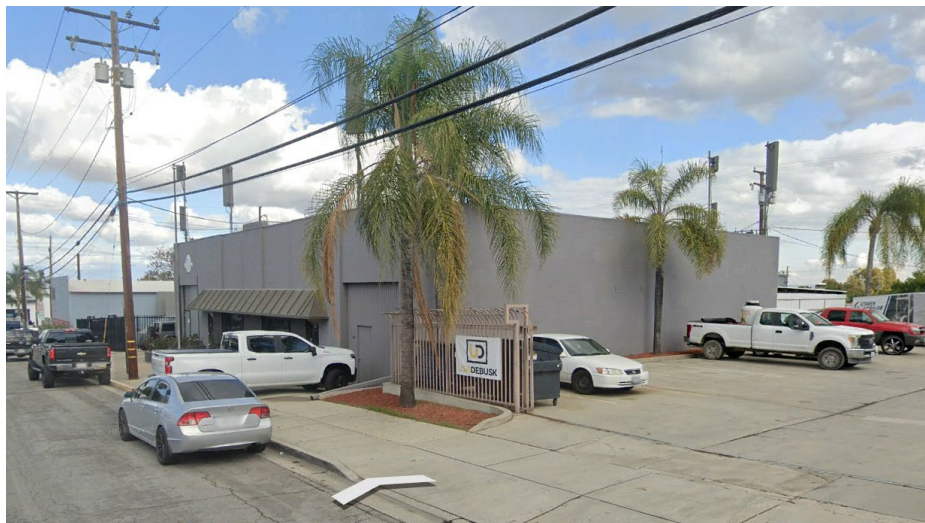




needed service to the area, the location of the mono-palm is in the rear of the property. Photo simulations of the proposed facility are also included for your review.

## Alternative sites

Site Name/Property Owner	Property Address	Landlord Interest	RF Acceptance
GUY MELISSA A TR GUY FAMILY DECD TRUST	2766 St Louis Ave, Signal Hill, CA 90755	Yes	Yes
DONALDSON BRIAN AND KAREN TRS;B C AND K D DONALDSON TRUST	2261 E Willow Street, Signal Hill, CA 90755	No	Yes
MODERN DRILLING CO LLC	2761 Dawson Ave, Signal Hill, CA 90755	No	Yes
AMERICAN OFFICE PARK PROP L P	2815 Junipero Ave., Signal Hill, CA 90755	No	Yes



The proposed project site at 2766 St Louis Ave, Signal Hill, CA 90755 is the most suitable location to improve coverage along St Louis Ave.

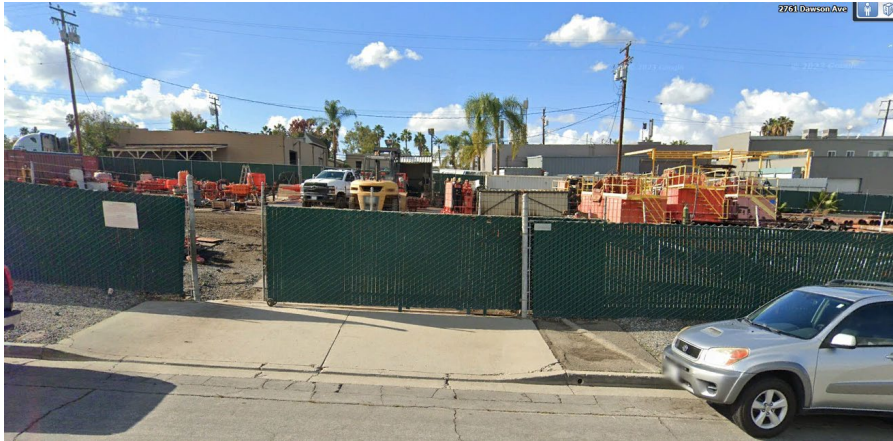
In addition to the proposed location, alternate locations previewed were:







Donaldson Brian and Karen TRS, this property is a shopping center located at 2261 E Willow Street, Signal Hill, CA 90755, this property was in escrow and Donaldson did not want to enter into an agreement to lease a portion on the property to Verizon.



Modern Drilling Co LLC, this property located at 2761 Dawson Ave, Signal Hill, CA 90755 was pursued, however they were not interested, they have a large yard that is extremely busy and they did not want to disturb the business.



American Office Park Prop LP this property is a business park located at 2815 Junipero Ave, Signal Hill, CA 90755 this property was considered as a candidate however the property owners did not have interest in leasing a portion of the property for a new wireless telecommunications facility.

## Collocation

Verizon Wireless will collocate on existing facilities when appropriate. The appropriateness of a site includes the available height for the antennas, the available



ground space for the equipment, the willingness of the landowner to lease space, and the like. In this instance, there is a mono-palm nearby owned by SBA however it's outside of the search ring and structurally they are not able to accommodate another tenant and they do not have additional ground.

The enclosed applications are presented for your consideration. Verizon Wireless requests a favorable determination and approval of a Conditional Use Permit and Development Review Application to build the proposed facility. Please contact me at 619-208-2063 for any questions or requests for additional information.

Respectfully submitted,

Leticia Smith for Smartlink LLC.

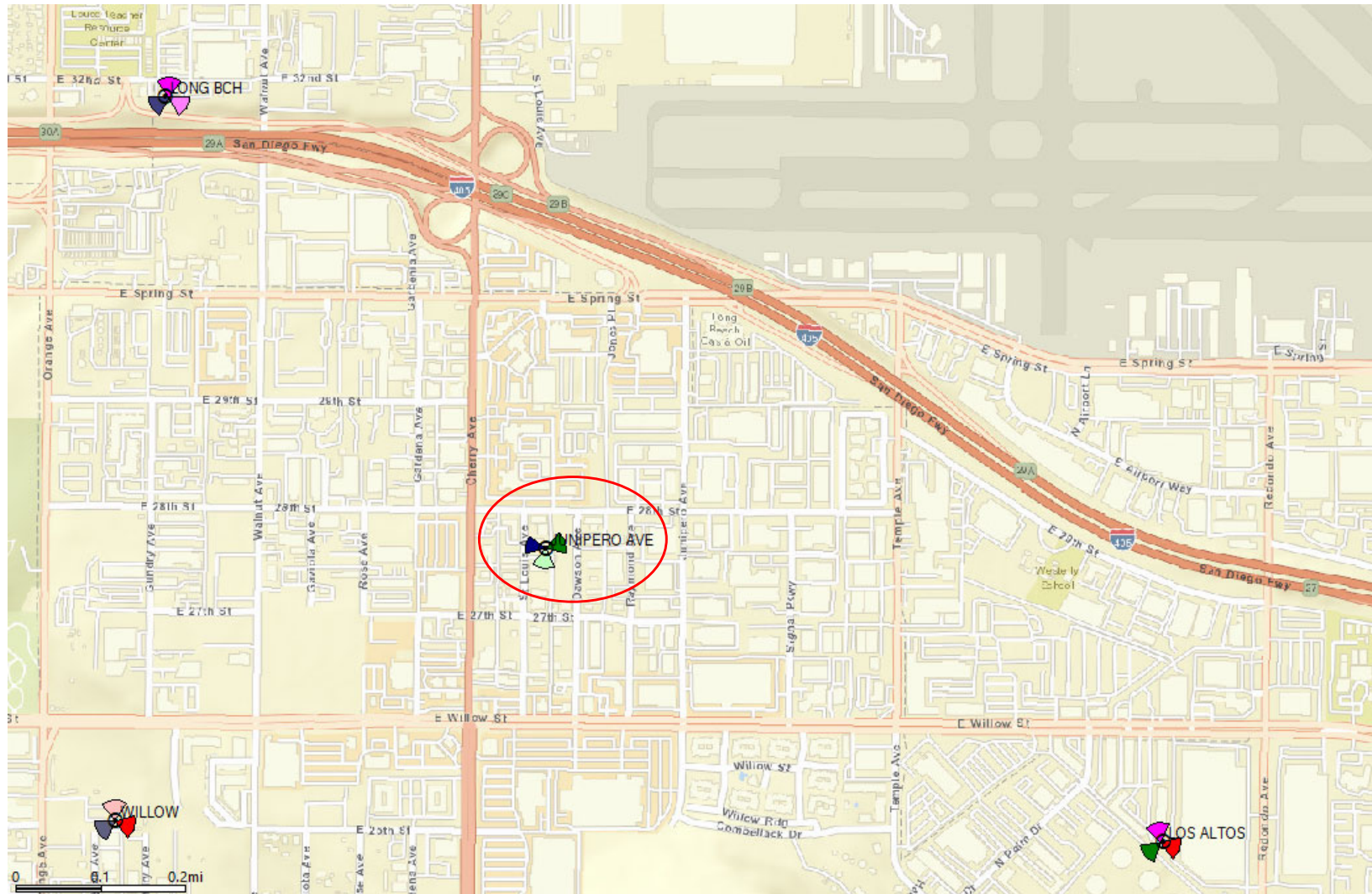
Authorized Agent for Verizon Wireless

# Junipero Ave : Propagation Maps

**November, 2024**

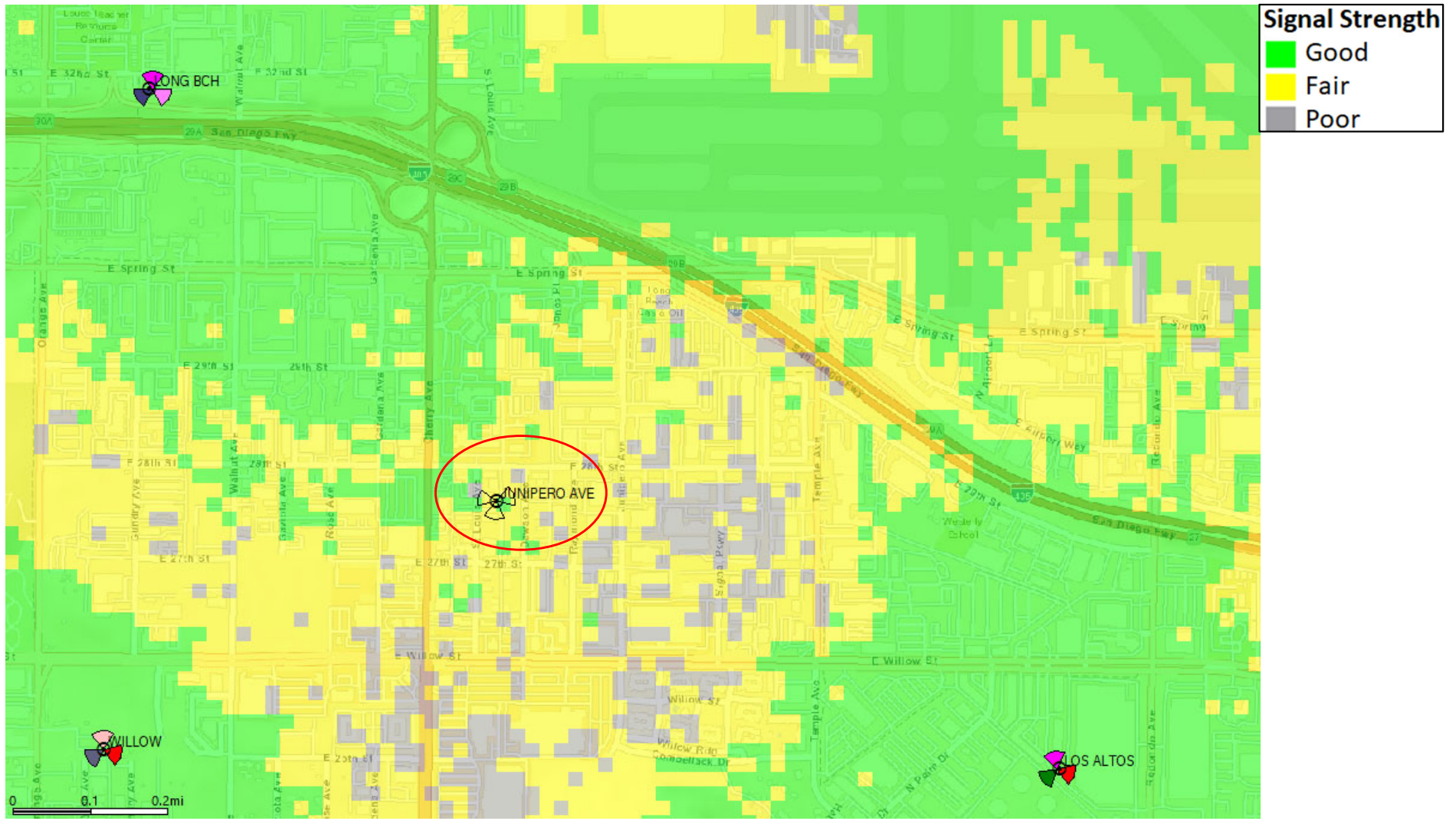
Propagation plots presented were generated using Atoll and estimates Verizon's expectations given the configuration (height, location, antenna type, etc) of the sites in the study. Building materials, thickness of walls, topography and terrain, and varying types and sizes of vegetation can affect the accuracy of the RF model's prediction.

# Overview Map

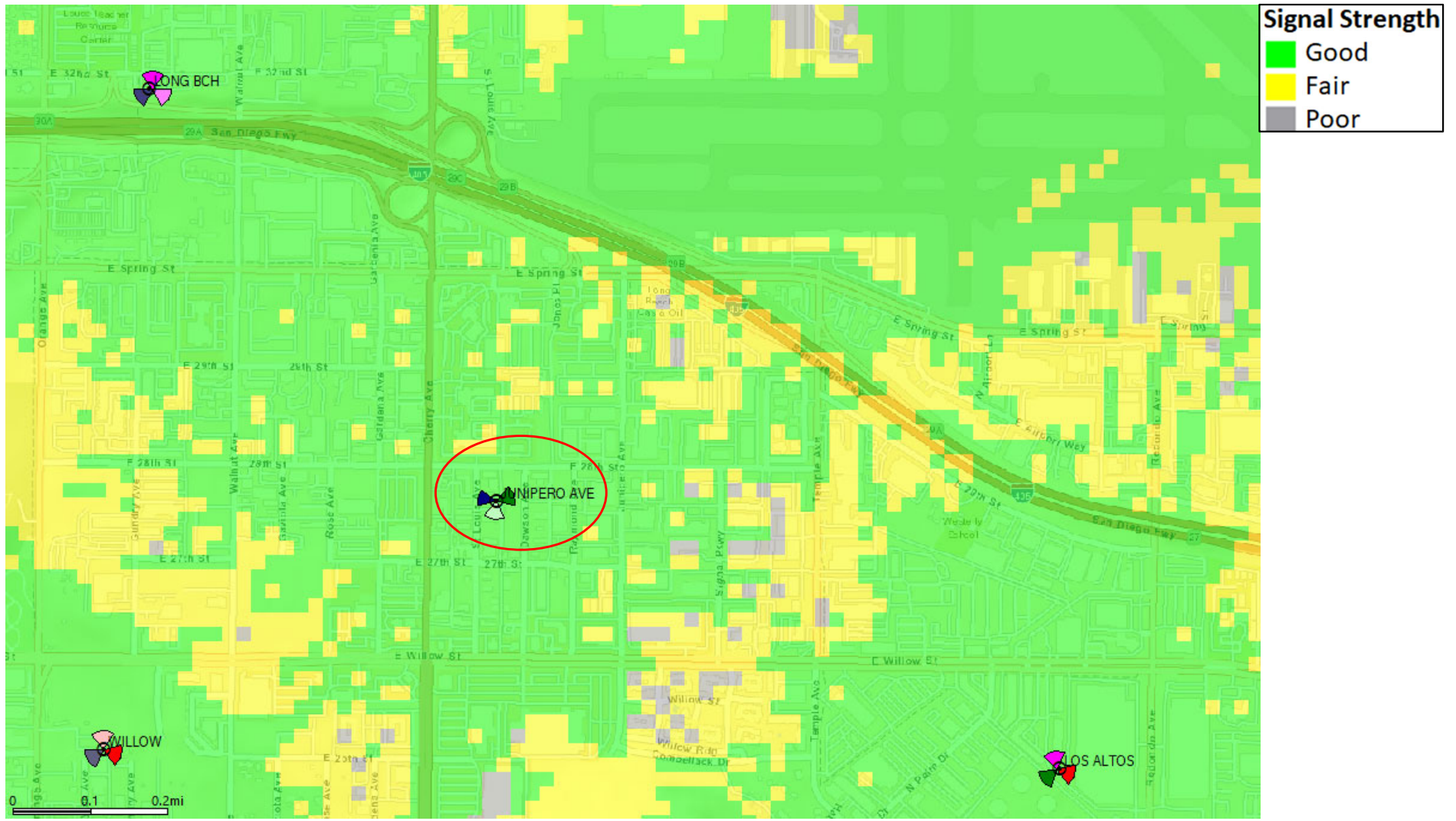




# Verizon Coverage without Junipero Ave



# Verizon Coverage with Junipero Ave





## 35



5

**Thank you.**





EXISTING



PROPOSED

LOOKING NORTHEAST FROM ST. LOUIS AVENUE





EXISTING



PROPOSED

LOOKING SOUTH FROM 28TH STREET





EXISTING



PROPOSED MONOPALM

PROPOSED

LOOKING WEST FROM DAWSON AVENUE





## Radio Frequency Emissions Compliance Report for Verizon

Site Name:	JUNIPERO AVE	Site Structure Type:	Monopalm
Address:	2766 Saint Louis Avenue	Latitude:	33° 48' 26.579"N
	Signal Hill, CA 90755	Longitude:	118° 9' 57.780"W
Report Date:	November 5, 2024	Project:	NSB

### Compliance Statement

Based on information provided by Verizon and predictive modeling, the **JUNIPERO AVE** installation proposed by Verizon will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

### Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 5 NOV 2024

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left( \frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where  $P_{in}$  is the power input to the antenna,  $\theta_{BW}$  is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

## Analysis

Verizon proposes the following installation at this location:

- INSTALLATION OF (12) VERIZON PANEL ANTENNAS (4 PER SECTOR)
- INSTALLATION OF (9) VERIZON RADIOS (3 PER SECTOR)

The antennas will be mounted on a Monopalm with centerlines 65', 67.8', and 68.7' for all Antennas above ground level for all sectors. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

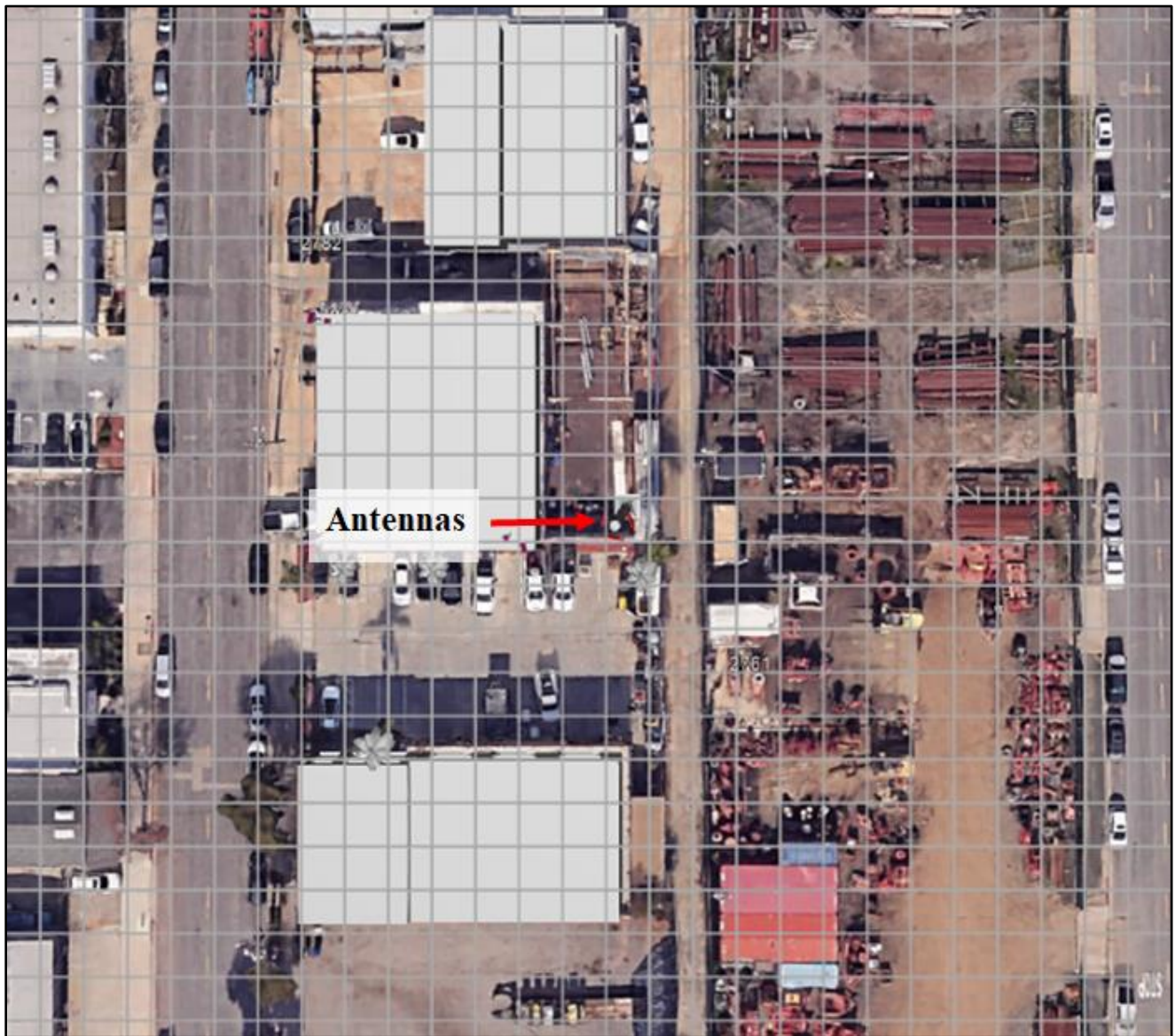


Figure 1: Antenna Locations



Power density decreases significantly with distance from any antenna. The Panel-type antenna to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon operations is 21.01% of the FCC General Population limits. Incident at Utility Pole 1 depicted in Figures, the maximum predicted power density level resulting from all Verizon operations is 71.84% of the FCC General Population limits (Figure 2.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent Structures.

On the Monopalm in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 90 feet in front of the antennas and within 25 feet below the antennas. The maximum predicted power density level resulting from all Verizon operations directly in front of the antennas is 15916.06% of the FCC General Population limits (3183.212% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting no RF alerting signage is necessary due to emissions on the Ground Level not exceeding General Population limits. This recommendation is depicted in Figure 3. Any work activity in front of transmitting antennas should be coordinated with Verizon.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

## All Transmitters

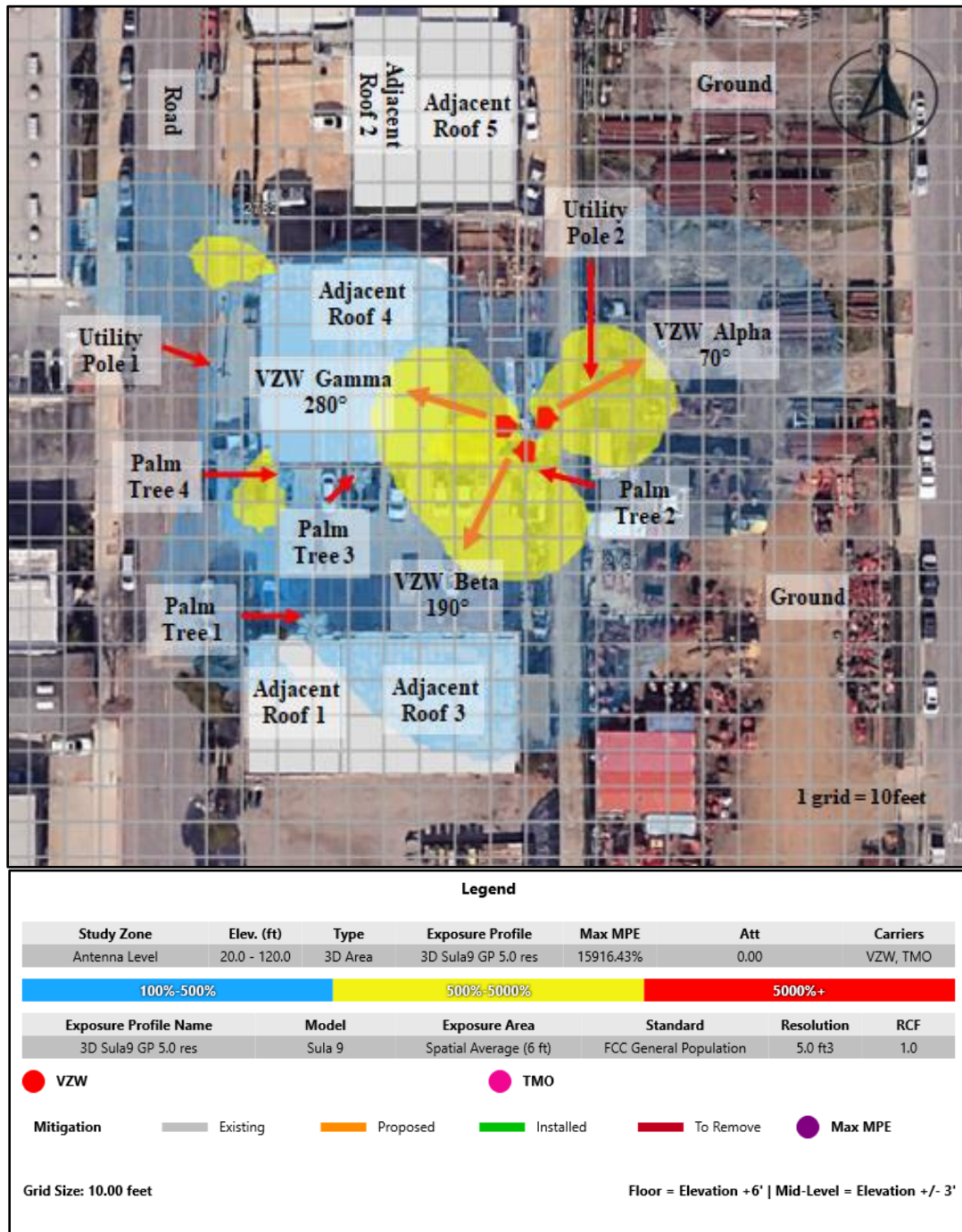


Figure 1.1: Antenna Level

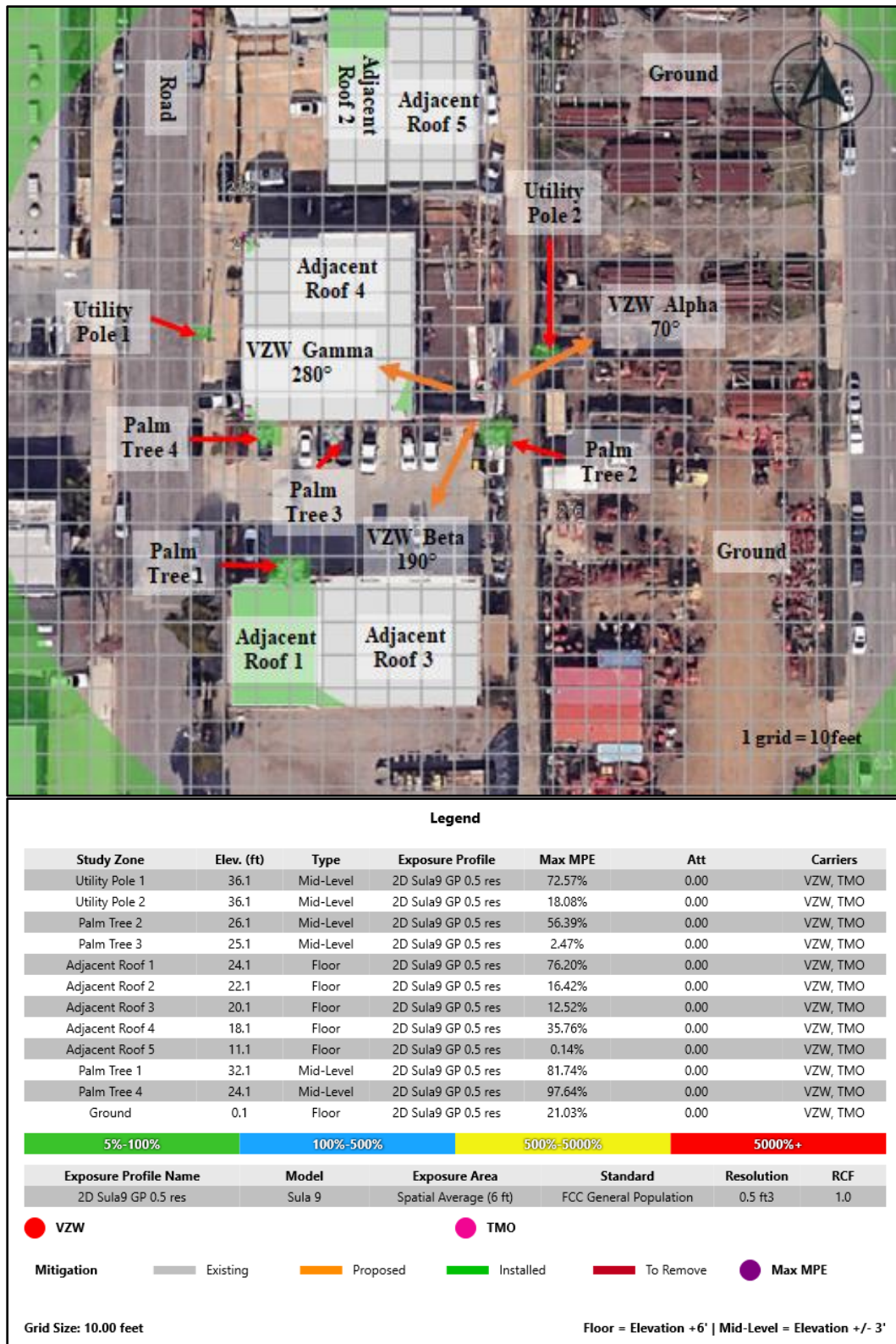


Figure 1.2: All Levels



## Verizon Transmitters Only

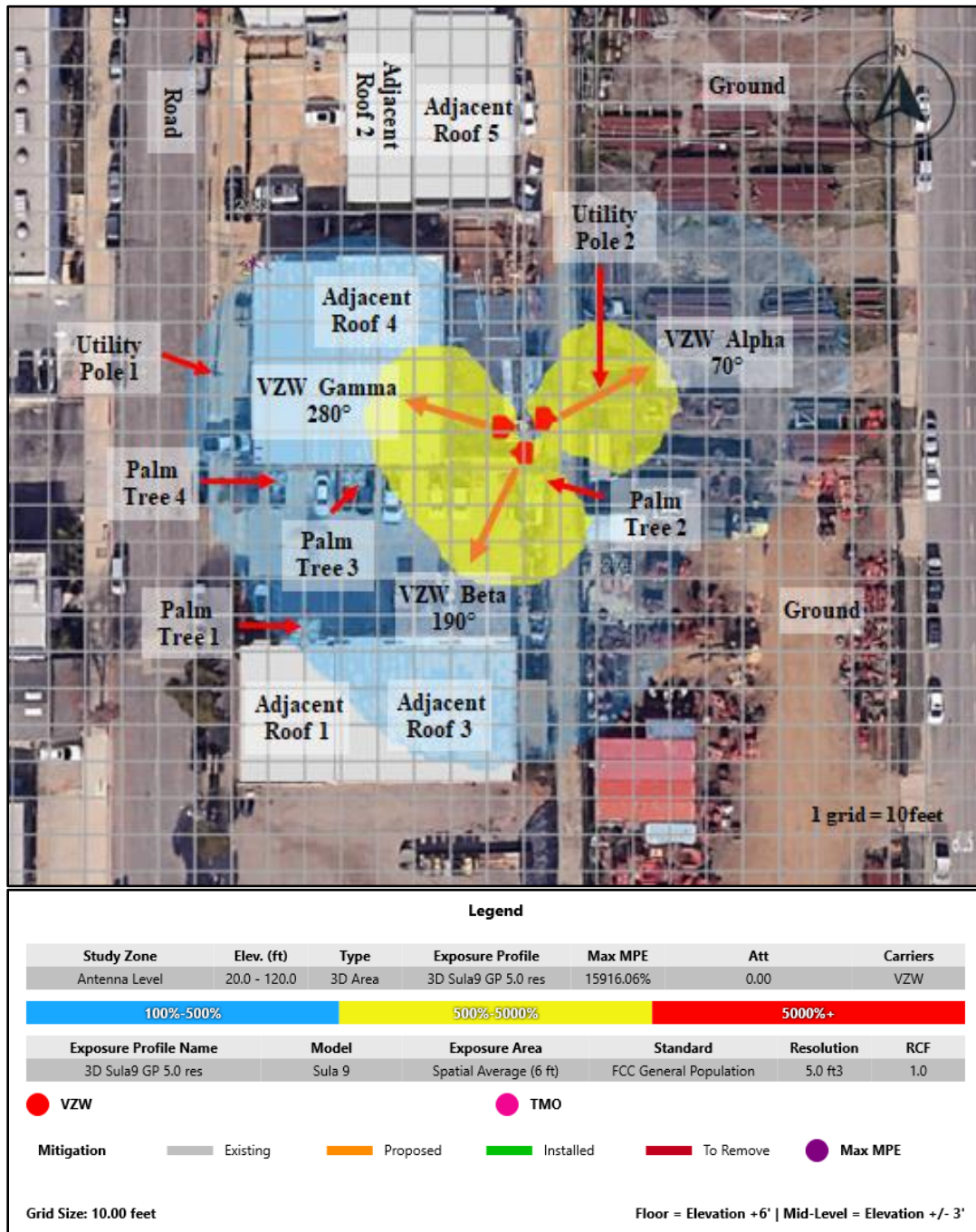


Figure 2.1: Antenna Level

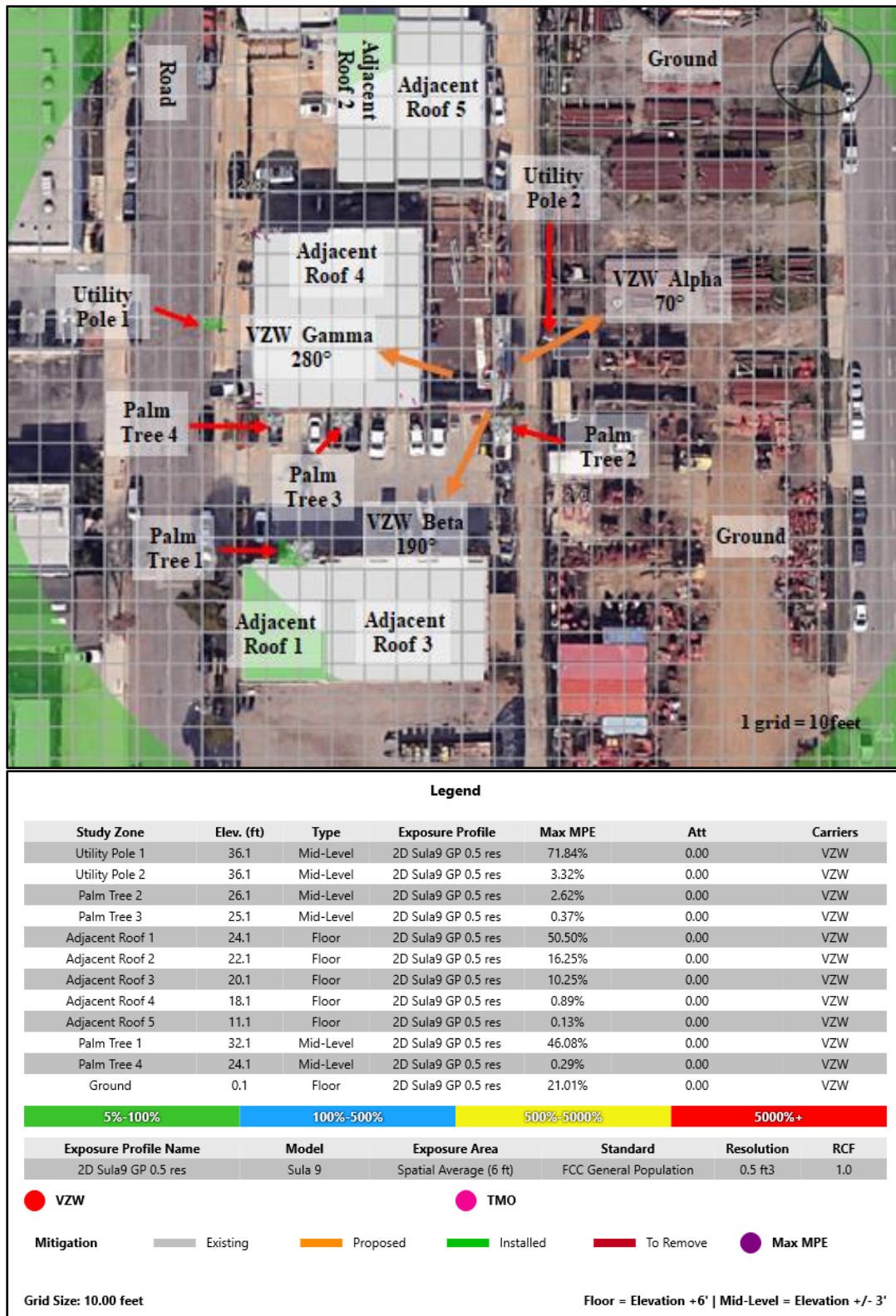


Figure 2.2: All Levels

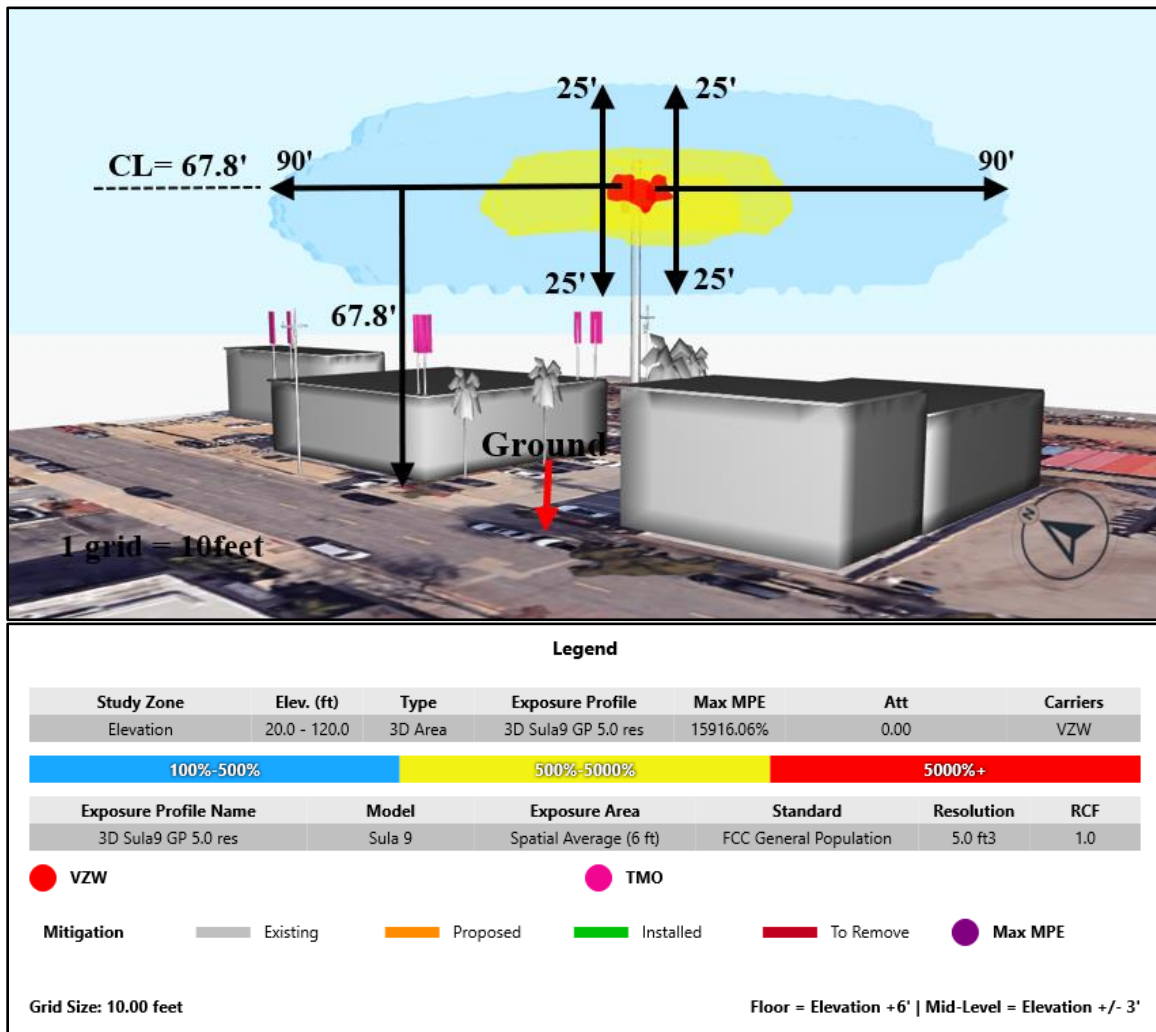


Figure 2.3: Elevation Level



## Compliance Requirement Diagram (Access Location)

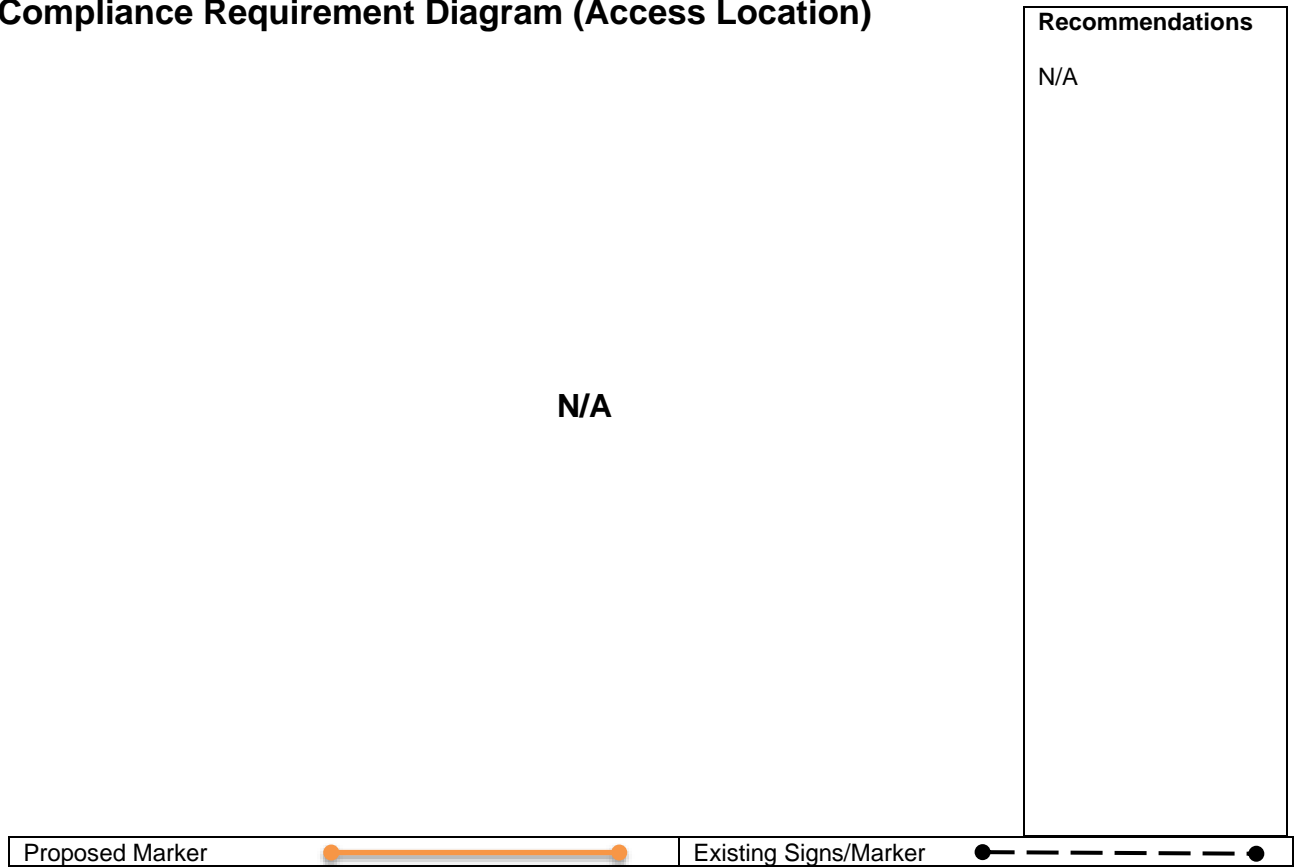


Figure 3: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Carrier	Manufacturer	Antenna model	Type	EDT (deg)	Band (MHz)	Az (deg)	MDT (deg)	HBW (°)	Length (ft)	Gain (dBd)	TPO (W)	Paths	Attenuation (dB)	Line Loss (dB)	Other Loss (dB)	ERP (W)	Antenna Centerline Ground Level (0ft)
A1	Verizon	ERICSSON	AIR6419	Panel	SON	3700	70	0	11	2.4	23.45	320	64	0	0	0	70818.96	67.8
A2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	70	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
A2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	70	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
A2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	1900	70	0	66	8	15.83	285.2	4	0	0	0.5	10918.17	65
A3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	70	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
A3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	70	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
A3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100	70	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
A3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100_3	70	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
A4	Verizon	ERICSSON	KRE105281	Switched Beam	8	3600	70	0	64	1	9.36	20	4	0	0	0	172.59	68.7
B1	Verizon	COMMSCOPE	AIR6419	Panel	SON	3700	190	0	11	2.4	23.45	320	64	0	0	0	70818.96	67.8
B2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	190	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
B2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	190	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
B2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	1900	190	0	66	8	15.83	285.2	4	0	0	0.5	10918.17	65
B3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	190	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
B3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	190	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
B3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100	190	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
B3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100_3	190	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
B4	Verizon	ERICSSON	KRE105281	Switched Beam	8	3600	190	0	64	1	9.36	20	4	0	0	0	172.59	68.7
G1	Verizon	ERICSSON	AIR6419	Panel	SON	3700	280	0	11	2.4	23.45	320	64	0	0	0	70818.96	67.8
G2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	280	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
G2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	280	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
G2	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	1900	280	0	66	8	15.83	285.2	4	0	0	0.5	10918.17	65
G3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	700	280	0	65	8	13.58	106.9	2	0	0	0.5	2438.82	65
G3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	850	280	0	62	8	13.73	106.9	2	0	0	0.5	2524.53	65
G3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100	280	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
G3	Verizon	COMMSCOPE	NHH-65C-R2B	Panel	SON	2100_3	280	0	62	8	16.38	142.6	4	0	0	0.5	6196.11	65
G4	Verizon	ERICSSON	KRE105281	Switched Beam	8	3600	280	0	64	1	9.36	20	4	0	0	0	172.59	68.7
A1	TMO	Unknown	Unknown	Panel	-	600	70	0	72	6	13.27	71.3	2	0	0	0.5	1513.87	31
A1	TMO	Unknown	Unknown	Panel	-	700	70	0	67	6	13.68	71.3	2	0	0	0.5	1663.75	31
A1	TMO	Unknown	Unknown	Panel	-	1900	70	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
A1	TMO	Unknown	Unknown	Panel	-	2100	70	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
A2	TMO	Unknown	Unknown	Panel	-	1900	70	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
A2	TMO	Unknown	Unknown	Panel	-	2100	70	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
A3	TMO	Unknown	Unknown	Panel	-	1900	70	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
A3	TMO	Unknown	Unknown	Panel	-	2100	70	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
B1	TMO	Unknown	Unknown	Panel	-	600	190	0	72	6	13.27	71.3	2	0	0	0.5	1513.87	31
B1	TMO	Unknown	Unknown	Panel	-	700	190	0	67	6	13.68	71.3	2	0	0	0.5	1663.75	31
B1	TMO	Unknown	Unknown	Panel	-	1900	190	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
B1	TMO	Unknown	Unknown	Panel	-	2100	190	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
B2	TMO	Unknown	Unknown	Panel	-	1900	190	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
B2	TMO	Unknown	Unknown	Panel	-	2100	190	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31

Ant #	Carrier	Manufacturer	Antenna model	Type	EDT (deg)	Band (MHz)	Az (deg)	MDT (deg)	HBW (°)	Length (ft)	Gain (dBd)	TPO (W)	Paths	Attenuation (dB)	Line Loss (dB)	Other Loss (dB)	ERP (W)	Antenna Centerline Ground Level (0ft)
B3	TMO	Unknown	Unknown	Panel	-	1900	190	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
B3	TMO	Unknown	Unknown	Panel	-	2100	190	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
G1	TMO	Unknown	Unknown	Panel	-	600	280	0	72	6	13.27	71.3	2	0	0	0.5	1513.87	31
G1	TMO	Unknown	Unknown	Panel	-	700	280	0	67	6	13.68	71.3	2	0	0	0.5	1663.75	31
G1	TMO	Unknown	Unknown	Panel	-	1900	280	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
G1	TMO	Unknown	Unknown	Panel	-	2100	280	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
G2	TMO	Unknown	Unknown	Panel	-	1900	280	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
G2	TMO	Unknown	Unknown	Panel	-	2100	280	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31
G3	TMO	Unknown	Unknown	Panel	-	1900	280	0	65	6	15.31	142.6	4	0	0	0.5	4843.05	31
G3	TMO	Unknown	Unknown	Panel	-	2100	280	0	55	6	17.64	142.6	4	0	0	0.5	8281.70	31



April 1, 2025

RE: Verizon Wireless Stealth Tree site Located at 2766 St. Louis Ave. Signal Hill, CA 90755.

**To Whom It May Concern,**

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at [https://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf)). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to [VZWRFCompliance@VerizonWireless.com](mailto:VZWRFCompliance@VerizonWireless.com).

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Michael Armanios	WestSoCalNetworkCompliance@verizonwireless.com	949-237-0120

Sincerely,

Jason Giggles  
Manager-RF System Design  
Verizon Wireless

Attachment F



# RADIOFREQUENCY EMISSIONS

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## SAFETY & AWARENESS REFERENCE GUIDE

*This handout is not intended to replace the FCC/OSHA mandated occupational requirement for RF Safety & Awareness Training*



## FEDERAL COMPLIANCE REQUIREMENTS

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration.

The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards incorporate prudent margins of safety.

### CLASSIFICATIONS FOR EXPOSURE LIMITS

#### OCCUPATIONAL

Persons are “exposed as a consequence of their employment” and are “fully aware of the potential for exposure and can exercise control over their exposure.”

#### GENERAL POPULATION

Any persons that “may not be made fully aware of the potential for exposure or cannot exercise control over their exposure.”

*Those in this category do not require RF Safety & Awareness Training.*

## ENSURING COMPLIANCE WITH FCC GUIDELINES

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. Wireless Licensees are required by law to implement the following:

- Restrict access
- Post notification signage on every access point to increase awareness of the potential for exposure BEFORE one enters an area with antennas.
- Place additional notification signage and visual indicators in an area with antennas (beyond an access point) where RF exposure levels may start to exceed the FCC’s limits.

MPE CHART		Percent MPE	
		General Population Limits	Occupational Limits
10x occupational	4	5000% +	1000% +
occupational	3	500% - 5000%	100% - 1000%
Limit	2	100% - 500%	20% - 100%
General Population	1	0 - 100%	0% - 20%
Limit			

RF Exposure Safety Program (RFSP) Categories 1-4 (IEEE Std C95.7-2014)

## GENERAL EXPOSURE MANAGEMENT

- Assume that all antennas are active
- Obey all posted signs
- Do not stop in front of any antenna
- Recognize the type of antenna and approach at the safest angle
- Contact wireless operator to coordinate access if required
- Signage will indicate where potential RF conditions exist
- Understand pathways of safe egress
- If needed and possible wear personal protection equipment
- When using a personal monitor, remember the time averaging limits and monitor alarm thresholds if working in front of antennas
- If experiencing symptoms of heat exhaustion or nausea, remove yourself from the worksite and seek medical attention
- Power density decreases with distance so maintain distance between you and the antennas. The greater the distance you are from an antenna the bigger the reduction of RF exposure you will receive



## PROPERTY OWNER RESPONSIBILITIES (M.E.N.U.)

RF exposure safety and the protection of every licensee's infrastructure are very important. Property owners and licensees have a shared responsibility in maintaining a safe and secure RF environment. Property owners can help in this significant endeavor by:

- **M**aintaining all necessary wireless licensee contact information.
- **E**nforcing restricted access (help maintain a Controlled Environment). Ensuring all building/maintenance personnel are trained in RF Safety, aware that the potential for exposure exists, and follow all appropriate entry and safety procedures.
- **N**otifying all licensees when any non-carrier requests access to any area with antennas at least 24 hours in advance.
- **U**nderstanding that compliance with the FCC and OSHA can be achieved with RF Exposure levels above the applicable limit if the proper signage, physical/indicative barrier, and access restrictions are implemented. Commitment to compliance and willingness to cooperate are essential.

## NOTIFICATION SIGNS

**NOTICE**



**TRANSMITTING ANTENNA(S)**  
Beyond this point:  
Radio frequency fields at this  
site MAY EXCEED the FCC  
General Population exposure limit.  
Only RF Safety  
Certified Personnel Permitted  
For more information call:

Site ID: 

**⚠ CAUTION**



**TRANSMITTING ANTENNA(S)**  
Beyond this point:  
Radio frequency fields at this  
site MAY EXCEED the FCC  
Occupational exposure limit.  
Only RF Safety  
Certified Personnel Permitted  
For more information call:

Site ID: \_\_\_\_\_

**⚠ WARNING**



**TRANSMITTING ANTENNA(S)**  
Beyond this point:  
Radio frequency fields at this  
site **EXCEED** the FCC  
Occupational exposure limit.  
Only RF Safety  
Certified Personnel Permitted  
For more information call:

Site ID: 100

A blue Notice sign is posted when levels (beyond posted signage) may exceed General Population MPE limits.


A yellow Caution sign is posted when levels (beyond posted signage) may exceed Occupational MPE limits.


A orange Warning sign is posted when levels (beyond posted signage) exceed 10 times the Occupational MPE limits.

## TYPES OF ANTENNAS

## MICROWAVE ANTENNA

- Highly directional antenna model used for point to point communications
- Approach from the rear and sides. Do not stand or walk in front of microwaves as they transmit at a high frequency.


A 3D rendering of a microwave antenna, which is a large, circular, metallic dish with a central feed horn and a mounting bracket. The dish is shown from a side-on perspective, highlighting its curved surface and the central feed structure.


- ## MICROWAVE ANTENNA
- Highly directional antenna model used for point to point communications
  - Approach from the rear and sides. Do not stand or walk in front of microwaves as they transmit at a high frequency.
- 



## PANEL ANTENNA

- Range from 1 to 8 feet in length
- Sled mounted or to a support structure on site (Rooftop)
- Approach these antennas from the rear.


A 3D rendering of a panel antenna, which is a long, rectangular metal structure mounted on a support frame. The antenna is shown from a side-on perspective, highlighting its length and the mounting hardware. It is a light gray color.


- ## PANEL ANTENNA
- Range from 1 to 8 feet in length
  - Sled mounted or to a support structure on site (Rooftop)
  - Approach these antennas from the rear.
- 
- A 3D rendering of a panel antenna, which is a long, rectangular metal structure mounted on a support frame. The antenna is shown from a side-on perspective, highlighting its length and the mounting hardware. It is a light gray color.



## OMNI ANTENNA

- Omni antennas have the appearance of a rod-shaped pole and radiate in a  $360^\circ$  pattern around the pole.
- At the antenna level, there is no approach angle that is safer than another. Typically, emissions directly below the antenna are less than in front of the antenna.





- ## OMNI ANTENNA
- Omni antennas have the appearance of a rod-shaped pole and radiate in a  $360^\circ$  pattern around the pole.
  - At the antenna level, there is no approach angle that is safer than another. Typically, emissions directly below the antenna are less than in front of the antenna.
- 



## QUASI-OMNI ANTENNA

- Quasi-Omni antennas have the appearance of a cylinder and contain emitters that radiate in a 360° pattern around the pole.
- At the antenna level, there is no approach angle that is safer than another. Typically, emissions directly below the antenna are less than in front of the antenna.


A white, cylindrical Quasi-Omni antenna mounted on a metal pole. The antenna is a simple cylinder with a small mounting bracket at the base. It is shown against a plain white background.


- ## QUASI-OMNI ANTENNA
- Quasi-Omni antennas have the appearance of a cylinder and contain emitters that radiate in a 360° pattern around the pole.
  - At the antenna level, there is no approach angle that is safer than another. Typically, emissions directly below the antenna are less than in front of the antenna.
- 
- A white, cylindrical Quasi-Omni antenna mounted on a metal pole. The antenna is a simple, smooth cylinder with a slightly wider base. It is mounted on a silver-colored metal pole that has a small, rectangular mounting bracket at the top. The background is a plain, light gray.

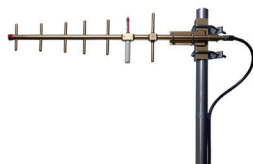


## YAGI ANTENNA

- Directional antenna model
- Approach from sides and rear.

A 3D model of a Yagi-Uda antenna. It consists of a long horizontal boom with several parallel elements. The elements are of varying lengths, with the longest being the driven element at the rear. A coaxial cable is connected to the rear of the antenna structure. The antenna is mounted on a vertical support.

- ## YAGI ANTENNA
- Directional antenna model
  - Approach from sides and rear.
- 
- A 3D model of a Yagi-Uda antenna. It consists of a long horizontal boom with several parallel elements. The elements are of varying lengths, with the longest being the driven element at the rear. A coaxial cable is connected to the rear of the antenna structure. The antenna is mounted on a vertical support.



## RF SAFETY TRAINING CONTACTS

**WATERFORD CONSULTANTS** ..... [www.waterfordconsultants.com](http://www.waterfordconsultants.com)

EBI ..... [www.ebiconsulting.com](http://www.ebiconsulting.com)

**SITESAFE** ..... [www.sitesafe.com](http://www.sitesafe.com)

DTECH COMMUNICATIONS..... [www.dtech.com](http://www.dtech.com) 5



## CONTACT US

Email: [VZWRFCCompliance@vzw.com](mailto:VZWRFCCompliance@vzw.com)  
Subject: "ATTN:RF Compliance"

For Emergency Maintenance:  
1-800-264-6620

**verizon**✓

**RESOLUTION NO. XXX-08-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION 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 AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332**

**WHEREAS**, on December 11, 2024, the Applicant, Leticia Smith of Smartlink, submitted an application on behalf of Verizon Wireless for a Conditional Use Permit (CUP) to allow a wireless telecommunication facility at 2766 Saint Louis Avenue (the “Project”); and

**WHEREAS**, the legal description of the subject site is HILLSIDE ADDITION EX OF ALLEY LOTS 40, 41, 42 AND 43 BLK 7, and consists of one developed parcel (APN: 7217-016-038) on the east side of Saint Louis Avenue; and

**WHEREAS**, pursuant to the Commercial Industrial (CI) zone, “Use Classifications,” a CUP is required to allow the operation of microwave and antenna dishes, and CUP applications are properly a matter for Planning Commission review and recommendation to the City Council; and

**WHEREAS**, on August 8, 2025, notices were mailed to property owners within a 300’ radius, were posted and published in accordance with the City of Signal Hill Municipal Code Section 1.08.010; and

**WHEREAS**, pursuant to Section 21067 of the Public Resources Code, and, Section 15367 of the California Environmental Quality Act (“CEQA”) Guidelines (Cal.

Code Regs., tit. 14, § 15000 et seq.), the City of Signal Hill is the lead agency for the proposed Project; and,

**WHEREAS**, on August 19, 2025, the Planning Commission held a meeting to conduct a public hearing on the subject CUP and at the conclusion of the hearing recommended City Council approval, subject to conditions; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Signal Hill, California, does hereby find as follows:

Section 1: The entire Project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to State CEQA Guidelines section 15332, Class 32 (In-Fill). The proposed project complies with all the conditions under section 15332 to characterize it as in-fill development. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services

Section 2. The proposed project, subject to the attached conditions (Exhibit A), is in conformance with the zoning ordinance, other ordinances, and regulations of the City, and the following General Plan Goals and Policies:

**LAND USE ELEMENT GOAL 3 – Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.**

Land Use Policy 3.12 – Encourage and promote high quality design and physical appearance in all development projects.

Finding regarding Policy 3.12 – Conditional Use Permit 25-01 proposes a stealth design for the wireless telecommunication facility in the form of a mono-palm (faux-tree) that is compatible with the existing landscaping within the area providing a high-quality design and physical appearance.

Resolution No. XXX-08-19  
August 19, 2025  
Page 2 of 4

Section 3. The wireless telecommunication facility is located on a developed industrial property that is adequate in size and shape to accommodate the operation and maintenance of a telecommunication facility. The site will provide the code required off-street parking stalls for the existing industrial use on site.

Section 4. The streets surrounding the site for the proposed use and related to the Streets and Highways Element of the General Plan are adequate in width and pavement type to carry the quantity and type of traffic generated.

Section 5. The topography of the site is suitable for the proposed site plan, and the site plan, subject to the attached conditions, is suitable for the continued intended use.

Section 6. The wireless telecommunication facility, with the application of the conditions of approval, will have no adverse effect on abutting property or the permitted use thereof. The wireless telecommunication facility is proposed within an existing developed industrial area. If numerous reports of concern from the community are documented as nuisances, the CUP may be scheduled for review by the City Council, which may modify or add conditions of approval, or ultimately revoke the CUP pursuant to SHMC Section 20.64.120.

Section 7. The conditions attached hereto as Exhibit A are deemed necessary to protect the public health, safety, and general welfare of the community.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall in the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 9. Execution of Resolution. The Chair of the Signal Hill Planning Commission shall sign this Resolution, and the Secretary shall attest and certify to the passage and adoption thereof.

Section 10. Notice of Exemption. The Planning Commission recommends that the City Council direct staff to prepare, execute and file a Notice of Exemption with the County Clerk and the Governor's Office of Land Use and Climate Innovation within five (5) working days of the project approval by the City Council.

**NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Signal Hill does hereby recommend the City Council approve CUP 25-01 subject to the conditions attached hereto as Exhibit A and incorporated herein by reference.



**PASSED, APPROVED, AND ADOPTED**, at a meeting of the Planning Commission of the City of Signal Hill, California, on this 19<sup>th</sup> day of August 2025.

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SAEIDA MILLER  
CHAIR

ATTEST:

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COLLEEN T. DOAN  
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Commission Secretary do hereby certify that Resolution No. XXX-08-19 was adopted by the Planning Commission of the City of Signal Hill, California, at a meeting held on the 19<sup>th</sup> day of August 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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COLLEEN T. DOAN  
COMMISSION SECRETARY

**CONDITIONAL USE PERMIT 25-01**  
***Recommended Conditions of Approval***

**Project:** A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A WIRELESS TELECOMMUNICATION FACILITY WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT

**Location:** 2766 SAINT LOUIS AVENUE

**Property Owner:** GUY MELISSA A TRUST GUY FAMILY DECEASED TRUST

**Agent/Applicant:** LETICIA SMITH OF SMARTLINK, ON BEHALF OF VERIZON WIRELESS

**GENERAL CONDITIONS**

1. The applicant/owner shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant/owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.
2. Approval of the Conditional Use Permit (CUP) 25-01 is subject to Planning Commission review and recommendation to City Council for final determination and approval.

3. Approval of the CUP 25-01 and all conditions of approval included in Exhibit A of Resolution No. XXX-08-19 shall be consistent with project plans submitted and received by the City of Signal Hill's Planning Division on June 12, 2025 on file with the Community Development Department, except as modified by the following conditions of approval.
4. The Community Development Director may consider minor modifications or changes to this permit approval if the modifications or changes proposed comply with the relevant provision of the Zoning Ordinance, State Law, and/or Federal Law.
5. The permit approval shall be revocable for cause in accordance with Section 20.64.120 of the Signal Hill Municipal Code (SHMC).
6. If there are violations of any of these conditions or any provisions of the Signal Hill Municipal Code, the City reserves its right to enforce them through administrative, civil, and/or criminal actions as allowed by law.

#### **BUSINESS OPERATIONAL CONDITIONS**

7. The operator/property owner shall comply with section 16.24.080 of the SHMC, including but not limited to obtaining a Methane Assessment permit prior to submitting permits in order to determine if mitigation measures are required for the project.
8. The operator/property owner shall not exceed the height of the structure as shown on the approved plans.
9. The operator/property owner shall obtain approval from the South Coast Air Quality Management District (AQMD) for the standby generator prior to permit issuance.
10. Testing and maintenance of the standby generator shall be conducted Monday through Friday during the regular business hours of 8:00 am to 5:00 pm.
11. The operator/property owner shall ensure that the wireless telecommunication facility complies with Federal Communication Commission (FCC) guidelines at all times, including as modifications are proposed to the tower and auxiliary equipment.
12. The operator/property owner shall ensure that the parking lot is striped per the approved site plan and provide at minimum the eight (8) parking stalls required. The project shall have a minor deviation of one (1) parking stall. The minor deviation shall be approved only upon approval of the Conditional Use Permit.
13. The antennas shall be painted to match the palm fronds or trunk contingent on the location of the antenna subject to review and approval from the Community Development Department.

14. The slats of the fence shall be made of durable UV resistant material. The material and color shall be reviewed and approved by the Community Development Department.
15. The fence enclosure shall be well-maintained, including but not limited to repairs to the fence if damaged, replacement of missing or damaged slats, etc.
16. The operator/property owner shall maintain the site free of graffiti. Any graffiti painted or marked on the premise or on adjacent areas under the control of the operator/property owner shall be removed or painted within seven days unless any law in effect at the time imposes a shorter time period for abatement. Refer to SHMC Section 9.56.140.
17. The operator shall operate the wireless telecommunication facility in compliance with the City of Signal Hill Noise Ordinance.
18. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground ceiling shall be completely concealed from public view as required by the City prior to authorization to operate.
19. The operators/property owner shall have and maintain a valid City of Signal Hill business license at all times for the operation of a wireless telecommunication facility.
20. The operator/property owner shall maintain the site, including private and adjacent public property clean, free from trash and debris, neat, and in an orderly manner at all times. This includes all adjacent driveways, curbs, gutters, and sidewalks (public right-of-way). All trash and debris shall be removed and properly disposed of and shall be subject to the requirements of SHMC Chapter 8.12.

## **BUILDING AND SAFETY**

21. If any improvements require a building permit, construction plans shall be submitted to the City for review and approval demonstrating compliance with the most recently adopted California Building Codes including buildings, fences/walls, landscaping and equipment foundations/slabs and pits, structural engineering (seismic zone 4) and equipment specifications.
22. At the request of the Building Official or their designee, the operator/property owner shall submit Los Angeles County Fire Department Inspection reports to the City's Building and Safety Division for review.

## **PUBLIC WORKS**

23. Encroachment Permits are required for any offsite trenching connections.

24. Any new utility communication lines or electrical connection lines shall be underground.

**POLICE DEPARTMENT**

25. The operator/property owner shall ensure the site is secure at all times to avoid access and/or vandalism on the site. Security measures will be reviewed and approved by the Signal Hill Police Department.

End of Conditions.





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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8/19/2025

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**AGENDA ITEM**

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

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

**SUBJECT:**  
**CONSIDERATION OF AN ORDINANCE AMENDING THE CITY'S ZONING CODE  
CONCERNING PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS**

**Summary:**

Form of Notice: The City published the required Notice in the Signal Hill Tribune newspaper per Government Code §65854(b)(2) on July 25, 2025; and posted in accordance with Signal Hill Municipal Code Section 1.08.010 on July 25, 2025.

The City of Signal Hill ("City") has current regulations in place aimed at alleviating the negative health impacts associated with the potential concentrations of methane gas caused by the legacy of oil operations and other natural means occurring subsurface within and outside the City. Through the subject ordinance, the City desires to implement additional environmentally conscious measures to reduce such impacts by requiring that replacement of existing hardscape and landscape materials in the City's residential and commercial zones, including all Specific Plans, would require administrative review to ensure that a certain level of permeability is maintained.

**Strategic Plan Goal(s):**

Goal No. 2 Community Safety: Maintain community safety by supporting public safety services and increasing emergency preparedness.

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

**Recommendation:**

Adopt a resolution recommending City Council adoption of Zoning Ordinance Amendment 25-01, entitled:

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENT 25-01, AMENDING CHAPTERS 20.10 "RESIDENTIAL DISTRICTS" AND 20.20 "COMMERCIAL DISTRICTS" OF TITLE 20 "ZONING" OF THE SIGNAL HILL MUNICIPAL CODE TO REGULATE PERMEABLE HARDSCAPE AND LANDSCAPE MATERIALS; AND FINDING SAID ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Background:

The City of Signal Hill, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California. 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 in conflict with general law.

The City's legacy of oil operations has the potential for the presence of concentrations of methane gas which can rise up from the subsurface, accumulate, and present a fire hazard if pressurized. The City's Municipal Code ("SHMC") has existing regulations aimed at reducing the negative environmental impacts associated with methane. Such regulations include but are not limited to:

- Requiring a methane assessment for all proposed property development, the result of which may require methane mitigation (SHMC Section 16.24.080(C)-(D).); and
- Requiring methane mitigation for all properties with development proposed over or in close proximity to abandoned wells (SHMC Section 16.24.090(6)(C).).

As an example, in the Town Center Northwest Specific Plan (SP-24), the City requires that any deviation or change out of hardscape and landscape materials requires administrative review and approval before installation of such materials, to ensure methane mitigation is maintained in such areas (SHMC Section 20.46.100(J).) "Hardscape" is defined by the City's Municipal Code to mean, "paved or installed materials both permeable and non-permeable such as concrete, grasscrete, pavers, asphalt, or a combination of such materials." (SHMC Section 20.04.364.) The subject ordinance further defines artificial turf as a nonpermeable material.

Analysis:

*Methane Gas*

Methane gas is lighter than air, colorless, odorless, non-carcinogenic, and flammable. Methane occurs naturally in coal mines, oil and gas fields, and other geological formations, in natural settings (e.g., wetlands), and man-made settings (e.g., landfills, engineered fill, hydrocarbon waste, food processing facilities, sewer lines, septic systems, dairies and concentrated animal feedlots). Given that methane is lighter than air, it tends to seek the path of least resistance to rise from ground surface where it harmlessly dissipates into the atmosphere. Where a relatively impermeable barrier, such as a concrete slab, artificial turf, decomposed granite, pavers, asphalt driveways and concrete walkways, is present at the ground surface, methane cannot dissipate and may become trapped or pressurized. Since methane is combustible and potentially explosive if present at concentrations in

excess of 53,000 parts per million by volume (ppmv) in the presence of oxygen, the City regulates development and redevelopment to ensure concentrations remain at a much lower level, at a maximum of 500 ppmv with the use of various types of venting systems and other mitigation measures.

### *Ordinance Intent and Purpose*

Since replacement of permeable landscape areas, which act as venting systems, with nonpermeable materials such as patios, walkways, or even artificial turf, reduces the permeability of a property, an ordinance providing guidance, information, and plan review by staff for replacement of existing landscape materials is appropriate as a health and safety measure. The intent of the proposed ordinance is to reduce the potential for methane accumulation underneath proposed or existing structures and to minimize the potential for migration of methane offsite by maximizing the permeability of landscaping surrounding the structure. Through the proposed Ordinance (Attachment A), the City desires to regulate changes to existing hardscape and landscape materials in the City's residential and commercial zones (including Specific Plans) by requiring a certain level of permeability be maintained. The purpose of this Ordinance is to establish a maximum percentage of nonpermeable replacement materials to protect public safety while allowing for design flexibility.

Specifically, for residential districts, the proposed ordinance would limit the maximum amount of nonpermeable materials, whether hardscape material or artificial turf, within the front setback to twenty-five percent of the allowed hardscape area. This area, as currently provided, includes walkways, patios and courtyards but excludes driveways.

For both residential and commercial districts, newly constructed buildings or structures, and structural and physical improvements, the Ordinance both limits the maximum allowed nonpermeable materials, including artificial turf, and may require installation of vent boxes for methane mitigation.

Further, any deviation or change out of hardscape materials or landscape materials on either residential or commercial properties requires administrative review by the Director of Community Development, and approval, prior to installation, to ensure the requirements of the Ordinance are met and maximum methane mitigation is maintained. The Ordinance also sets forth the following regulations concerning the placement of nonpermeable materials on the property or development area in both districts, which include but are not limited to:

- The total percentage of nonpermeable hardscape and permeable landscape and hardscape materials on a property or development area;
- That every structure or building be bordered on at least three sides by permeable materials; and
- Exceptions from the above two bullet points may apply for a property or development area that has City-approved vent boxes installed for methane mitigation.

### *Conclusion*

To aid in the Commission's review, the proposed changes to the existing language of the City's Municipal Code are underlined for the inclusion of new language and ~~struck through~~ for the deletion of existing language.

If adopted, the City Council shall direct the City Clerk to instruct the City Codifier to include the adopted ordinance language in all Specific Plans both residential and commercial.

CEQA Categorical Exemption

This Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), because pursuant to State CEQA Regulation 15307 (14 Cal. Code Regs., § 15307), this Ordinance is covered by the CEQA Categorical Exemption for actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource where the regulatory process involves procedures for protection of the environment. The adoption of this Ordinance will result in the enhancement and protection of land and water resources in the City, and will not result in cumulative adverse environment impacts. It is therefore exempt from the provisions of CEQA.

Approved:

Colleen T. Doan

Attachment A: Resolution XXX-08-19

**RESOLUTION NO. XXX-08-19**

**AN RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SIGNAL HILL, CALIFORNIA,  
RECOMMENDING CITY COUNCIL APPROVAL OF  
ZONING ORDINANCE AMENDMENT 25-01, AMENDING  
CHAPTERS 20.10 “RESIDENTIAL DISTRICTS” AND 20.20  
“COMMERCIAL DISTRICTS” OF TITLE 20 “ZONING” OF  
THE SIGNAL HILL MUNICIPAL CODE TO REGULATE  
PERMEABLE HARDSCAPE AND LANDSCAPE  
MATERIALS; 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**, given the legacy of oil operations in and around the City, the City has the potential for the presence of concentrations of methane gas; and

**WHEREAS**, methane gas can rise up from the subsurface, accumulate, and present a fire hazard if pressurized; and

**WHEREAS**, under the Signal Hill Municipal Code (SHMC), a methane assessment is required for all proposed property development; and

**WHEREAS**, the results of the methane assessment may require methane mitigation, which is also required for all properties with development proposed over, or in close proximity to, abandoned wells; and



**WHEREAS**, pursuant to SHMC Section 20.46.100(J), in the Town Center Northwest Specific Plan (SP-24), any deviation or change out of hardscape and landscape materials requires administrative review and approval before installation of such materials, to ensure methane mitigation is maintained; and

**WHEREAS**, the City Council desires to similarly regulate changes to hardscape and landscape materials in the City's residential and commercial zones, including Specific Plans, and to require a certain level of permeability for hardscaped and landscaped materials on such properties or development sites within the City; and

**WHEREAS**, on July 25, 2025, notice of a Planning Commission public hearing regarding the proposed project was published in the Signal Tribune newspaper; and was posted in accordance with SHMC Section 1.08.010; and

**WHEREAS**, on August 19, 2025, a public hearing was held before the Planning Commission, and all interested parties were given an opportunity to be heard regarding the proposed project; and

**WHEREAS**, based upon Staff's review and assessment, the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, section 15601 (b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of the California Code of Regulations); and

**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 25-01, 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 if fully set forth herein.

Section 2. Section 20.10.072 entitled, "Landscape materials and turf replacement" of Chapter 20.10 entitled, "Residential Districts," of the SHMC is hereby amended to add the following language in underline:

20.10.072 Landscape materials and turf replacement.

A. Maximum Percent Hardscape Area. With the exception of the established driveway allowance, the maximum area of hardscape material (permeable or non-permeable) within the front setback shall be limited to ~~twenty-five~~ fifty percent of the setback area (includes walkways, patios and courtyards, but excludes driveways). Of the foregoing allowed maximum area of hardscape material in the front setback area, non-permeable materials, such as, but not limited to artificial turf, is limited to twenty-five percent of the setback area.

1. Area of front setback - area of required driveway = remaining front setback area.
2. Remaining front setback area x ~~twenty-five~~ fifty percent = total allowed hardscape area.

B. Driveway Allowance. Driveways serving required garages or providing on-site parking (for properties without garages) are excluded from the maximum allowed ~~twenty-five~~ fifty percent of hardscape material in front yard setbacks.

Driveway Allowance is based on required garage capacity and size	
Garage Capacity	Driveway Allowance
0 - 1 car garage	10' (max. width)
2 car garage	20' (max. width)
3 or more car garage	30' (max. width)

C. Turf in New Development. Turf in new development is subject to Chapter 13.10.

D. Turf Replacement.

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10.
3. Artificial turf is considered a non-permeable material.

E. Permeable Area.

1. Residential Districts: RL, RLM-1, and RLM-2 :

- i) A minimum of fifty percent of the lot area shall be permeable hardscape material, permeable landscape material, or a combination of both.
- ii) Every structure or building on a property or development site shall maintain a border on three of the four sides of such structure or building with permeable hardscape material, permeable landscape material, or a combination of both, which, with the exception of the allowance for a non-permeable path from the rear yard access, is contiguous on three sides and which extends twenty-four inches in width from the base of such structure or building and measures at least four feet in length.
- iii) A property or development site that has City-approved vent boxes installed for methane mitigation may be exempt from the requirements of Subparagraph (i) and (ii), above.

2. Residential District: RH

- i) A minimum of fifty percent of the lot area shall be permeable hardscape material, permeable landscape material, or a combination of both.
- ii) Every structure or building on a lot shall maintain a border on three of the four sides of such structure or building with permeable hardscape material, permeable landscape material, or a combination of both, which, with the exception of the allowance for a non-permeable path from the rear yard access, is contiguous on three sides, and which extends twenty-four inches in width from the base of such structure or building and measures at least four feet in length.
- iii) A property or development site that has City-approved vent boxes installed for methane mitigation may be exempt from the requirements of Subparagraph (i) and (ii), above.

F. Vent Box in New Development. New construction of any building or structure and making structural and physical improvements, additions, extensions and exterior alterations to any building or structure requires methane assessment and may require installation of vent boxes for methane mitigation.

G. Any deviation or change out of hardscape materials or landscape materials requires administrative review by the Director, and approval, prior to installation, to ensure the requirements of this Section are met and maximum methane mitigation is maintained.

Section 3. The regulations in Section 2 of this Ordinance (above) shall apply to all specific plans within residential districts of the City, and shall supersede any conflicting regulations in such specific plans, including: the Hilltop Specific Plan (SP-2), the California Crown Specific Plan (SP-5), the Special Purpose Specific Plan (SP-7), the Signal Hill Village Specific Plan (SP-8), the Bixby Ridge Specific Plan (SP-9), the Crescent Heights Historic District Specific Plan (SP-11), the Cherry Avenue Corridor Residential Specific Plan (SP-13), the Hathaway Ridge Residential Specific Plan (SP-

14), the Cityview Residential Specific Plan (SP-15), the Villagio Residential Specific Plan (SP-16), the Crescent Square Residential Specific Plan (SP-17), the Pacificwalk Residential Specific Plan (SP-18), the Freeman Heights Residential Specific Plan (SP-20), the Courtyard Specific Plan (SP-21), the Summerland Residential Specific Plan (SP-22), , and.

Section 4. Section 20.20.055 entitled, "Landscape materials and turf replacement" of Chapter 20.20 entitled, "Commercial Districts," of the Signal Hill Municipal Code is hereby amended to add the following language in underline:

20.20.055 Landscape materials and turf replacement.

A. Maximum Percent Hardscape. Hardscape in front and street side setbacks is limited to driveways and walkways only (hardscape includes paved materials, both permeable and non-permeable). The remaining area shall be landscaped and maintained.

B. Turf in New Development. Turf in new development is subject to Chapter 13.10.

C. Turf Replacement

1. Turf is not a required or preferred landscape material. Drought tolerant landscape materials that retain water on site are strongly encouraged when replacing existing turf.
2. Turf replacement in landscape areas of two thousand five hundred square feet or greater is subject to Chapter 13.10.
3. Artificial turf is considered a non-permeable material.

D. Permeable Area.

1. A minimum of fifty percent of the lot area shall be permeable hardscape material, permeable landscape material, or a combination of both.

2. Every structure or building on a property or development site shall maintain a border on three of the four sides of such structure or building with permeable hardscape material, permeable landscape material, or a combination of both, which, with the exception of the allowance for a non-permeable path from the rear yard access, is contiguous on three sides and which extends twenty-four inches in width from the base of such structure or building and measures at least four feet in length.

3. A lot that has City-approved vent boxes installed for methane mitigation may be exempt from the requirements of Subparagraph (1) and (2), above.

E. Vent Box in New Development. New construction of any building or structure and making structural and physical improvements, additions, extensions and exterior

alterations to any building or structure requires methane assessment and may require installation of vent boxes for methane mitigation.

F. Any deviation or change out of hardscape materials or landscape materials requires administrative review by the Director and approval, prior to installation, to ensure the requirements of this Section are met and maximum methane mitigation is maintained.

Section 5. The regulations in Section 4 of this Ordinance (above) shall apply to all specific plans within commercial districts of the City, and shall supersede any conflicting regulations in such specific plans, including: the Town Center East Specific Plan (SP-1), the Town Center West Specific Plan (SP-3), Auto Center Specific Plan (SP-4), the Commercial Corridor Specific Plan (SP-6), the Pacific Coast Highway Specific Plan (SP-10), the Gateway Center North Specific Plan (SP-12), the General Industrial Specific Plan (SP-19), the Heritage Square Central Business District Specific Plan (SP-23), the Town Center Northwest Specific Plan (SP-24), and the American University of Health Sciences and the American University Research Academy (AUHS/AURA) Specific Plan (SP-25).

Section 6. If any section, sentence, clause or phrase of this Ordinance 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 Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance 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 7. The Planning Commission hereby determines that this Ordinance is exempt from review under the California Environmental Quality Act ("CEQA") (California Public Resources Code Section 21000 et seq.), because pursuant to State CEQA Regulation 15307 (14 Cal. Code Regs., § 15307), this Ordinance is covered by the CEQA Categorical Exemption for actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource where the regulatory process involves procedures for protection of the environment. The adoption of this Ordinance will result in the enhancement and protection of land and water resources in the City, and will not result in cumulative adverse environment impacts. It is therefore exempt from the provisions of CEQA.

Section 8. This Ordinance shall become effective thirty (30) days following its adoption by the City Council.

Section 9. The City Clerk shall certify the adoption of this Ordinance. Not later than fifteen (15) days following the passage of this Ordinance, the Ordinance, or a summary thereof, along with the names of the City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation in the City.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Planning Commission on this 19<sup>th</sup> day of August, 2025.

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SAEIDA MILLER  
CHAIR

ATTEST:

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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-08-19 was adopted at a regular meeting of the Planning Commission of the City of Signal Hill on the 19<sup>th</sup> day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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COLLEEN T. DOAN  
COMMISSION SECRETARY





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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8/19/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**PREVIOUS MINUTES**

Summary:

Regular meeting of June 17, 2025.

Recommendation:

Approve.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

### MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION June 17, 2025

#### DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on June 17, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

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) **OATH OF OFFICE**

a. OATH OF OFFICE

Commission Secretary Doan administered the Oath of Office for Chair Savouljian and Commissioners Lopez and Parker.

**(6) REORGANIZATION**

**b. REORGANIZATION**

Commission Secretary Doan called for nominations for Chair. Commissioners nominated Commissioner Miller for Chair. No other nominations were recieved. Commission Secretary Doan called for a roll call vote.

The following vote resulted:

AYES: COMMISSIONERS BELL, LOPEZ, MILLER, PARKER AND SAVOULIAN

NOES:

ABSENT:

ABSTAIN:

The motion carried 5 / 0. Commissioner Miller will serve as Chair.

Chair Miller called for nominations for Vice Chair. Commissioners nominated Commissioner Bell. No other nominations were received. Chair Miller called for a roll call vote.

The following vote resulted:

AYES: CHAIR MILLER; COMMISSIONERS BELL, LOPEZ, PARKER AND SAVOULIAN

NOES:

ABSENT:

ABSTAIN:

The motion carried 5 / 0. Commissioner Bell will serve as Vice Chair.

**(7) DIRECTOR'S REPORTS**

**a. SUSTAINABLE CITY COMMITTEE MEMBER AND ALTERNATE**

Community Development Director Doan gave the staff report. Commissioner Savouljian will serve as the Representative. Vice Chair Bell will serve as the Alternate.

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

Planning Manager Luis gave the staff report. Commissioners asked clarifying questions about the placement and design of the homes.

The staff report was Received and Filed.

**(8) 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 SAVOULIAN  
VICE CHAIR MILLER  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**(9) COMMISSION NEW BUSINESS**

Commissioner Lopez invited the Commission and the public to RSVP for the swearing in of Police Chief Brad Kenneally.

**(10) ADJOURNMENT**

It was moved by COMMISSIONER SAVOULIAN and seconded by VICE CHAIR BELL to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, July 15, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The following vote resulted:

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

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

CHAIR MILLER adjourned the meeting at 7:41 p.m.

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SAEIDA MILLER  
CHAIR

Attest:

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COLLEEN T. DOAN  
COMMISSION SECRETARY



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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8/19/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**CITY COUNCIL FOLLOW UP**

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the June 24, 2025, City Council meeting:
  - City Council adopted the Facilities Master Plan Assessment Reports.
  - City Council authorized the City Manager to enter into a Public Works Contract for the Gundry Reservoir Roof Replacement project.
- 2) At the July 8, 2025, City Council meeting:
  - Mayor Jones presented a proclamation to the Parks, Recreation and Library Services department staff in recognition of July as Parks Make Life Better month.
  - City Council approved the Exclusive Negotiation Agreement with Red Mountain Group for a development on Cherry Avenue between East Willow Street and East 27<sup>th</sup> Street.
  - City Council discussed the purpose and support requirements for the Sustainable City Committee and Diversity Coalition Committee.





CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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8/19/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**DEVELOPMENT STATUS REPORT**

Summary:

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

Recommendation:

Receive and file.

## COMMERCIAL – INDUSTRIAL

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

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

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

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

06/12/24	Property owner's architect has inquired about remodeling the outside fountain and associated pool into a swimming pool. No additional details or plans have been provided to date.

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 1701 CRESTON

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

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

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

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

01/10/25	The property has requested a meeting to discuss comments. Meeting will be scheduled between 01/27 through 02/06.
01/29/25	Meeting has been scheduled for 02/04/25. Applicant will be discussing HHRA requirements as well as other environmental topics. Staff has requested the applicant provide an update on the Developer Outreach that was recommended for the project. Staff also requested applicant's questions in advance to the meeting to better assist answering questions during the meeting.
02/05/25	Applicant's submitted a memo outlining revised approach to the data gap and HHRA. Submitted for review to consultants.
03/07/25	Comments sent to applicant informing them to prepare a revised work plan for the new scope. Awaiting submittal.
04/10/25	Applicant has applied for well leak testing. Application is currently under review.
06/12/25	Applicant has requested a meeting to discuss environmental requirements. Staff will be coordinating the meeting request.
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	SHOPCORE RETAIL TOWNE OWNER LLC	Dep Acct #	N/A
Current Status	Temporary Queuing is pending		
Next Step	Install Temporary Queuing		

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

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

## 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.

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 2201 E Willow Avenue



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

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

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



## COMMERCIAL – INDUSTRIAL

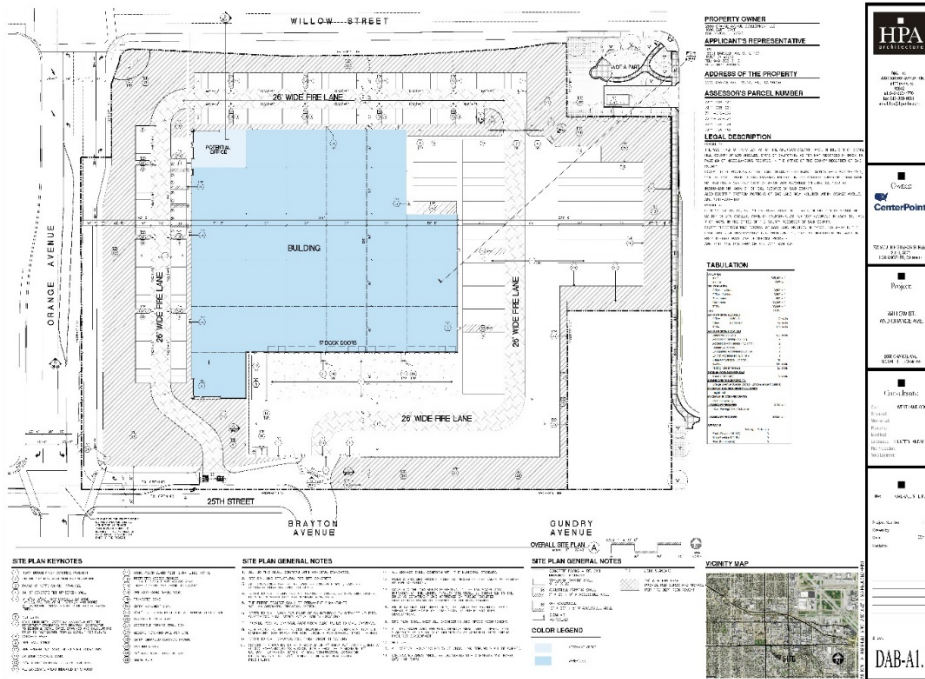
### DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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

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

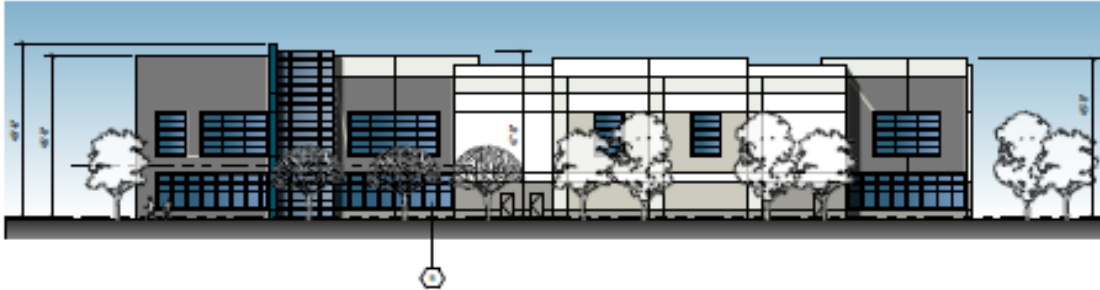
Date	Notes/Updates
09/19/2020	Well discovery.
09/14/2020	Previous applicant (SHP) submitted a new industrial conceptual plan.

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 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

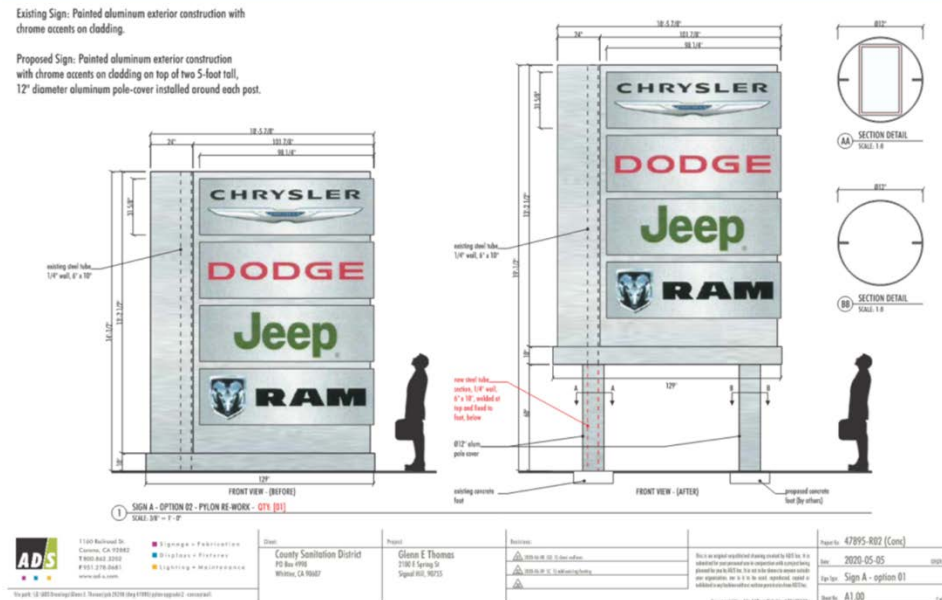
Date	Notes/Updates
	Project is under review. CEQA document is being prepared by the City's consultant, DeNovo. Traffic Study is being revised by the applicant's traffic engineer. City Attorney's Office is reviewing Development Agreement and negotiations. Planning Staff is reviewing architectural plans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



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

06/12/25	Applicant has agreed to enter into a reimbursement agreement for contract Planning services. Staff is preparing a draft agreement for review.
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.

# DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

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

## COMMERCIAL – AUTO CENTER

### DEVELOPMENT STATUS REPORT: 2998 CHERRY AVE



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

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

Date	Notes/Updates
10/20/23	Demolition permit application was submitted via the City's online portal. Routed for staff review.
10/30/23	Demolition permit was approved and issued.



12/12/23	Tenant Improvement plans and application were submitted via the City's online portal.
12/12/23	Planning approved plans for the Tenant Improvement.
12/14/23	Building and Public Works approved Tenant Improvement plans.
12/22/23	Permit was issued to the contractor and work may commence.
01/10/24	Working with contractor on coordinating Building Inspections as needed. Status on-going.
02/12/24	Applicant submitted revisions to previously approved plans as a result of field conditions. Revisions were reviewed and approved by Planning same day.
02/13/24	Building and Safety reviewed revisions to previously approved plans and approved them.
02/13/24	Applicants submitted plan check application for the installation of vehicle lifts for auto maintenance located within the existing service bay buildings. First Planning review was completed and comments were emailed to applicant same day.
02/14/24	Applicant submitted revised plans and are currently under review by Planning.
02/13/24	Ongoing inspections of showroom building.
02/21/24	Sign plans were submitted for plan check review. Plans were reviewed for conformance with the existing Master Sign Program. Corrections were issued to the applicant and is pending a formal determination if the proposed signs are consistent with the existing sign program. Awaiting resubmittal of comments.
03/01/24	Phase 2 project plans were submitted for plan check review. Phase 2 consists of renovations to buildings B and C, which are proposed to be utilized for vehicle service, storage, detailing area, carwash, and some office space.
03/04/24	Planning completed plan check review of Phase 2 and approved the project to proceed to Building and Safety Plan Check. Plans are currently under review by Public Works for stormwater compliance. Once Public Works completes review, it will proceed to Building and Safety review.
03/20/24	Phase 2 was approved by Building and Safety is currently being reviewed by Stormwater consultant. Project requires Industrial Waste review as well and is also currently under review.
04/11/24	Substantial progress being made on Building A, B, and C. Interior walls framed, plumbing and electrical approved. Building A and B being drywalled. Building C has underground plumbing approved.
05/03/24	Phase 3 project plans were submitted for Plan Check review. Planning reviewed and approved plans on 05/07/24. Plans were routed to Building and Safety consultant for Building and Safety Plan Check review on 05/08/24. Awaiting comments from City's consultant.
05/09/24	All buildings A, B, C being worked on in phases. Substantial progress being made weekly. Plans approved for building A; two canopies and front signs. Dealer may want to open that building first.
06/11/2024	New Project Manager assigned to project. Walk through site to share information on what's needed. They want to open around July 23 for Building A. Spoke to him and Colleen about requirements to open to the public. Substantial progress being made.

	Conformity Report for signage presented to the Planning Commission June 18, 2024.
08/14/24	Review of Phase 3 continues and applicant is currently working on revisions addressing comments provided by City Consultants. Awaiting resubmittal.  Soft Opening of the dealership is scheduled for 08/19/24. Official Grand Opening is anticipated by end of year.
09/05/24	Phase 4 plans were submitted. Phase 4 consists of continued renovations of buildings, new lighting, new landscaping, and removing existing Auto Center sign and installing a new Auto Center monument sign at the northwest corner of the property (Cherry and Spring intersection facing). Plans are currently under review.
09/11/24	The site is open to the public with construction fencing around canopy areas that are still being built. Temporary Occupancy Approved.
09/11/24	Revisions to Phase 3 were approved and permits issued to the applicant. Revisions consisted of minor exterior changes and interior remodel changes
10/08/24	Contractor is completed Canopies and Carwash.
10/09/24	Phase revised plans were submitted. Plans have been routed for review.
11/12/24	Carwash completed. Spray booth to be refitted with fans and made operational. Canopies continue to be worked on. Corner sign is up.
11/13/24	Received Phase 4 plans were resubmitted and routed to City's Landscape Consultant for review. Currently under review.
11/19/24	Landscape corrections emailed to applicant requiring revisions to plans
12/13/24	Revised plans submitted for review by the Applicant
12/23/24	Phase 4 plans were approved and permits issued. Currently under construction.
01/16/25	Final exterior work to complete finishes. Paint booth is being repaired.
01/29/25	The contractor has requested a preliminary Planning final inspection for the comprehensive project. Preliminary inspection is scheduled for 02/03/25.
03/05/25	All inspection has been completed through Building, Planning, and Public Works. LA County fire has approved except for larger addresses on buildings visible from public right of way. This action will not impeded any grand opening. Grand Opening is anticipated to be in April.
05/02/25	Building Permit application submitted for a new 8'-0" high security fence on portion of the property. Planning review was completed on 05/02/25 and comments were emailed to applicant. Awaiting resubmittal.
05/09/25	Plans resubmitted on 05/09/25.
05/12/25	Planning review completed and approved on 05/12/25. Plans routed to Building and Safety for review.  Building requested Fire Department approval. Pending FD approval.
06/11/25	Fire Department approval submitted on 06/11/25. Permits will be issued. Once permit is finalized, Audi will schedule the formal grand opening.
08/12/25	Final inspection of the gate and motor approved. Permit finalized.

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

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

## COMMERCIAL – WCF

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

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

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

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

Project Title	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



## COMMERCIAL – WCF

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

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

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

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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

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

## RESIDENTIAL

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

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

SPDR #	24-04
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

Date	Notes/Updates
	Project is for the construction of two two-story single-family dwellings on a vacant lot.
03-26-2024	Applicant submitted application and plans. Project is under review.
04-24-2024	Issued an incomplete letter
10-09-2024	Application was deemed complete. Comments were issued for Phase I soils analysis.
11-14-2024	Phase I reviewed by consultant and is approved. Methane assessment required for the project.
01-15-2025	Story Pole Plan is under review. Applicant is working on obtaining Fire Department approval/review. Methane Workplan is under review.
03-12-2025	Applicant is pending water flow test with the water department.
04-09-2025	Water flow is complete with the Public Works Department. Issued out PW corrections and Story Pole comments. Pending resubmittal.
08-13-2025	Story pole plan resubmitted. Story pole plan approved. Prepared story pole notice.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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

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

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

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

	be scheduled for the Dec. 10, 2024 CC mtg.
01/16/2025	Project ZOA was adopted 12/10/2024 and preparation of construction plans is underway.
05/07/2025	A demolition notice will be mailed on 05/12/2025, a demolition permit will be issued the same week and demolition of existing buildings will begin 05/19/2025. First round plan check comments were provided 05/07/2025.
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.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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

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

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

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

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

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



# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

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

GPA #	25-XX
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## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

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

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

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



## RESIDENTIAL

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

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

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

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: PCH MOLINO



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

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

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

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

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

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

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



# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

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

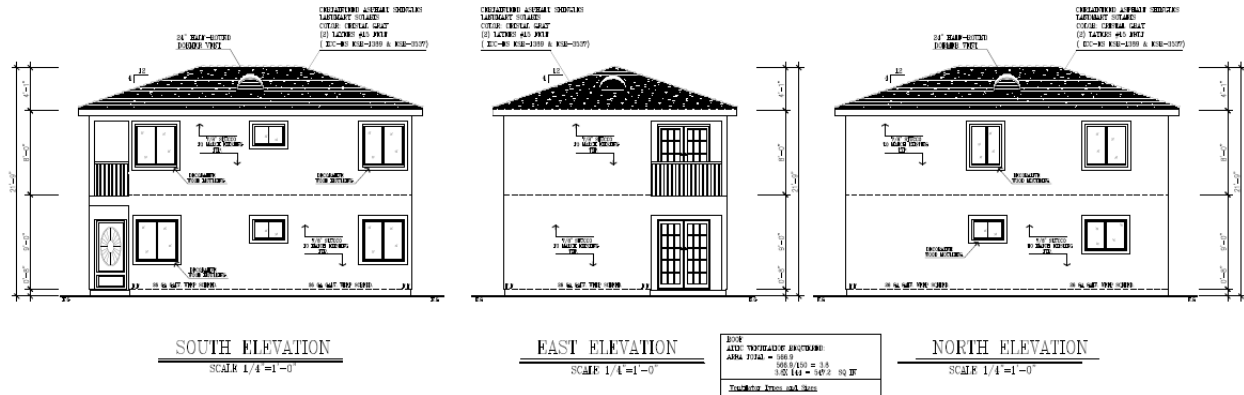
Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was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

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

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

# RESIDENTIAL

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

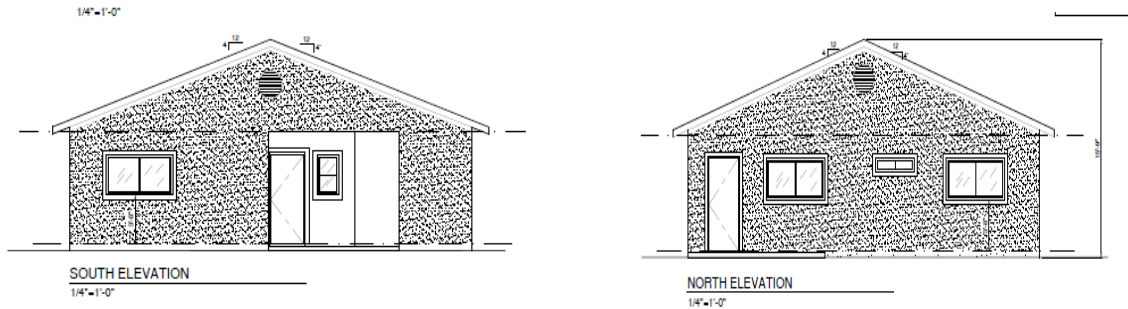


Project Title	909 ½ E 25 <sup>th</sup> St	Staff	CL/SM
Address	909 ½ E 25 <sup>th</sup> St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan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

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

## RESIDENTIAL

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



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



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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1110 ½ E BURNETT



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

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

## RESIDENTIAL

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

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT:1830 Stanley Ave Unit C



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

Date	Notes/Updates
3/17/2022	Completed

## RESIDENTIAL

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

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



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

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



## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1917 ½ JUNIPERO AVENUE

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

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

Date	Notes/Updates
07/02/2024	Applicant completed methane testing; no methane mitigation required for project.
08/13/2024	Plans are in Building plan check.
10/09/2024	Plans are approved by all departments and is ready for issuance.
03/05/2025	Contractor conducted pre con meeting. Underground later approved. No Methane Mitigation require. LID is required. PW to inspect. This project is non traditional panel construction.
04/09/2025	Last passed inspection included approval of the Slab
08/12/25	All approved inspections. Near completion.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1965 ½ DAWSON



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

Date	Notes/Updates
01/12/2021	Agent submitted conceptual plans on 1/12/21, which were routed to Public Works for comments.
01/19/2021	Public Works' comments were provided to agent on 1/19/21.
01/27/2021	Agent resubmitted revised plans on 1/27/21.
07/07/2021	7/7/21 - Construction Plans approved.
09/15/2021	Agent resubmitted revised LID plans on 9/15/21.
11/03/2021	On 11/3/21, PW provided LID corrections to applicant.
11/19/2021	On 11/19/21, the applicant resubmitted revised LID plans.
12/08/2021	On 12/8/21, PW provided LID corrections to applicant.
02/2022	February 2022 - LID plan approved.
May 2022	Applicant must submit methane mitigation plans
03/05/2025	Plans and permits approved. Methane mitigation method is under slab venting. Deputy assisting. Approved and slab poured.
08/12/25	Inspection progressing well. Approved.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 1991 ½ JUNIPERO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2060 ½ Raymond Ave



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2065 ½ STANLEY AVENUE

Project Title	2065 STANLEY AVE	Staff	ALS
Address	2065 ½ STANLEY AVE	Zoning	RLM-1
Applicant	Thomas Hardin	Dep Acct #	6234
Project Description	Junior Accessory Dwelling Unit (JADU) – Conversion of a den to JADU.		
Current Status	In Construction		
Next Step	Permit Final		

Date	Notes/Updates
6/11/2025	Code Enforcement issued a stop-work notice for unpermitted work and requested the owner to submit plans.
6/18/2025	Planning issued a comment letter to submit a complete set of plans that includes all code violations.
7/08/2025	Applicant submitted a revised set of plans. However, the engineering stamp was missing, and I let the applicant know.
7/09/2025	Applicant submitted a developer deposit for staff to charge their review time. No methane assessment was required since no addition of square footage was proposed. A restrictive covenant was prepared for the applicant to file with the LA County Recorder's office.
7/10/2025	The revised set of plans included the engineering stamp and Planning stamp approved. Plans were routed to Building Safety for plan check. The applicant is to provide a copy of the recorded restrictive covenant prior to the permit final.
7/16/2025	Building Safety issued the permit. The applicant is working closely with the Building Inspector in order to ensure construction is done per the approved plans.



## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2100 ½ OHIO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2321 ½ Lemon and 2323 ½ Lemon Ave

Project Title	2321 ½ and 2323 ½ Lemon Avenue	Staff	SM
Address	2321 ½ and 2323 ½ Lemon Avenue	Zoning	RH
Applicant	Angelica Giraldo	Dep Acct #	
Project Description	Conversion of two (2) existing garages 500 square foot garages into two ADU's		
Current Status	Pending methane testing		
Next Step	Determine if mitigation measures are required		

Date	Notes/Updates
03/29/2024	Applicant submitted for review.
04/11/2024	Corrections were issued to applicant, including requiring methane testing
04/30/2024	Applicant submits workplan and is sent for review.
05/01/2024	Workplan is approved and applicant is informed, and permit is pulled for testing to commence.
05/24/2024	Applicant submitted methane assessment. City reviewed report and concurred with Methane Company conclusion of requiring a methane mitigation system sub slab. Applicant to submit Methane Mitigation Design Plan.
06/10/2024	Applicant submitted Methane Mitigation Design Plan and is under review.
08/13/2024	Methane Mitigation Design Plan are under review.
09/12/2024	Applicant was issued out corrections and resubmitted MMP for review.
10/09/2024	Plans have been approved by all departments and is pending payment for permit issuance.
01/15/2024	Permit is open and ADU's are under construction
05/07/25	Construction has begun. Mitigation installed. Inspections passed up to drywall now.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2351 ½ Lewis Ave

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

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

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 2636 ½ WALL

Project Title	2636 ½ Wall Street	Staff	CL
Address	2636 ½ Wall Street	Zoning	RH
Applicant	Bruce Branstad	Dep Acct #	
Project Description	New detached ADU		
Current Status	Methane Assessment		
Next Step	Submit Methane Assessment Report for review		

Date	Notes/Updates
04/12/24	Methane Assessment application submitted online
04/15/24	Requested Methane Assessment Developer's Deposit from Applicant
04/16/24	Applicant submitted Developer's Deposit payment and Methane Assessment workplan was sent to City's consultant for review.
04/18/24	City consultant recommended approval of workplan.
04/19/24	Planning Division approved workplan.
04/24/24	Methane Assessment Permit was issued. Pending report submittal.
08/13/24	Plans are under review with Building and Safety.
08/23/24	Building and safety review completed and comments emailed to applicant. Awaiting resubmittal.
11/14/24	Pending Planning and Public Works final review of construction plans.
01/29/25	Permits issued for the project. Construction is under way.
05/07/25	Site survey revealed wooden fence 2ft on property. Owners to resolve issue before footing location can be approved. Sewer may require an easement as it seems to pass under the west property and run to Molino Ave. Jesus Saldana PW was contacted for more information.
08/12/25	Progressing nicely. Framed, Lath, drywall, stucco. Need recording for sewer maintenance.

## 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.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3288 ½ LEWIS

Project Title	3288 1/2 Lewis Ave	Staff	CL
Address	3288 1/2 Lewis Ave	Zoning	RLM-2
Applicant	Hannah Tann	Dep Acct #	
Project Description	Convert existing garage into ADU		
Current Status	Under review.		
Next Step	Building Plan Check		

Date	Notes/Updates
04/29/24	Application submitted and applicant was informed application would be placed on hold until Methane Mitigation Work Plan was completed first.
08/04/24	Methane Mitigation work plan, testing, and report were approved on 08/04/24. Report concluded mitigation measures were required. Informed applicant to prepare Methane Mitigation Design (MMD) plans and submit for Building Plan Check. Awaiting submittal of architectural plans and MMD.
10/14/24	Plans routed for review by Planning and Building.
10/18/24	Planning approved and routed MMD plans to consultant for review
10/21/24	Building corrections emailed to applicant. Revisions required.
10/28/24	Emailed applicant corrections from consultant regarding the MMD plans. Revisions required.
11/19/24	Received revised MMD plans from applicant and routed to consultant for review.
11/25/24	Emailed applicant corrections from consultant regarding MMD plans. Revisions required.
12/09/24	Received revised plans from applicant.
12/19/24	Emailed corrections from consultant to applicant. Revisions required.
12/23/24	Revised plans submitted by applicant.
01/16/25	Meeting with applicant is scheduled to discuss revisions and corrections.
01/28/25	Methane Mitigation design plans were approved.
03/10/25	Building permits were issued for the ADU conversion and construction is underway.
08/12/25	Ok to pour foundation wall approved. Doing methane vents.

## RESIDENTIAL

### DEVELOPMENT STATUS REPORT: 3369 ½ Cerritos

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

Date	Notes/Updates
	Preliminary review of project has been completed and applicant submitted a methane report. Applicant has been informed a workplan is required prior. Informed applicant that work was not to be performed without approval of a workplan and permits to do testing. Awaiting submittal of workplan and deposit to review.
	Workplan was submitted; however, we are awaiting payment of deposit to initiate review by staff and consultants.
02/24/2023	On 02/24/23, the property owner paid the Developer's Deposit for methane assessment workplan review.
03/02/2023	On 03/02/23, Mearns Consulting provided corrections for the submitted workplan. Comments were emailed to the applicant. Awaiting revised submittal.
04/23/2023	On 04/23/23, revised workplan submitted and is currently under review.
04/26/2023	City consultant provided comments requiring revisions to the workplan. Awaiting resubmittal.
08/14/2023	Revised workplan was submitted and routed to City consultant for review.
08/21/2023	Comments were provided to the applicant requiring revisions to the workplan. Awaiting resubmittal.
09/05/2023	Methane workplan approved by the City.
10/04/2023	Methane report was submitted for City review. Currently under review.
10/09/2023	Methane report was approved by the City. Next steps are to submit for Building and Safety Plan Check. Awaiting submittal.
11/13/2023	Building and Safety Plan Check was submitted by owner. First review was completed on 11/30/2023 and comments provided to applicant. Awaiting resubmittal of revised plans.
01/10/2024	Revised plans have not been resubmitted by the applicant. Awaiting resubmittal of plans.
02/06/25	Revised plans submitted for initial review via email.
02/18/25	Formally submitted revisions to previously approved plans for review. Planning approved modifications same day.
02/19/25	Building and safety approved revisions. Construction continues to make progress.
05/07/25	Construction progressing. Slab poured with methane mitigation approved.
08/12/25	Progressing well. Near completion.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**August 19, 2025**

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**Business Licenses and Permit Summary**

In June:

- Planning Department staff reviewed and approved 6 business licenses.
- Building Department staff issued 33 permits. There were 2 permits issued for EV charger upgrades at the City Yard and City Library. The valuation of the projects is approximately \$768,000 with permit revenues at approximately \$26,000.

In July:

- Planning Department staff reviewed and approved 6 business licenses.
- Building Department staff issued 22 permits. There were 2 permits issued for roof repairs at City Hall and the Community Center. The valuation of the projects is approximately \$17,000 with permit revenues at approximately \$1,170,000.

**Training/Tours/Events/Miscellaneous**

- Planning Manager Luis attended the International Council of Shopping Centers national conference in Las Vegas on May 18, 19 and 20.
- Associate Planner Martinez attended the Energy Action Working Group on Tuesday, June 10, 2025.
- Director Doan attended the Planning Directors and Public Works Officers meeting of the Gateway Cities COG on Wednesday, June 11, 2025.
- Associate Planner Martinez and Assistant Planner Lopez Sevilla attended The Reflect Effect workshop, held July 24–25, 2025. The event was hosted by Climate Resolve in partnership with agencies including Metro, Los Angeles Department of Water and Power (LADWP), and the Southern California Association of Governments (SCAG).

**Potential Development Projects**

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



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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8/19/2025

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**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**IN THE NEWS**

Summary:

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

Recommendation:

Receive and file.

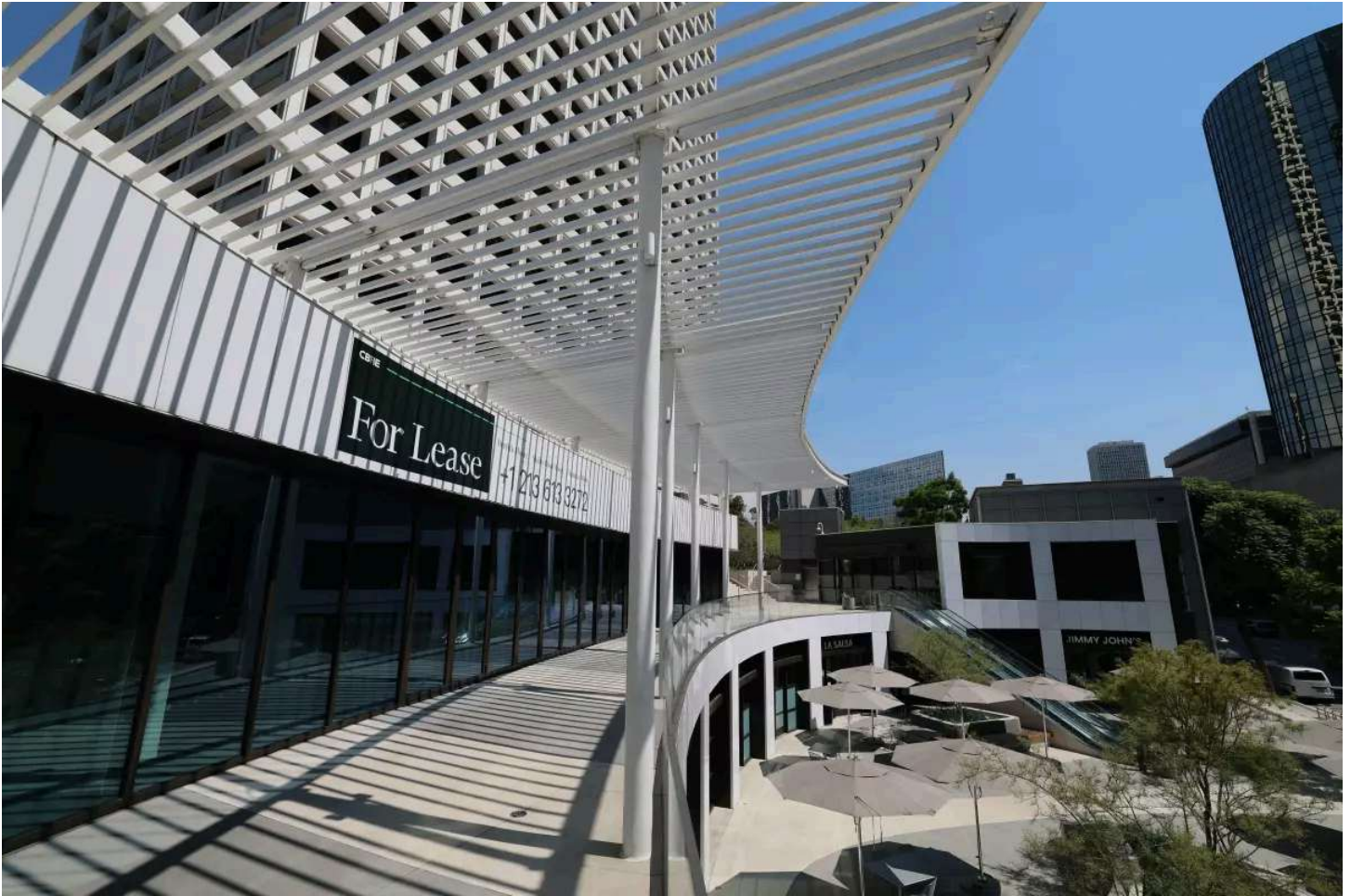
Background and Analysis:

Articles include:

- A Second Act for Empty Office Space - LA Times
- Test the Waters - Architectural Record
- Tight Squeeze - Architectural Record



## A second act for empty office space? How skyscrapers in downtown L.A. could ease the housing crisis



Union Bank Plaza in downtown Los Angeles on Wednesday. (Allen J. Schaben / Los Angeles Times)



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

Aug. 11, 2025 3 AM PT

[FOR SUBSCRIBERS](#)

The transformation of a sleek, granite-clad office tower on the edge of the 110 Freeway into deluxe apartments is about to begin, and developer Garrett Lee thinks the nearly 40-year-old building can be competitive with downtown L.A.'s much newer upmarket housing.

A mock-up of an apartment assembled in the L.A. Care tower on 7th Street reveals high ceilings, tall windows and sweeping views of the city that speak to the appeal of urban living.

It could also be a harbinger of what's to become of other fancy office towers.

With downtown's office rental market mired in high vacancies and falling values, stakeholders are clamoring for more city support to convert high-rises to housing that would help address the city's persistent housing shortage.

Among the suggested targets for conversion are elite Financial District towers that commanded top rents before offices were shut down by COVID-19 pandemic stay-at-home orders, leaving many buildings more than one-third vacant.



Mockup of an apartment inside a 1980s office tower at 1055 W. 7th St. in Los Angeles that is going to be converted to housing. (Eddie Shih / E22 Studios)



BUSINESS  
FOR SUBSCRIBERS

**With a surging residency rate, this neighborhood is transforming L.A.**

June 17, 2025

Failure to make at least some of them into housing could be financially catastrophic for taxpayers, according to a new study commissioned by the Central City Assn. of Los Angeles, a downtown business advocacy group that says the city should consider giving developers financial incentives to convert their buildings.

Office values have fallen dramatically in recent sales, and many owners are seeking public reappraisals of their buildings in hope of reducing their property taxes. When assessed values of buildings are reduced, so are the taxes collected by the county and shared with the city, school districts and other public entities.

“Declining assessed values are likely to translate into significant losses in General Fund revenue” for the city, according to the [report by BAE Urban Economics](#), a Berkeley real estate consulting firm.

Efforts to create a second act for underused office towers that were the height of corporate prestige a generation ago are part of a larger drama playing out in a financial center that has lost much of its shine in the years since the pandemic started.

Restaurants and shops have struggled with the departure of many workers while homelessness and a sense that sidewalks aren’t safe have risen and helped lead to the departure of some office tenants.

Downtown L.A. has 54 office buildings that are at immediate risk of devaluation and could result in nearly \$70 billion in lost value over the next 10 years, the report said, creating a potential loss of \$353 million in property tax revenues.



Buildings potentially would have more value as apartments or condominiums and could make a dent in expected tax losses. Converting just 10 big office buildings to housing would boost their combined assessed property value over a decade by \$12 billion, adding \$46 million in tax revenue and creating more than 3,800 residential units, the report said.

Meanwhile, demand for housing in downtown L.A. has held steady even as the need for offices has waned. Occupancy in apartments has remained about 90% for more than a year, slightly higher than the level before the pandemic. And unlike most neighborhoods in Los Angeles County, downtown has seen a monumental [housing construction boom](#) in recent years.

In the last decade, 22% of the new housing in the city has been built downtown, where city planning policies encourage dense development, according to the DTLA Alliance business improvement district.

To be sure, downtown will retain its identity as a white-collar business center even as its housing component grows. At 56.5 million square feet, downtown is one of the largest office markets in the country and is an important economic engine for the city, said Nella McOsker, president of the Central City Assn.

Business leaders in the association will continue to support efforts to refill office buildings with workers, she said, even as they encourage the conversion of some buildings to housing.



People walk by the 777 Tower on South Figueroa Street in downtown Los Angeles on Wednesday. (Allen J. Schaben / Los Angeles Times)

“We’re not giving up on folks coming into the office in large numbers,” McOsker said, “but we need to always evolve.”



BUSINESS  
[FOR SUBSCRIBERS](#)

**A tale of two downtowns in L.A.: As offices languish, apartments thrive**

May 2, 2024

The BAE Urban Economics report does not identify the 10 buildings used to calculate the financial effects of converting them to housing, but previous discussions of prime candidates have included some of the most prominent towers on the city skyline that were built in the latter part of the 20th century.

Among them are 777 Tower and Union Bank Plaza, both on Figueroa Street, and Gas Company Tower at the foot of Bunker Hill near Pershing Square.

The list of conversion candidates is confidential because publicizing them might “put a scarlet letter around their neck” when most are “actually very good office buildings,” said John Adams, a managing principal at Gensler. The architecture firm selected potential candidates for conversion, which have recently faced financial straits and low occupancy.

[The Gas Company Tower was sold to Los Angeles County last year](#) for about \$200 million, a steep drop from its \$632-million valuation in 2020. The 777 Tower traded a year ago for \$120 million, a 70% drop from its 2013 sale price, according to real estate data provider CoStar.

Union Bank Plaza, a 40-story tower completed in 1967, is an attractive candidate in part because it has a retail complex at the base that would be a good amenity for residents as well as office tenants, Adams said.

The 55-story 777 Tower, completed in 1991, was designed by architect César Pelli, who designed some of the world’s tallest buildings including the Petronas Towers in Kuala Lumpur, Malaysia. Part of its appeal is that it has separate banks of elevators for different tiers of floors, Adams said, which could make it easier to convert some floors to housing while others remain offices. With renovations, residents could have a separate lobby entrance from office workers.

Many early 20th century office buildings downtown have already been converted to apartments and hotels, but housing advocates are now eyeing the newer generation of towers that dominated the office market in the last three decades.

Among them are ripe candidates to become residences, mostly built from the 1970s to 1990s, Adams said.

Their “slick glass-and-marble aesthetic” is visually appealing, he said, and they were built in a way that the outer skins can be modified to include balconies and operable windows.

“These towers are hackable,” Adams said.

The city is close to adopting a new building code that will make it easier for developers to get approvals to convert offices built after 1975. A previous code for conversions that focused on buildings erected before that year, when construction standards were less stringent, led to a boom in office, apartment, condo and hotel conversions starting in the early 2000s.



BUSINESS

**With Los Angeles in need of housing, downtown’s empty office towers have appeal**

Jan. 23, 2025

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Newer buildings such as the L.A. Care tower are “night and day” more attractive to convert to housing than the midcentury buildings Lee’s company, Jamison Properties, has converted in the past, he said.

Downtown’s Class A buildings have more modern systems such as elevators and electrical service, and may require fewer upgrades to meet seismic standards than older structures. The city recently determined that Jamison Properties did not need to perform a structural retrofit of the L.A. Care tower at 1055 W. 7th St., Lee said.

Los Angeles County officials, meanwhile, have declared that Gas Company Tower is seismically safe, but are reviewing bids to perform more than \$230 million worth of proactive upgrades “to ensure that the building performs optimally in the decades ahead,” [a representative said](#).



A mock-up of an apartment inside a 1980s office tower at 1055 W. 7th St. in Los Angeles that is going to be converted to housing. (Eddie Shih / E22 Studios)

The highest hurdle for private landlords considering turning an office building into apartments or condos is typically financial; it often costs more to acquire and convert a building than can be justified by expected rents.

City leaders should consider offering financial incentives such as those found in other cities to bridge the gap to profitability, the report said, citing programs in other central business districts.

New York, Washington and Boston have property tax abatement programs, for example. San Francisco offers transfer tax exemptions, and Chicago uses tax-increment financing to encourage some redevelopments. In Canada, Calgary offers direct grants.

The Central City Assn. wants the city to consider financial incentives for conversions, even though it is experiencing budget shortfalls, McOsker said. As of May, the city faced a [nearly \\$1-billion budget shortfall](#).

McOsker suggested that the city form a team to focus on conversions and perhaps do it at a scale “well outside of downtown Los Angeles.”

Helping turn unused offices into housing is important to city officials, said Rachel Freeman, deputy mayor of business and economic development.

“We have a deep need for more housing at all levels of affordability,” she said. “Adaptive reuse has the potential to be a tool to help achieve our goals towards housing production and also the revitalization of our core urban centers.”

Zoning and building codes should be “more supportive” of the process, she said, adding that the mayor’s office also is open to the idea of financial incentives for builders.

For the vibrancy of downtown and other core business centers also facing falling office values, Freeman said, “there is a cost to doing nothing.”

# More to Read

## New 51-story apartment tower in downtown L.A. gets city nod

2 hours ago



## Will we ever get enough housing? The future holds promise

Aug. 10, 2025



## L.A. is under the gun to add housing units. The hard part? Where and how many

Aug. 10, 2025



Roger Vincent

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



THE WELL | TORONTO | HARIRI PONTARINI ARCHITECTS

# Test the Waters

A mixed-use development aims for environmental and social responsibility on a grand scale.

BY MATTHEW ALLEN



**IN ITS BEST** new megaprojects, Toronto has developed a distinct approach to urbanism that aims for environmental and social sustainability, but the characteristic modesty of local architects sometimes makes their city-building style difficult to see. This conundrum is epitomized by The Well, a 3 million-square-foot mixed-use development just completed at the edge of downtown, which involved six architects from Toronto and beyond. One office tower, three residential towers, and three

stepped residential volumes sit atop seven chunky masses, all calibrated to fit the site's many different adjacencies.

The civic importance of the development required careful negotiation among the players involved and added further complexity. The eight-acre site along Front Street—up until the 1850s, a waterfront promenade—was vacated by the *Globe and Mail* newspaper in 2016 following acquisition of the property in 2012 by a partnership of the real-estate investment trusts

RioCan and Allied and the developer DiamondCorp. It was a rare large plot next to the financial district and along a major thoroughfare. “Potentially a once-in-a-career opportunity,” says Andrew Duncan, chief investment officer of RioCan.

The vision for the site was settled in 2014 by a master-planning team of Hariri Pontarini—a Toronto-based architecture practice founded in 1994 by Siamak Hariri and David Pontarini—plus the Montreal-based landscape architect Claude

Cormier and the Toronto planning firm Urban Strategies. Early renderings promised a combination of mid- and high-rise, old and new, commercial and residential to bridge the divide between downtown and the surrounding neighborhood. In the architects' site model, slabs of walnut established a roughly five-story datum matching nearby mid-rise buildings, with paper and plexiglass extrusions meant to echo the skyline of the financial district to the east. A pedestrian zone cutting through the



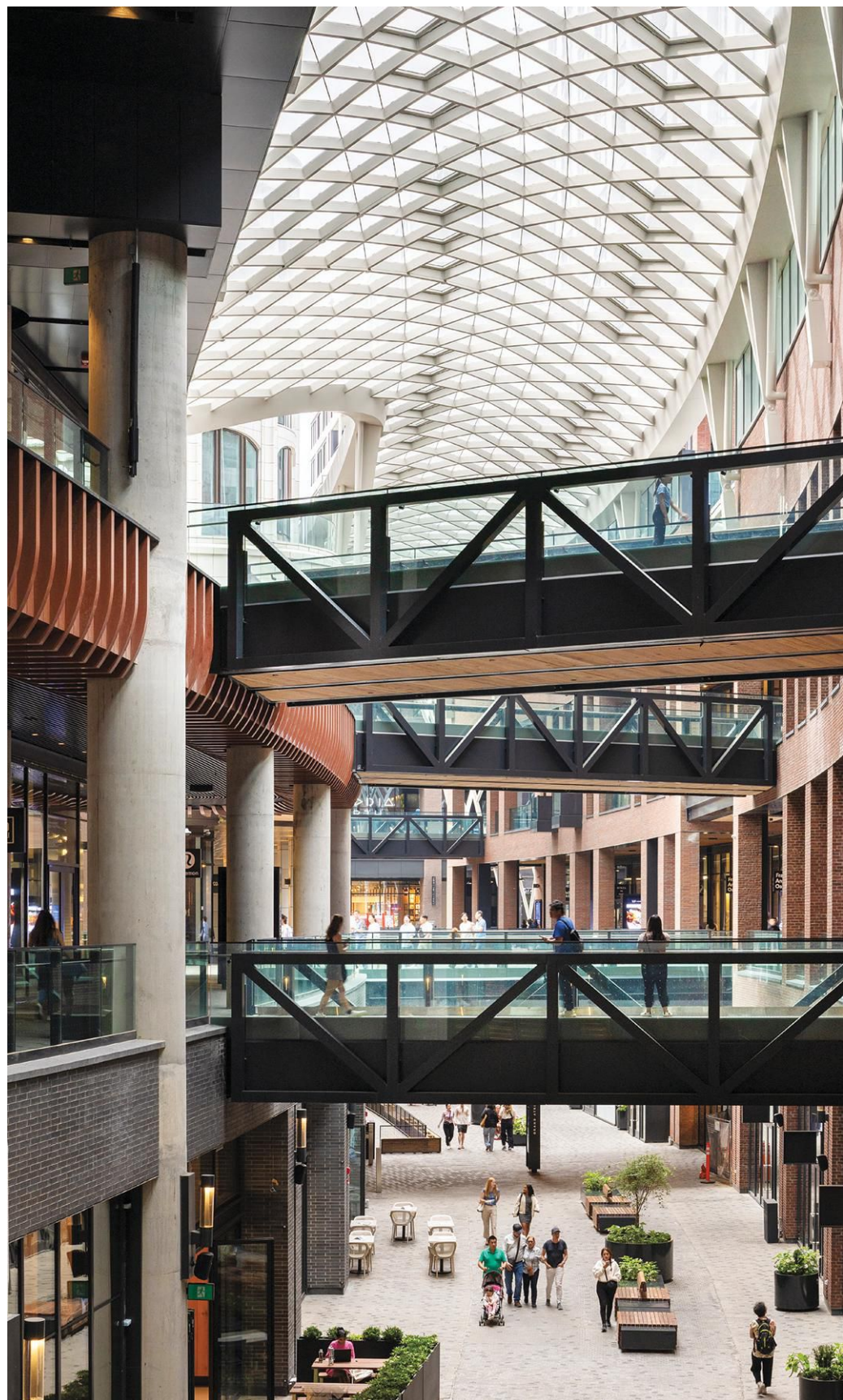
**One office tower, three residential towers, and three residential blocks comprise the development (opposite). A shopping street covered by a glazed canopy (right) connects them at ground level.**

center of the site completed the parti. “Blocks in this area were zoned industrial and are some of the biggest in the city,” says Michael Conway, Hariri Pontarini associate partner. “We wanted to make it porous by connecting to the alleyways of the neighborhood, and create the potential for discovery—like finding a hidden nightclub.”

Since then, all eyes in the city have been on the intersection of Front and Spadina Avenue. The Well is the most prominent of Toronto’s many current mega-projects. Its location is only half the reason. Just down the street is Fort York, where Americans achieved a pyrrhic victory in 1813. The other way is Union Station, and across the below-grade rail yard alongside Front Street is the most conspicuous development of a previous boom, CityPlace. The other half of the reason for The Well’s notoriety—at least among urbanists—is this juxtaposition. Completed between 2003 and 2020, CityPlace’s expanse of 30 residential towers on 45 acres with only 200,000 square feet of retail is functionally homogenous, and it often feels bereft of life. In comparison, The Well’s 320,000 square feet of retail on a site less than a fifth the size practically guarantees an energetic bustle.

The Well could easily have become a shopping island. Peering east, a stadium, an arena, and a convention center are all within walking distance—but close is still too far away for retail. Is The Well sufficiently enticing to draw in the crowds ambling home after a Jays game? The project’s big move is to open cavernously at the corner. Escalators invite pedestrians both up and down to shops and eateries in a three-story midblock atrium capped by a glass-and-steel canopy. The whole thing is open-air—in a big way at the three endpoints of its overall T shape, and through alley-like passages along the way. It’s not a mall, typologically, and not a shopping street either, but a distinct urban retail type fitting Toronto’s climate and population. Though not conditioned, a pleasant breeze cuts through the canopied atrium in the summer. In the winter, “you can unzip your parka, but you don’t need to take it off,” remarks Adrian Price, a principal at BDP, the British firm that designed the canopy and the retail environment. BDP has experience with similar spaces—for instance at Westgate in Oxford, England—but such glass-covered atria are also a Toronto specialty: the largest downtown mall is covered with one, and so is a nearby galleria by Santiago Calatrava.

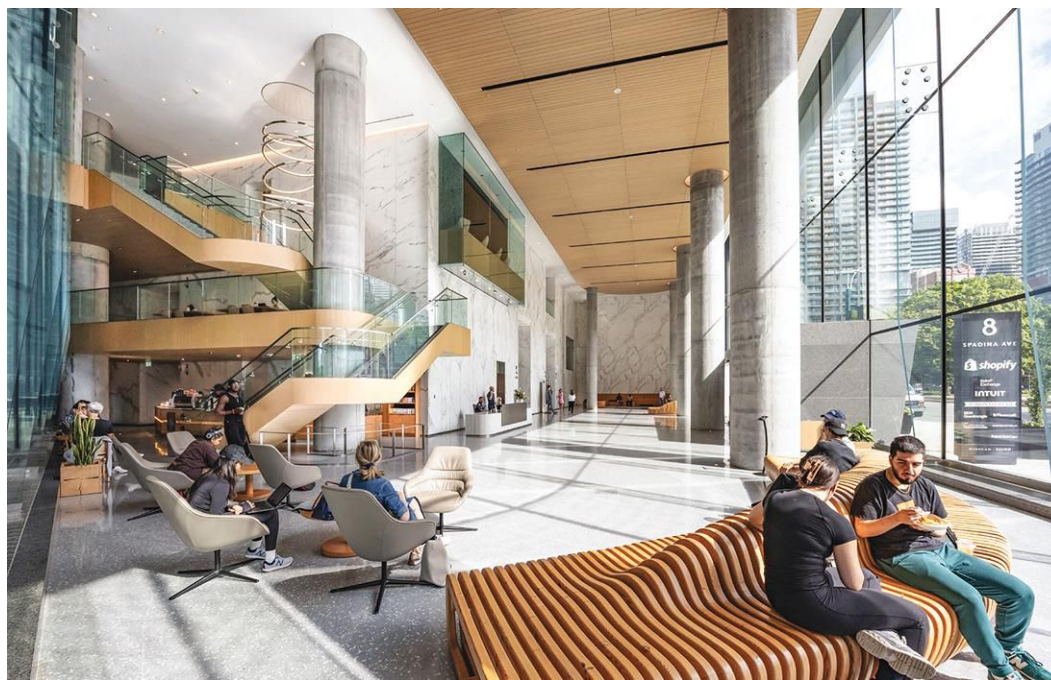
Visitors to The Well might think that the canopy, especially following a few years of patination, was fit between mostly existing buildings, but, save for a single brick-clad holdout at the northeast







DEEP-LAKE-WATER SYSTEM — SUMMER



corner, everything is newly built. Seen through a glass wall, the lobby of Hariri Pontarini's office tower is the most obviously new feature encountered from the street, its Carrara-marbled opulence made less imposing by granite floors and furniture of timber reclaimed from buildings previously on the site. The levels above are wrapped in glass and held tight by thin cross-bracing elements. Most of the other buildings in the development are covered in hand-laid brick on their lower levels, with subtle variations in tone and pattern suggesting the happenstance of time. A significant exception is an elegant block at the center of the atrium clad in creamy glazed terra-cotta tiles and with an arched colonnade. It suggests a distant era of prosperity, even though Toronto's ascent is relatively recent: it only overtook Montreal in population and financial clout a half-century ago.

Visitors probably don't linger on the thought, however, distracted as they are by Toronto's greatest asset—its people! The city has a foreign-born population of nearly 50 percent, and it is therefore relatively young and visibly diverse. This makes people-watching a lively sport, and The Well provides many perches from which to participate. A few visits indicate wide-ranging programming, from pop-up markets to Mexican freestyle-wrestling matches. Visitors are meant to filter in and out of The Well—a surprising gesture of urban generosity that works counter to the conventional retail logic of total immersion. The name of the project comes from Wellington Street, along its northern edge, which Cormier transformed into a grand pedestrian boulevard. The Well bets on social sustainability, pegging its commercial success to the vitality of the surrounding neighborhood.

The project's energy sustainability plays out invisibly: below The Well is a 2 million-gallon



**The atrium provides perches for people-watching (right). The office-tower lobby features reclaimed-wood furniture (opposite).**

water tank that plugs into an energy-efficient cooling and heating system run by Enwave Energy Corporation. Cold water is pumped in from the depths of Lake Ontario and stored on-site as a thermal battery, which can cool 17 million square feet of space (The Well plus the equivalent of five more projects its size). Enwave shares infrastructure with Toronto's water utility, and its network of pipes already extends throughout the downtown core to more than 200 buildings. It is the largest deep-lake-water cooling system in the world, a centerpiece of the city's net zero ambitions, and it makes good business sense, says Duncan: "Enwave runs the system, so I have less infrastructure to maintain." From The Well's water tank, the system is now poised to expand into a new part of town. This, and other features like green roofs, drought-resistant plantings, high-efficiency drip irrigation, rainwater harvesting, low-flow plumbing fixtures, and on-site stormwater management earned the project LEED Platinum certification; although impressive in aggregate, such features are relatively common for new developments in Toronto.

Questions remain about the future of The Well. Will a possible park capping the adjacent rail yard send the property's value into the stratosphere? Or will nearby projects by BIG and Frank Gehry overshadow the development with the spectacle of ostentatious form and exorbitant cost? Whatever the case, The Well is succeeding by accentuating the city's strengths. It's sustainable, but it has no need to flex its muscles, and it offers a gentle manifesto for an urbanism that draws upon a deep reserve of multicultural vitality. Cosmopolitanism comes easily to Torontonians, and The Well simply serves it back. ■



### Credits

**DESIGN FIRMS:** Hariri Pontarini Architects (master plan + commercial office design); Adamson Associates Architects (executive architect + below grade); BDP (retail + concourse); architects—Alliance (residential towers, Front St. W.); Wallman Architects (residential towers, Wellington St. W.); CCxA Architectes Paysagistes (landscape + public realm); Urban Strategies (urban planners); Giannone Petricone Associates (food hall)

**CONSULTANTS:** RJC Engineers (structural); Jablonsky Ast & Partners (structural, residential); Mulvey & Banani (electrical); The Mitchell Partnership (mechanical); Novatrend (mechanical/electrical, residential); EQ Building Performance (sustainability); LRI Engineering (fire/code/life safety); Odan/Detech Group (civil)

**GENERAL CONTRACTOR:** EllisDon, Deltera Construction Management

**CLIENT:** RioCan REIT, Allied Properties REIT, Tridel, RioCan Living, Woodbourne Capital Canada

**SIZE:** 3 million square feet

**COST:** withheld

**COMPLETION DATE:** November 2023

### Sources

**MASONRY:** Glen-Gery, Boston Valley Terra Cotta

**CURTAIN WALL:** Antamex, CGI

**SKYLIGHTS:** Gartner



ALLIED MUSIC CENTRE | TORONTO | KPMB ARCHITECTS

# Tight Squeeze

A storied concert hall's renovation and expansion maximizes a narrow site to add state-of-the-art facilities.

BY MATTHEW ALLEN

**FITTING ANY BUILDING** into an alleyway is a remarkable feat, and it's doubly bold to position a transformative institution for Toronto's booming entertainment industry within an interstitial space. But Canadian firm KPMB has done just that with its design for the seven-story Allied Music Centre, which provides vital back-of-house functions for the restored Massey Music Hall and offers some of the most sophisticated spaces in the city for audio production and performance.

Clad in corrugated aluminum that mimics the rhythm of an undulating curtain, the building rises above a new loading dock placed along Massey's former, south-facing back door. Following preliminary sitework from 2012 to 2018, the restoration of the historic building and the addition both wrapped up in February 2024. Together, the two structures count some 124,000 square feet of performance space, along with the studios, lounges, and behind-the-scenes areas necessary to support an entertainment community.

Massey Music Hall opened its doors in 1894 within sight of City Hall; over the succeeding century-plus, artists from Neil Young to Harry Styles lauded its intimate acoustics, cementing its place as Toronto's most beloved music venue. Despite its storied past, charming traditional details, and distinctive sound quality, the hall had become easily outmatched in scale and visual effect by most stadium shows. It was booked only sporadically and no longer functioned as a creative hub.

Carving out enough space for a community of artists was always the trouble for Massey. The lot was more than filled by the auditorium, a small lobby, and egress stairs that were crammed into the site's corners. The lack of even basic support spaces, such as a loading dock, left artists out in the cold: bands lugged their equipment in through the front door. At one point, a portal cut through a wall shared with a neighboring building opened space for musicians to hang out, but it

never became more than a warren of dressing rooms and staff offices. "The symphony couldn't play at Massey, because there was nowhere to put their instruments," says Marianne McKenna, who cofounded KPMB in 1987.

Planning for the present-day project began in 2012, when the adjacent plot was gifted to the nonprofit that owns Massey as part of a development proposal for a 60-story tower, with a stipulation that an easement would be left for a driveway to connect through the site. KPMB drew up plans for the new building, and, the following year, the old backstage portion of the edifice was torn down and below-grade construction began. By 2018, the federal and provincial governments had offered \$38 million each, and renovation and new construction began in earnest.

Although the envelope of the Allied Music Centre had been fully determined—by lot lines, the easement and vehicle access, and a height cap due to an air-ambulance flight path—the program remained nebulous for some time. "We initially designed the top two stories as spec office space, which became a problem when inches of insulation had to be

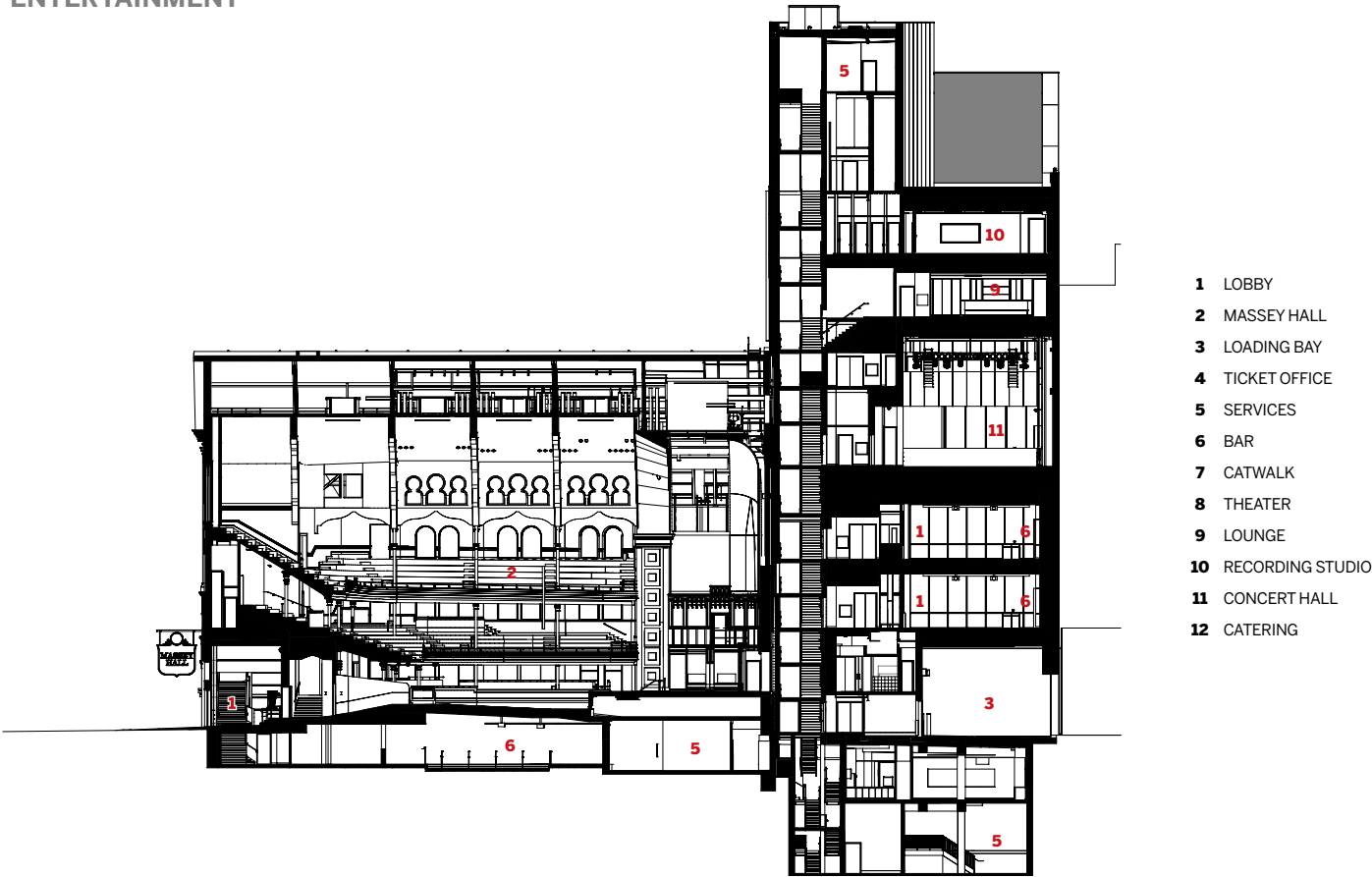


**THE 130-year-old concert hall is located in downtown Toronto (left). KPMB's intervention rises above a former alleyway (opposite).**



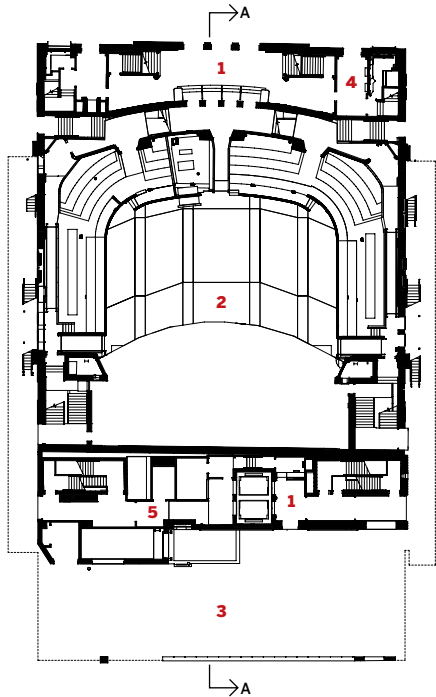




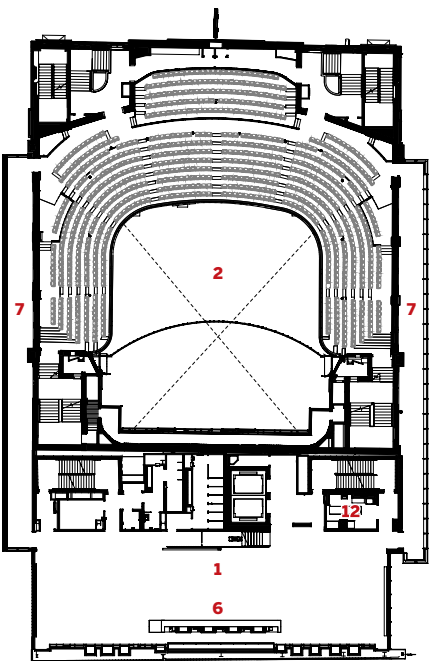


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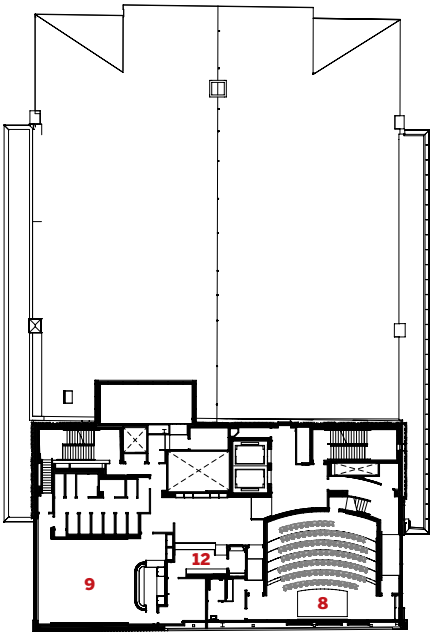
0 30 FT.  
10 M.



GROUND-FLOOR PLAN



LEVEL-TWO PLAN



LEVEL-SIX PLAN

0 30 FT.  
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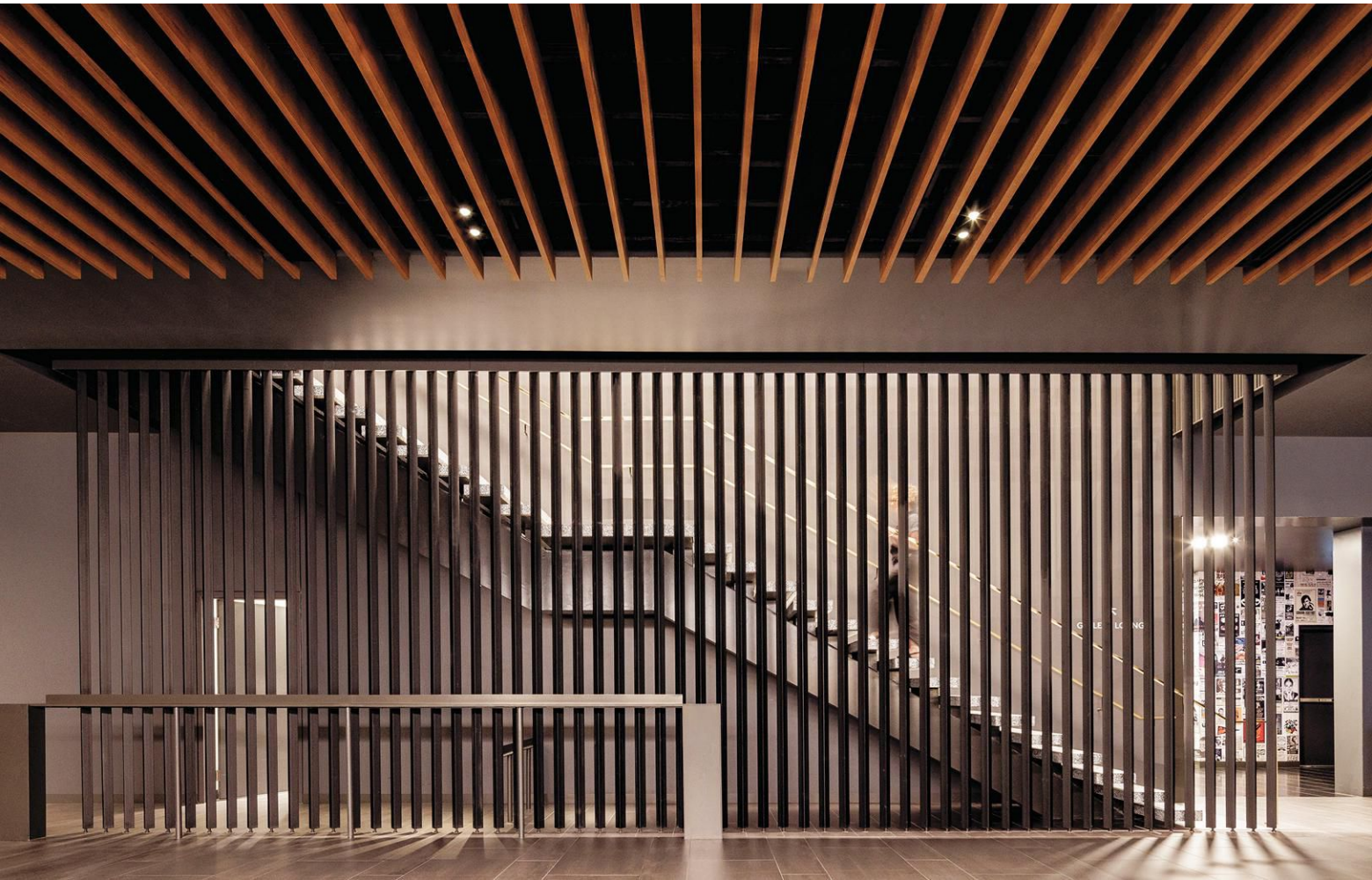
**THE HISTORIC** auditorium is renowned for its intimate acoustics and Moorish Revival architectural details.

added for acoustic isolation from the studios, theaters, and practice rooms,” says Graham Baxter, principal at KPMB. The building’s larger program finally clicked with funding from Allied, a real-estate investment trust that specializes in office-rental space. Allied’s vision for the music center falls somewhere between philanthropy and market speculation. Community-development initiatives like artist residencies and specialized high school programs, which are supported by nonprofits and government grants, fit within the schedule alongside touring rock musicians.

At 67 feet deep, the newly built addition spans the alleyway and

fills an area suitable for the back-of-house needs of the historic 2,550-seat auditorium at the heart of the institution. Within, besides a large performance space—its ceiling a technician’s paradise of AV gadgetry—the new building houses a studio for immersive audio production and a small, flexible auditorium. To isolate each from the others, these three spaces are staggered rather than stacked, with a buffer of lounges and dressing rooms in between. Snaking hidden passageways allow multiple artists to enter dramatically on their respective stages throughout the building at the same time. All these new spaces complement the formula for the historic auditorium: big room plus big artist plus cheap tickets equals packed crowds. KPMB kept this intact, and concertgoers can still look in through red double-doors from the sidewalk, down the central aisle, and find themselves staring Sting in









**ADDITIONAL** performance spaces are located within the expansion (above). Bars and circulatory routes support the visitor experience (opposite, top and opposite, left). A state-of-the-art recording studio is found at the top of the building (opposite, right).

the face as he tunes his guitar.

Renovations had to confront the history hanging everywhere in the air. “There was an exit sign with a dent where Robert Plant hit his head,” muses Baxter. “Plaster on the ceiling was being held in place by steel netting—maybe adding something to the acoustics. There was no ideal state to return to.” *Improve everything, change nothing* became the motto for the project, and so KPMB modernized the auditorium invisibly—for instance, installing new seating on the lower level that looks like the old but is entirely demountable, so it can be retracted under the stage.

To passersby, the most prominent features of Allied Music Centre are its curtainlike facade and a glass catwalk providing an accessible route to the upper level of Massey Hall’s auditorium. McKenna emphasizes that the latter is “an incredible intrusion into the public realm” that required negotiation with municipal planners. It provides a practical amenity by acting as a canopy to protect lined-up customers from the rain, but its more important consequence is symbolic. Part of the old building is now behind the glass of the catwalk and therefore like an object in an elevated museum vitrine. At night, when the building is lit, the concert crowd is milling in too, also along the sandstone Ionic capitals and reset stained-glass windows (protected behind panes that make them safe from any roughhousing).

These efforts reconnect the hall to the city and position the music center as a lively addition to the local entertainment ecosystem—one meant to be used, and used vigorously. Torontonians, once concerts are playing there, will have their hearts set aflutter when they can see the crowds and look to what each night’s program will reveal. ■

*Matthew Allen is a theorist and historian based in Toronto and a professor at Washington University in St. Louis.*

#### Credits

**ARCHITECT:** KPMB Architects — Marianne McKenna, partner in charge; Chris Couse, founding principal; Graham Baxter, Matthew Wilson, Carolyn Lee, senior associates

**ENGINEERS:** Entuitive (structural, envelope); The Mitchell Partnership (mechanical); Crossey Engineering (electrical); WSP (civil)

**CONSULTANTS:** GBCA Architects (heritage); Charcoalblue (theater); Sound Space Vision (acoustics)

**GENERAL CONTRACTORS:** EllisDon, Tucker HiRise

**CLIENT:** The Corporation of Massey Hall and Roy Thomson Hall

**SIZE:** 124,000 square feet

**COST:** withheld

**COMPLETION DATE:** February 2024

#### Sources

**MASONRY:** Atwill-Morin (restoration); Clifford Masonry

**METAL PANELS:** Flynn

**GLAZING:** Applewood Glass; Inkan, Nupress (structural); EDG Glass Studio, Vitreous Glass (stained glass)

**HARDWARE:** Upper Canada Specialty Hardware

**INTERIOR FINISHES:** Wilsonart (plastic laminate)