



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
April 15, 2025

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

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

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

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to commDev@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, April 15, 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 SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER BELL
COMMISSIONER LOPEZ
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE**(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA****(5) DIRECTOR'S REPORTS****a. 2024 GENERAL PLAN ANNUAL PROGRESS REPORT****Summary:**

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

Strategic Plan Goal(s):

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

Recommendation:

Receive and file.

(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 March 18, 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 PARKER
COMMISSIONER LOPEZ
COMMISSIONER BELL
VICE CHAIR MILLER
CHAIR SAVOULIAN

(8) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, May 20, 2025, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA 90755.

CITIZEN 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

2175 Cherry Avenue • Signal
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STAFF REPORT

4/15/2025

AGENDA ITEM

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

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

SUBJECT: 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Summary:

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

Strategic Plan Goal(s):

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- Goal No. 4 Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.
- Goal No. 5 High-Functioning Government: Strengthen internal communication, recruitment, retention, systems, and processes to increase the effectiveness and efficiency of City services.

Recommendation:

Receive and file.

Fiscal Impact:

There is no fiscal impact associated with the recommended action.

Background:

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

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

The HCD certified the City's 6th Cycle Housing element in October 2022. The certification triggered the requirement to prepare the Environmental Justice Element. The City executed a contract with Moore, Iacofano & Goltsman Incorporated (MIG) in 2023. MIG's first phase of preparation included a public outreach campaign which they completed in 2023. In 2024, a draft of the Element was presented to staff for review. In addition, MIG prepared a draft update to the Environmental Resources Element. City staff reviewed and provided comments to MIG on both drafts. Staff continues to work with MIG on completion of the final documents. Previously planned updates to the Land Use and Circulation Elements have been paused to complete a broad economic and land use analysis of three key areas across the City, identified as Opportunity Study Areas.

Opportunity Study Areas

In 2024, the City selected the firm PlaceWorks to conduct a comprehensive economic and land use analysis for three large areas of the City, called Opportunity Study Areas (OSAs). Broadly defined, the purpose of the analysis is to assess future land use opportunities that will allow the City to grow economically, create jobs, and diversify the City's tax base for several years. The OSA analysis is estimated to be substantially completed by the end of the 2025 calendar year with follow up actions in 2026. The OSA analysis will lay an important foundation for the next anticipated General Plan Element updates to the Land Use and Circulation Elements.

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

* Elements pending updates following OSA analysis

Analysis:

The GPAPR provides an annual opportunity to reflect upon the City’s progress to implement the City’s General Plan. The GPAPR provides an analysis of implementation achievements, connecting these to the relevant General Plan policies (Attachment A). The following sections identify the key accomplishments for each General Plan element for 2024:

Land Use Element

The Land Use Element provides an overview of Signal Hill’s vision for the future, setting forth the means to protect the land use philosophy of the community, character of existing neighborhoods, and quality of the physical environment. This element contains criteria and appropriate locations for various land use types. Within each land use type there are guidelines for the intensity of development, design concepts, and standards for measuring the appropriateness of development. Key achievements in 2024 for Land Use, by neighborhood, include completed projects, projects under construction, projects in plan check review and projects under entitlement review, and citywide long-range projects including the OSAs and Civic Center Master Plan. Key achievements are included and outlined in the GPAPR (Attachment A).

2021 - 2029 6th Cycle Housing Element

Housing policy has been a long-standing priority in California. Over the past half-century, the California State Legislature has approved and passed numerous measures requiring local governments to adequately plan for housing needs within their communities. As part of these measures, municipalities are required to prepare and update local General Plan’s which have mandated elements, including a Housing Element. The Housing Element is the only element within the General Plan that is required to be certified by the State. To obtain State certification, the Housing Element must include a plan to accommodate each municipality mandated Regional Housing Needs Assessment (RHNA) allocation, divided into four income categories. The income levels of “extremely low,” “very low,” and “low” are typically noted as affordable or workforce housing. The “moderate” and “above moderate” categories are noted as market rate housing. The State closely monitors and tracks housing production annually through the GPAPR.

The Housing Element identifies both constraints and opportunities in creating affordable housing in

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

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

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

In 2024, the City approved construction of a new housing project for eight (8) condominium dwelling units on an existing vacant lot. The condominium unit project is anticipated to submit for plan check in 2025. Additionally, the City issued building permits for nine (9) Accessory Dwelling Units (ADUs) in 2024. Of the nine (9) permits issued for ADU's, three (3) have completed construction. An additional ADU completed construction in 2024, which had an original submittal date in 2023; therefore, the City successfully completed four (4) ADU final inspections in 2024.

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

| Income Level | RHNA Allocation | % of RHNA Allocation | Units Finaled 2021 | Units Finaled 2022 | Units Finaled 2023 | Units Finaled 2024 | Total to Date |
|----------------|-----------------|----------------------|--------------------|--------------------|--------------------|--------------------|---------------|
| Very Low | 161 | 31.1% | 0 | 0 | 0 | 0 | 0 |
| Low | 78 | 15.1% | 0 | 0 | 0 | 0 | 0 |
| Moderate | 90 | 17.4% | 0 | 0 | 0 | 0 | 0 |
| Above Moderate | 188 | 36.4% | 12 | 24 | 11 | 4 | 51 |
| Combined | 517 | 100% | 12 | 24 | 11 | 4 | 51 |

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

As part of the certification activities for the 6th Cycle Housing Element, the City identified four housing sites with the capacity to accommodate the required RHNA, plus an approximate 15% surplus. The

City prepared an Environmental Impact Report (EIR) and rezoned the sites for the development of two mixed-use commercial/residential projects and two affordable/workforce housing projects. In 2023, the City selected the firm National Community Renaissance (National CORE) and entered into an Exclusive Negotiation Agreement to assist the City with development of two housing projects. In 2024, National CORE proposed a conceptual design for Walnut Bluff to obtain feedback from the City Council and the public. The City continues to work with National CORE on the final design. Additionally, the City has been actively working on completing all the programs in the Housing Element. The GPAPR shows the housing programs completed thus far.

Workforce Housing Grants, Funding, and Financing

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

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

Circulation Element

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

Key achievements in 2024 include:

- **East Burnett Street Improvement Project** - The Public Works Department is working on a complete roadway rehabilitation on East Burnett Street, from Walnut Avenue, up Skyline Drive to Dawson Avenue. The two most critical components upon project completion are sidewalks on Burnett and a bicycle lane on both east and westbound of the street. Public Works is

currently preparing the Request for Proposal (RFP) for the Environmental phase, design will start 2024 and construction is anticipated to start in the FY 2025-2026.

- Cherry Avenue and Jessie Nelson Improvement Project - The Public Works Department completed slurry sealing 13,300 square feet at Jessie Nelson Circle and Hilltop Park in April 2024.
- 2024 Annual Sidewalk Repair - The Public Works Department completed a total of 4,653 square feet of sidewalk repair at 58 locations within the City. The scope also included one new ADA ramp at Jessie Nelson Circle.
- Citywide Median Improvement Project - The Public Works Department completed the plans and specification for the Citywide Median Improvement Project. The objective on this Project is to enhance the landscape and improve irrigation at medians within the City.
- East Willow Street corridor (from Walnut Avenue to Cherry Avenue) congestion relief/intersection improvement project. Construction is anticipated to start in Spring of 2025.
- Hillbrook Park - The Public Works Department started construction on Hillbrook Park in April 2024. Improvements include new play equipment, new barbecue picnic shelters, stormwater infiltration, and the removal of dry creek beds to increase usable space. The City completed the project in early 2025.

Environmental Resources Element

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

Key achievements in 2024 include:

- Hillbrook Park - The Public Works Department started construction on Hillbrook Park in April 2024. Improvements include new play equipment, new BBQ picnic shelters, stormwater infiltration, and the removal of dry creek bed to increase usable space. The City completed construction of this project in early 2025.
- Civic Center Master Plan - In 2024, the City continued working on the Civic Center Master Plan (CCMP). The purpose of the CCMP is to work with the community to reimagine the Civic Center and incorporate desired amenities that will serve future residents. Following selection in 2023 of the "The Campus" design and given the large scope and related cost associated with developing the project, the City Council divided the project into three primary phases. Phase 1 of the CCMP would include the amphitheater and expanded parking lot along East 21st Street. Phases 2 and 3 include a new community center, sports courts, playground, improvements to Jessie Nelson Circle, and accessibility improvements.

- **Rooftop Solar Projects** - The Community Development Department has been actively implementing expedited plan check review and permit issuance for the installation of small rooftop solar projects.
- **Food Distribution Program** - The Parks, Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. A total of 37 low-income families received assistance in November and December 2024. Families received a debit card from the City's local grocery store to purchase supplemental groceries each month. In addition, 65 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need support to close food insecurity gaps.
- **Paperless Transactions** - The Finance Department continued to promote and increase paperless transactions, such as reducing the issuance of paper checks.
- **Parks and Recreation Commission Communications** - The Parks, Recreation, and Library Services Department provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- **The City Council adopted the Public Works Department's Street Tree Master Plan in 2023.** The five-year plan updated the street tree policy and tree planting standards.
 - In 2024, the City utilized the remainder of the grant from the USDA Forest Service Urban and Community Forestry received in 2023, to plant over 300 trees citywide. The focused areas included vacant tree sites where there were no trees, trees were removed or were dead.
 - The City inspected all seven drill sites on September 11, 2024; inspections for all oil operations have been conducted, on average, monthly throughout the year by the City's Oil Services Coordinator. All State, Federal, and local permits and licensing are current and compliant for the approximately 28 State and regional reporting agencies that have monitoring and oversight of operations. No Notices of Violation were received from any of the agencies in 2024. Landscaping, fencing, equipment, and stormwater protection measures were found to be in good condition.

Safety Element

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

Key achievements in 2024 include:

- Advanced Scheduling - The Finance Department completed the implementation of Advanced Scheduling for the Police Department in Tyler Enterprise Resource Planning System. The new scheduling system is utilized to ensure that the proposed number of officers are scheduled for each shift.
- Technology Safety Installations - The Finance Department completed the installation of new Police Department servers, wireless access points, a new fire-wall system, and provided cybersecurity training to all employees.
- Motorola Police Radio Upgrade - The Police Department replaced end-of-life hardware with new equipment, and upgraded tower infrastructure, dispatch terminals, and handheld and patrol car radios to increase coverage and capability.
- Body Worn Cameras - The Police Department deployed new body-worn cameras for patrol officers, which are equipped with improved technological capabilities.
- Cloud-Based Evidence Storage System - The Police Department, along with IT, developed a Cloud-Based Evidence Storage System which electronically stores body worn/in-car camera footage as well as other electronic evidence. This system makes evidence storage more secure, more accessible, and it is easier to maintain.
- Signal Hill Police Department Funding - In 2024, the Signal Hill Police Department received grant funding from the State of California Office of Traffic Safety. The funding will facilitate best practice strategies to be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.
- Measure H Homeless Services - The Signal Hill Police Department met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- Earthquake Drill - The Safety Committee coordinated employee participation in the statewide "Great California Shakeout" in October 2024.
- Communications - City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including Signal Hill Petroleum, the City's largest petroleum and natural gas operator.
- Safety Element Routes - Staff continued to follow the 2016 Safety Element, which provides a map identifying designated evacuation routes within the City for transportation of hazardous and toxic materials.

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

Noise Element

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

Key achievements in 2024 include:

- Fireworks Ordinance - The Administrative Department prepared a Fireworks Ordinance prohibiting the possession, sale, use, or discharge of dangerous fireworks that pose a serious risk to the public's safety in 2022. The 2024 calendar year was the second year the City implemented the ordinance.
- Noise Standards - The Signal Hill Police Department enforces compliance with noise standards in the current Motor Vehicle Code. Additionally, the City's building plan checks process incorporated review of noise standards covered in the 2022 California Building Code.
- Permitting Process - The City's building plan check process incorporated noise standards covered in the 2019 California Building Code.
- Noise Impacts - Staff analyzed noise impacts during project review as part of the California Environmental Quality Act review process. Any noise impacts following construction are addressed as part of the City's code enforcement program.
- Long Beach Airport - Staff maintained communication with Long Beach Airport personnel regarding airport operations. Staff received one noise complaint in the past year. The City provided residents with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- Council of Governments (COG) - Staff maintained membership in the Gateway Cities COG and participated in regional reviews of transportation and airport operations.

Conclusion:

The GPAPR and summary of accomplishments for implementation of the City's General Plan for 2024 was submitted to both OPR and to HCD by April 1, 2025, along with the SB 341 housing asset fund.

Attachment:

A. Draft General Plan Annual Progress Report

CITY OF SIGNAL HILL



2024

GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department
March 25, 2025

LAND USE ELEMENT

The Land Use Element was adopted in 2001. It contains four goals and 63 implementation programs. **The significant projects for 2024 and their status are described below:**

Projects Completed:

North End Neighborhood:

- 3177 California Avenue, Gateway Center North – Development of a new self-storage facility.
- 3353 ½ Myrtle Avenue – Accessory Dwelling Unit
- 3331 ½ Cerritos Avenue - Accessory Dwelling Unit conversion

Atlantic/Spring Neighborhood:

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

West Side Neighborhood:

- 2320 ½ Cerritos Avenue – Accessory Dwelling Unit
- 1180 East 23rd Street – Remodel of commercial buildings and property, and associated street improvements

Central Neighborhood:

- 1500 East Spring Street – Honda Dealership outdoor patio for service department.

Civic Center Neighborhood:

- 22391 ½ Gaviota Avenue – Accessory Dwelling Unit

Hilltop Neighborhood:

- 2152 East Willow Street – Demolition of Wells Fargo ATM.
- 2100 Ohio Avenue – Demolition existing damaged SFD
- 2150 East Willow Street – Interior remodel of an existing restaurant for a new Jersey Mike's

Southeast Neighborhood:

- 2023 ½ East 19th Street – Accessory Dwelling Unit
- 1870 ½ Temple Avenue – Accessory Dwelling Unit conversion

Projects Under Construction:

North End Neighborhood

- 3369 ½ Cerritos Avenue – Accessory Dwelling Unit

West Side Neighborhood:

- 909 ½ E 25th Street – Accessory Dwelling Unit
- 921 ½ E 25th Street – Accessory Dwelling Unit
- 2321 ½ and 2323 ½ Lemon Avenue – Two detached Accessory Dwelling Units

Central Neighborhood:

- 2998 Cherry Avenue – New Audi Auto Dealership

Hilltop Neighborhood:

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

Southeast Neighborhood:

- 1991 ½ Junipero Avenue – Accessory Dwelling Unit
- 2638 and 2638 ½ Wall Street – Two detached Accessory Dwelling Units
- 1919 ½ Dawson Avenue – Accessory Dwelling Unit
- 1965 ½ Dawson Avenue – Accessory Dwelling Unit
- 1844 ½ Raymond Avenue – Accessory Dwelling Unit

In Plan Check Review

North End Neighborhood:

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

West Side Neighborhood:

- 3318 ½ Cerritos Avenue – Accessory Dwelling Unit

Civic Center Neighborhood:

- 1788 East Willow Street – Interior improvements to an existing Starbucks café

Hilltop Neighborhood

- 1900 and 1900 ½ Temple Avenue – New Single-Family Dwelling and detached Accessory Dwelling Unit

Southeast Neighborhood

- 2750 East 20th Street- SH Smart Homes
- 1979 ½ Junipero Avenue – Accessory Dwelling Unit

Projects Under Entitlement Review:

North End Neighborhood:

- 3201 Walnut Avenue – 102,607 square foot distribution warehouse

Civic Center Neighborhood:

- 1701 East Creston Avenue- New industrial building.

Hilltop Neighborhood:

- 1933-39 Temple Avenue – Eight new townhomes

Southeast Neighborhood:

- 1939 Temple Avenue – Courtyard, 8 condominium units.
- 2599 Pacific Coast Highway – 7 condominium units.
- 1965 ½ Dawson Avenue- Accessory Dwelling Unit
- 2027 ½ Junipero Avenue- Junior Accessory Dwelling Unit

Citywide Long-Range Projects:

- Opportunity Study Area Economic and Land Use Analysis
- Civic Center Master Plan

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

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

- The City continues to provide opportunities for a variety of residential densities and housing styles. The City approved the construction of a new housing project for eight (8) condominium dwelling units on an existing vacant lot. Additionally, the City issued permits for nine (9) Accessory Dwelling Units within the past year.
- The City continues to comply with the State housing legislation to accelerate housing production within the City. In 2023, the City selected the National Community Renaissance (National CORE) to assist the City with the development of two workforce housing projects. The two workforce housing projects will provide a total of 380 units, 90 of which would be for moderate-income housing. In 2024, National CORE continued their due diligence of the housing sites, began negotiations with the property owner to execute a Purchase and Sale Agreement (PSA) and began preparation of numerous applications for available funding sources to complete the projects. National CORE has initially focused on the smaller Walnut Bluff site for securing site control and a PSA for the Walnut Bluff site is expected to be executed in early 2025.

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

- The City has various projects either under review or approved to replace existing vacant or abandoned parcels with new development. As described in the projects list above, the location of the projects are in proximity to public transit and retail establishments.

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

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

- The City maintains ongoing implementation of the Oil and Gas Code for all projects and development activities, including new development.

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

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

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

- The City conducts regular maintenance and landscaping inspections at all well sites.
- As part of the 6th Cycle certified Housing Element, the City started working on two workforce housing sites. The properties are currently vacant except for oil operations. The City entered into an Exclusive Negotiation Agreement with National CORE to develop the sites and National CORE has commenced due diligence of site conditions, negotiations with the property owner, and funding applications.

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

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

- The City implemented a Mobile and Sidewalk Vending Ordinance that ensures all food vendors in the City comply with state, local, and health safety regulations. The ordinance provides minimum distance requirements were established for sensitive receptors, time frames, and safety regulations for locations on the street.
- The City addresses any noise, odors, dust, and glare violations through the Neighborhood Enhancement program.

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

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

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

- The City continues to collaborate with the Homeless Services Liaison, which was created through grant funding received from Measure H. The duties include advocating for the three cities, Signal Hill, Lakewood, and Hawaiian Gardens, to ensure that service providers (LAHSA, PATH) are responsive to the needs of the city, as well as working to address specific areas of concern. This role is an important addition to the City, as addressing homeless issues in the community is a goal

in our Housing Element of our General Plan. The Homeless Services Liaison has assisted City staff in achieving a net zero homelessness.

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

- The Building Department continues to address building code violations through the Neighborhood Enhancement Program.
- National Building Safety Month is celebrated each year during the month of May.

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

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

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

- In addition to the State stormwater regulation (LID and MS4), the City has a small-site LID Ordinance which captures additional projects to reduce stormwater pollutants while still allowing maintenance of existing parking and landscape areas. In 2024, the City processed a total of 10 small-site LID plans.

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

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

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

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

- The General Plan Annual Progress Report is prepared and presented before the City Council and Planning Commission during duly noticed meetings. The report is made available to the public for a full comprehensive review of the projects and programs throughout the year.

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

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

General Plan Housing Element Annual Progress Report 2024

Please Start Here

| General Information | |
|-------------------------|--------------------------------|
| Jurisdiction Name | Signal Hill |
| Reporting Calendar Year | 2024 |
| Contact Information | |
| First Name | Colleen T. |
| Last Name | Doan |
| Title | Community Development Director |
| Email | cdoan@cityofsignalhill.org |
| Phone | 5629897340 |
| Mailing Address | |
| Street Address | 2175 Cherry Avenue |
| City | Signal Hill |
| Zipcode | 90755 |

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_11_18_24

| | | |
|--|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

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

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|----------|-----------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 0 | 0 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 8 | 0 | 0 |
| Accessory Dwelling Unit | 0 | 9 | 4 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 8 | 9 | 4 |

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

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 12 |
| Number of Proposed Units in All Applications Received: | 17 |
| Total Housing Units Approved: | 1 |
| Total Housing Units Disapproved: | 0 |

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

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

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

| Ministerial and Discretionary Applications | Applications | Units |
|--|--------------|-------|
| Ministerial | 10 | 12 |
| Discretionary | 2 | 5 |

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

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

| | | |
|------------------------|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

| | | |
|-----------------|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicate
Cells in grey contain

| Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units | | | | | | | | | | | | | | | | | |
|---|------------------------------|--------------------------------|--------------------|--------------------------------|--|-------------------------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|---------------------------------|-------------------------------------|
| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | Afford. | |
| 1 | | | | | 2 | 3 | 4 | | | | | | | | 5 | 6 | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA, SFD, 2 to 4.5+, ADU, MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units issued Entitlements | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | | 8 | 0 |
| | 7215-008-023 | 2239.5 Gaviota Avenue | ADU | 10284410 | ADU | O | | | | | | | | | | 0 | |
| | 7215-008-023 | 3369.5 Cerritos Avenue | ADU | 10284384 | ADU | O | | | | | | | | | | 0 | |
| | 7148-006-003 | 3288.5 Lewis Avenue | ADU | 10284146 | ADU | O | | | | | | | | | | 0 | |
| | 7216-017-003 | 1979.5 Junipero Avenue | ADU | 10284467 | ADU | O | | | | | | | | | | 0 | |
| | 7216-023-006 | 2638 and 2638.5 Wall Street | ADU | 10284214 | ADU | O | | | | | | | | | | 0 | |
| | 7216-023-006 | 1919.5 Dawson Avenue | ADU | 10284256 | ADU | O | | | | | | | | | | 0 | |
| | 7211-021-042 | 2321.5 and 2323.5 Lemon Avenue | ADU | 10284101 | ADU | O | | | | | | | | | | 0 | |
| | 7148-004-012 | 3318.5 Cerritos Avenue | ADU | 10284386 | ADU | O | | | | | | | | | | 0 | |
| | 7216-015-004 | 1965.5 Dawson Avenue | ADU | 10284439 | ADU | O | | | | | | | | | | 0 | |
| | 7148-007-048 | 3201.5 Orange Avenue | ADU | 10284027 | ADU | O | | | | | | | | | | 0 | |
| | 7211-018-033 | 1100 E 23rd Street | Duplex Project | 10284094 | 2 to 4 | O | | | | | | | | | | 0 | |
| | 7216-020-012 | 2750 E 20th Street | Three-Unit Project | 10284182 | 2 to 4 | O | | | | | | | | | | 0 | |
| | 7216-020-011 7216-021-002 | 1933-39 Temple Avenue | Courtyard Project | SPDR 24-01 | 5+ | O | | | | | | | 8 | 11/12/2024 | 8 | | |
| | 7211-019-032 | 2320.5 Cerritos | ADU | 10282217 | ADU | O | | | | | | | | | | 0 | |
| | 7211-004-021 | 909.5 25th Street | ADU | 10283893 | ADU | O | | | | | | | | | | 0 | |
| | 7211-004-020 | 921.5 E 25th Street | ADU | 10283944 | ADU | O | | | | | | | | | | 0 | |
| | 7148-009-040 | 3353.5 Myrtle Avenue | ADU | 10283740 | ADU | O | | | | | | | | | | 0 | |
| | 7216-014-003 | 2023 19th Street | ADU | 10283394 | ADU | O | | | | | | | | | | 0 | |
| | 7148-003-013 | 3331.5 Cerritos | ADU | 10283824 | ADU | O | | | | | | | | | | 0 | |
| | | | | | | | | | | | | | | | | 0 | |
| | | | | | | | | | | | | | | | | 0 | |
| | | | | | | | | | | | | | | | | 0 | |

as an optional field
in auto-calculation formulas

| ability by Household Incomes - Building Permits | | | | | | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | Streamlining | |
|---|---------------------------------------|--|--|------------------------------|--|---------------------------------------|--|---|-----------------------------------|---------------------------------------|--|--|------------------------------|--|---|---|---|
| 7 | | | | | 8 | 9 | 10 | | | | | | | 11 | 12 | 13 | 14 |
| Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income | Building Permits <u>Date Issued</u> | # of Units Issued Building Permits | Very Low- Income Deed Restricted | Very Low- Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income | Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u> | # of Units issued Certificates of Occupancy or other forms of readiness | How many of the units were Extremely Low Income? | Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple) |
| 0 | 0 | 0 | 0 | 9 | | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | | 4 | 0 | |
| | | | | 1 | 11/15/2024 | 1 | | | | | | | 1 | 11/15/2024 | 1 | | NONE |
| | | | | 1 | 12/20/2024 | 1 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | 2 | 10/16/2024 | 2 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | NONE |
| | | | | 1 | 2/23/2024 | 1 | | | | | | | 1 | 9/10/2024 | 1 | | NONE |
| | | | | 1 | 9/20/2024 | 1 | | | | | | | | | 0 | | NONE |
| | | | | 1 | 2/14/2024 | 1 | | | | | | | | | 0 | | NONE |
| | | | | 1 | 3/5/2024 | 1 | | | | | | | 1 | 10/28/2024 | 1 | | NONE |
| | | | | 1 | 2/23/2024 | 1 | | | | | | | | | 0 | | NONE |
| | | | | 1 | 12/21/2023 | 1 | | | | | | | 1 | 11/4/2024 | 1 | | NONE |
| | | | | | | 0 | | | | | | | | | 0 | | |
| | | | | | | 0 | | | | | | | | | 0 | | |

| | | |
|-----------------|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Year | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B | | | | | | | | | | | | | | |
|---|---------------------|---------------------------------|--|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | | |
| | | 1 | | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | Projection Period - 06/30/2021- 10/14/2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| | | | | | | | | | | | | | | |
| Very Low | Deed Restricted | 161 | - | - | - | - | - | - | - | - | - | - | - | 161 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | - | |
| Low | Deed Restricted | 78 | - | - | - | - | - | - | - | - | - | - | - | 78 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | - | |
| Moderate | Deed Restricted | 90 | - | - | - | - | - | - | - | - | - | - | - | 90 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | - | - | |
| Above Moderate | | 188 | 2 | - | 6 | 7 | 9 | - | - | - | - | - | 24 | 164 |
| Total RHNA | | 517 | | | | | | | | | | | | |
| Total Units | | | 2 | - | 6 | 7 | 9 | - | - | - | - | - | 24 | 493 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | | | | | | | | |
| | | 5 | | | | | | | | | | 6 | 7 | |
| | | Extremely Low-Income Need | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date | Total Units Remaining |
| Extremely Low-Income Units* | | 81 | - | - | - | - | - | - | - | - | - | - | - | 81 |

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

| | | | |
|--|--|--|--|
| Jurisdiction | | Signal Hill | |
| Reporting Year | | 2024 | (Jan. 1 - Dec. 31) |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
| Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | | |
| 1 | 2 | 3 | 4 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Adequate Sites Program | Rezone 4 sites, totaling over 27 acres. 517 units needed by October 15, 2022. 35 to 45 dwelling units per acre. Walnut and Orange Bluff sites included in this. | Development agreements, site acquisition and remediation to be completed by 2025. | 12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen- (COMPLETED) Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED |
| No Net Loss Program | To ensure sufficient residential capacity is maintained for each income category, develop and implement a formal, ongoing evaluation procedure pursuant to Gov. Code Section 65863. Evaluation procedure will track number of extremely low, very low, low, moderate, and above moderate income units constructed in order to calculate the remaining unmet RHNA. Will also track number of units built on identified sites. | Sites inventory updated in 2023 and will continuously be updated. | 12/2021: Conduct thorough environmental and health assessment- COMPLETED 10/2022: Rezoning including CEQA and adoption of SP7 with adjusted development standards for bluff sites- COMPLETED 4/2023: RFP to be issue- COMPLETED 7/2023: Interview developers and select best qualified- COMPLETED 12/2023: Enter into development agreements to guide development of all 4 sites and include a commitment to all production and site remediation to be completed once developer is chosen- IN PROGRESS (COMPLETED) Submit adopted Housing Element to water and sewer within 30 days of adoption- COMPLETED Adopt required procedures to proposed developments that include units affordable to lower income households within 2 years of element adoption- IN PROGRESS City must alert Sanitation Districts of LA County of the requirements under Gov. Code Section 65589.7 and ask for confirmation that the district has procedures in place to grant priority for the provision of sewer services to proposed developments that include units affordable to lower income households as required within 2 years of adoption- COMPLETED |
| Housing Choice Voucher Rental Assistance Program | Provide rental assistance to an annual average of 40 to 60 households. To assist: advertise and promote regional housing assistance programs throughout the City. Provide information on City's website, target outreach, landlord outreach program, use of section 8 program in ADU developments. | Information posted on City website and will be updated continuously | Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT 12/2022: Update city website with regional housing assistance programs information- COMPLETED; CONTINUED EFFORT 6/2023: send direct outreach of higher need or lower-income and to rental/property managers and housing assistance service providers in higher opportunity areas- COMPLETED; CONTINUED EFFORT |
| First Time Homebuyer Assistance Program | Provide down payment assistance to three households during the 2021-2029 planning period. Promote County Homeownership (HOP) program; and County Mortgage Credit Certificate (MCC) Program. The MCC Program offers qualified first-time homebuyers a federal income tax credit. Ability to convert a portion of their annual mortgage interest into a direct dollar for dollar tax crediton their tax returns. Awarded a tax credit up to 20% of the annual interest paid on the mortgage loan. Remaining 80% of mortgage interest will continue to qualify as an itemized tax deduction. | Completed all of the programs, except for the programs that require a continued effort | The City will continue to participate in the Urban County Program throughout the eight-year planning period- CONTINUED EFFORT Hold at least two seminars for new homebuyer assistance, target outreach related to seminars to residents in geographic areas of higher need or lower income- COMPLETED ON 03/20/2023 & 05/06/2023. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- CONTINUED EFFORT Annual outreach to local entities for promotion and coordination of assistance programs- CONTINUED EFFORT |
| Waiver of Development Impact Fees | Affordable housing developments are exempt from the three impact fees for parks, water and traffic. Provide fee waivers for two projects within the planning period. The current (July 2021) per unit fees are: Parks and Recreation Single family dwelling \$21,910 Multi-family dwelling \$15,112 Water SD Meter of 1" \$21,437 Traffic (all residential) \$540.47 | Staff has kept up quarterly contact with LA county Housing departments and groups | Ongoing throughout the 2021-2029 planning period. Quarterly contact with County Housing Departments and groups for promotion of programs and assistance- COMPLETED; CONTINUED EFFORT |
| Special Needs Program | Provide housing opportunities to meet the needs of special needs residents by allowing for development standard incentives, including reduced parking standards, setbacks, and increased height allowances. Provide additional regulatory incentives and concessions to projects targeted for special needs groups such as exemption from the site plan and design review process. Complete site remediation form oil extraction activities on sites for affordable or special needs housing. Interview prospective developers to develop the Walnut Bluff and Orange Bluff sites with the housing affordability components described in the Sites Inventory. Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Establish a centralized, one-stop housing inquiry location. | The City selected National Community Renaissance (National CORE) as the affordable housing developer for the sites. National CORE, the City, and SHP are developing an Exclusive Negotiation Agreement and preparation of financing applications. Once the Development Agreement is executed, site acquisition and remediation will commence. The City anticipates site work to begin by Mid-2024. | Impact fee deferrals current and ongoing and developer outreach annually- CONTINUED EFFORT 2023: April to July- Interview interested developers and select the best qualified private or non-profit developer- COMPLETED 2022: October- Adopt Special Planning area 7 with adjusted developments standards for the Walnut Bluff and Orange Bluff sites- COMPLETED 2024: Adopt Objective Design Standards- IN PROGRESS 2024: June- Site remediation initiated for the Walnut Bluff and Orange Bluff sites when development agreements completed- IN PROGRESS 2021-2029 ongoing: Participation in regional efforts to address homelessness 2022: December- Add information related to the Los Angeles County Homeless Outreach Portal (LA-HOP) on the City websit- COMPLETED 2023: January- Post quarterly on the City's social media pages in English and Spanish- COMPLETED; CONTINUED EFFORT 2024: Establish a centralized, one-stop housing inquiry location- IN PROGRESS |
| ADU Ordinance and Incentives Program | Adopt an ADU Ordinance and plan of incentives for the production of ADUS. Incentives include: <input type="checkbox"/> Inform owners that the construction of ADUs is exempt from fees. <input type="checkbox"/> Provide owners with example of small ADUs (micro-units, small studios (<500 SF)). <input type="checkbox"/> Inform owners of the Section 8 Housing Choice Voucher Program and County of Los Angeles Housing Authority contacts. | To be completed by 2026 | Prepare a density bonus ordinance by end of fourth quarter 2022 and adopt end of fiscal year 2023-Given the multiple legislative changes initiated by the State, the City has detrimned to postpone creation of a local Ordinance and adhere to State regulations. |

| | | | |
|---|--|--|--|
| Density Bonus Ordinance | Prepare and adopt a density bonus ordinance. Responsible Agency: Community Development Department | To be completed by 2025 | 2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025- In 2024, the City continued working with the selected non-profit workforce housing firm, National CORE, to assess the Walnut Bluff and Orange Bluff sites, to negotiate a Purchase and Sale Agreement with the property owner and prepare financing applications. |
| Zoning Ordinance Amendments Program | Update Zoning Ordinance Definitions o Employee Housing. o Qualified Supportive Housing Development. o Low Barrier Navigation Center. Update Uses Permitted in the Residential Districts o Employee housing in zones permitting single family homes. o Large family day care homes in the multifamily districts (SB 234). Update Uses Permitted in the Commercial Zones o Low barrier navigation centers in the CR Zone. o Amend emergency shelter parking standards to limit required parking to only number of spaces sufficient to accommodate staff working at the shelter. | To be completed by 2025 | 2022-2023; annual assessment of housing production (starting in 2023), if production is lagging conduct a feasibility assessment by 2024 and if needed amend residential parking requirements and RH zone height limits in the Zoning Code by 2025. In 2025, the City identified a list of uses to be added to the land use table, including, but not limited to, employee housing in SFR zones, larger family day care homes, supportive housing, etc. A Zone Ordinance Amendment is planned to update the land use table to incorporate the changes 2025. -IN PROGRESS |
| SB 35 Development Streamlining Program | Create and make available an informational packet that explains SB 35 streamlining provisions and eligibility. Develop application supplemental for submittal | Completed November 2023 | 1st Quarter 2023- COMPLETED; ATTACHMENT C IN REPORT In 2024, maintained information on the City web site. |
| Energy Conservation | The City will take the following actions during the 2021-2029 planning period: Continue to promote energy conservation by promoting its Residential Green Building Primer.Continue to enforce the 2022 California Green Building Standards Code.Use the Sustainable City Committee (SCC) to continue developing and recommending a sustainability framework that promotes environmentally sound and financially practical objectives. Continue to implement the goals adopted as part of the Green City Report prepared by the Sustainable City Committee. The Report allows the City to self-certify as a One-Leaf Green City | Completed December 2023 | Promote and encourage weatherization and energy efficient home improvements throughout the planning period; expand website information on energy conservation resources by 1st Quarter 2023- COMPLETED and CONTINUED in 2024; |
| Housing Code Enforcement | 40 closed code violation cases per year | Continued effort by Building Inspector and Chief Building Official, Eric Kranda. | The program will be implemented on an ongoing basis during the 2021-2029- CONTINUED EFFORT |
| Housing Rehabilitation | Objective: 3 single family dwellings. During the 2021-2029 planning period the City will take the following actions: - Coordinate with the County of Los Angeles Urban County CDBG Program to lobby for an increase in CDBG funding for housing rehabilitation activities. - Use Permanent Local Housing Allocation (PLHA) program funds for housing rehabilitation activities once 6th cycle Housing Element cleanup activities have been completed. - Identify and actively support efforts to secure State, federal, and private funding sources as a means of leveraging local funds and maximizing assistance. Identify State, regional, and local public and private housing rehabilitation resources (including nonprofit agencies) that Signal Hill property owners can participate in and provide the information on the City's website. - Conduct annual outreach and marketing of available State, regional, and local public and private housing rehabilitation resources through workshops, seminars, social media platforms, 1 outreach activity per year; target outreach to homeowners in geographic areas of higher need or | Annual Outreach for 2023 conducted. PLHA funds continually applied for and housing information for funding and assistance is on the website. | Coordination with the County of Los Angeles: annually through the Annual Action Plan process; In 2024, continued revisions for release of approved PLHA funds for Years 1- 4 from the County. Applied for PLHA Year 5. PLHA funds can be used for site remediation for the Walnut Bluff and Orange Bluff sites. Website availability of housing rehabilitation resources, by 1st Quarter 2023, Initiate outreach in June 2023 and annually thereafter- CONTINUED EFFORT |
| Accessibility Modifications Program | NOTHING WRITTEN | NOTHING WRITTEN | NOTHING WRITTEN |
| Fair Housing Information and Services Program | Implement the Fair Housing Information and Services Program; hold three Fair Housing Workshops during the eight-year planning period; Post information on accessing fair housing services quarterly on the City's social media pages; assist at least 25 residents during the planning period (AFFH viewer shows 12 inquiries from 2013-2021) | To be completed in 2025 | Hold 3 fair housing workshops and implement program on an ongoing basis throughout the 2021-2029 planning period- IN PROGRESS Post information on accessing fair housing services quarterly on the City's social media pages in English and Spanish beginning January 2023- COMPLETED; |
| Affirmatively Furthering Fair Housing | Varies by the following fair housing issues specific to Signal Hill: 1. disproportionate need experienced by hispanic households, 2. lower environmental quality, 3. racial equity/bias in the city practices and procedures, 4. displacement risk. More detail in attachment b (in adopted housing element can add if needed.) | To be completed in 2025 | Adopt a policy that new housing developments must implement an Affirmative Fair Housing Marketing Plan by mid-year 2022. In 2024, the City continued working with National CORE to negotiate site purchase, project design, and outreach for the Walnut Bluff affordable housing project. Additionally, the City has incorporate an Affirmative Fair Housing Marketing Plans (AFHMP) informational sheet and application. SEE ATTACHMENT A AND ATTACHMENT B - IN PROGRESS |

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| Jurisdiction | Signal Hill | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| Table F | | | | | | | | | |
|--|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|---|
| Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c) | | | | | | | | | |
| Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F. | | | | | | | | | |
| Activity Type | Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf |
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Mobilehome Park Preservation | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

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|------------------|-------------|-------------------------|
| Jurisdiction | Signal Hill | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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| Cells in c |

| Table J | | | | | | | | | | | | |
|---|----------------|---------------|---------------------------------|--------------------------------------|------|--|--------------------------------------|-----------------------------|---------------------------------|----------------------------------|--------------------------------------|------------------------|
| Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 | | | | | | | | | | | | |
| Project Identifier | | | | Project Type | Date | Units (Beds/Student Capacity) Approved | | | | | | |
| 1 | | | | 2 | 3 | 4 | | | | | | |
| APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SH - Student Housing) | Date | Very Low- Income Deed Restricted | Very Low- Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate- Income Deed Restricted | Moderate- Income Non Deed Restricted | Above Moderate- Income |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | |
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| Jurisdiction | Signal Hill | |
| Reporting Period | 2024 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

| | | |
|---|----|--|
| Does the Jurisdiction have a local tenant preference policy? | No | |
| If the Jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials. | | |
| Notes | | |

CIRCULATION ELEMENT

The Circulation Element was adopted in 2010, contains eight goals and 33 implementation programs.

The significant achievements for the year 2024 are below.

Goal 1: NEW DEVELOPMENT AND REGIONAL COOPERATION

Ensure that new development results in the preservation and enhancement of the City's circulation system.

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

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.

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

- See Policy 1.b

Goal 2: ROADWAYS

Provide a safe and efficient roadway system for all users.

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

- Cherry Avenue and Jessie Nelson Circle Improvement Project – The Public Works Department completed the slurry sealing of 13,300 square feet at Jessie Nelson Circle and Hilltop Park.

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

- Cherry Avenue and Jessie Nelson Circle Improvement Project – The Public Works Department completed the slurry sealing of 13,300 square feet at Jessie Nelson Circle and Hilltop Park.

- Citywide Median Improvement Project – The Public Works Department has completed the median improvement of Cherry Avenue and Spring Street, which included the addition of new drought tolerant landscaping, irrigation system, and a new City monument sign.
- 2024 Annual Sidewalk Repair – The Public Works Department completed a total of 4,653 square feet of sidewalk repairs at 58 locations within the City. This included the installation of a new ADA ramp on Jessie Nelson Circle.

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

See Policy 1.b

Goal 3: PEDESTRIAN AND BICYCLE CIRCULATION

Create a safe and comfortable environment for pedestrians and bicyclists, encouraging the use of these modes of transportation for the majority of shorter trips.

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

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.
- Hillbrook Park – The Public Works Department completed 95% of construction of Hillbrook Park.

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

- East Burnett Street Improvement Project – The Public Works Department is undergoing a roadway rehabilitation on Burnett Street from Walnut Street up Skyline Drive to Dawson Avenue. The roadway rehabilitation project includes sidewalks on Burnett Street and bicycle lanes.

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

- 2024 Annual Sidewalk Repair – The Public Works Department Annual sidewalk repair focused on repairing existing sidewalks throughout the City for better pedestrian access.

Goal 6: UTILITIES

Provide safe, efficient, and environmentally friendly utilities systems and pipelines.

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

- Consistent with State-mandated regulations, the City offered expedited review of EV chargers and rooftop solar projects.

ENVIRONMENTAL RESOURCES ELEMENT

The Environmental Resources Element was last updated on February 16, 1988. The Parks and Recreation Master Plan (PRMP) was previously updated in December 1989 and incorporated into the PRMP as Appendix A of the Environmental Resources Element (Ordinance No. 89-12-1047). In February 2021, the Parks and Recreation Master Plan Update was adopted by the City Council. During the finalization of the PRMP, additional areas of clarification were identified, including park development impact fees. Upon request by the City Council, the Prioritization and Implementation Plan (PIP) was developed as a companion document to the Parks and Recreation Master Plan, both of which were subsequently approved in January 2022. The PIP identified the relevant and attainable priorities related to park, trail, facility, and program development over the next 10-15 years in the areas of Planning, Policy, and Programs, as well as Capital Improvement Projects. The goals and objectives that had been identified in the PRMP were reviewed for status as completion, progress, and relevancy/applicability. As a complementary document, the PIP will serve as a work plan for the Community Services Department as funding sources become available. Both the PRMP and PIP documents are intended to be incorporated into the Environmental Resources Element Update as part of the General Plan.

The Environmental Resources Element contains seven goals and 39 implementation programs. **The significant achievements for the year 2024 are below:**

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

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

- City trees are trimmed on a set (biannual) schedule.
- Street Tree Master Plan – City Council adopted the Public Works Department’s Street Tree Master Plan in 2023. The five-year plan updated the street tree policy and tree planting standards.
 - The Public Works Department received a \$1,000,000 grant from the USDA Forest Service Urban and Community Forestry (NOFO). The grant will be utilized for the planting and maintenance of over 1,000 trees, increasing the urban forest coverage and promoting a healthier, greener community in Signal Hill.
- 2024 Annual Sidewalk Repair – The Public Works Department completed a total of 4,653 square feet of sidewalk repair at 58 locations within the City. The scope also included one new ADA ramp at Jessie Nelson.

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

- Street Tree Master Plan – City Council adopted the Public Works Department’s Street Tree Master Plan in 2023. The five-year plan updated the street tree policy and tree planting standards.

- In 2024, the remainder of the grant that the Public Works Department received in 2023 from the USDA Forest Service Urban and Community Forestry (NOFO) was utilized to plant over 300 trees citywide. The focused areas included vacant tree sites where there were no trees, trees were removed or were dead.
- Citywide Median Improvement Project – This is an ongoing effort that the Public Works Department is focused on. In 2024, the median project on Cherry Avenue and Spring Street was completed. In addition, across the City, monument signs were installed and new trees were planted. The goal is to enhance the landscape and improve irrigation at medians within the City.
- Hillbrook Park Project – The Public Works developed design plans for the upgrade to the park. Design plans were developed after a year of public outreach meetings and conceptual plans were vetted with the public and Parks, Recreation, and Library Services staff. The project is expected to be completed in early 2025.

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

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

- The Parks and Recreation and Library Services Department continued to offer the Family Food Distribution program for low-income Signal Hill families. In 2024, 37 low-income families received assistance. They received a debit card from the City's local grocery store to purchase supplemental groceries each month. In addition, 65 seniors aged 55 and older participated in the program and received the above-mentioned assistance. The program has continued to provide access to food resources to community members who need some support to close food insecurity gaps.
- In partnership with Signal Hill Petroleum, the Parks and Recreation and Library Services Department implemented a new, free tutoring program for 25 Signal Hill students in 2nd to 5th grades at the Signal Hill Public Library.
- Parks and Recreation Commission Communications – The Parks, Recreation, and Library Services Department provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.
- Celebrated the city's 100th-year anniversary of incorporation, hosting more than 20 different events, activities, and programs where members of the community were invited to commemorate this milestone anniversary.

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

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

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

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

- See Policy 4.3 below.

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

- The City approved four projects and processed zoning ordinance amendments and environmental documents for mixed-use and housing sites which are underdeveloped and have historic oil operations, as part of the 6th Cycle Housing Element. In 2024, the City continued working with the selected non-profit workforce housing developer, National CORE, to facilitate development of the sites.

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

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

- The Sustainable City Committee meets quarterly and act as the community liaison to share the City's many sustainable achievements, practices and policies.
- Staff provides monthly updates to the Parks and Recreation Commission on projects related to park development, community events, and other community service programs.

SAFETY ELEMENT

The Safety Element was last updated in November 2016. It contains three goals and 31 implementation programs. **The significant achievements for the year 2024 are below.**

Goal 1: PREVENTION

Strive to prevent man-made disasters and minimize the potential for natural disasters to impact the community.

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

- City personnel maintained close contact with all operators of hazardous and potentially hazardous facilities, including Signal Hill Petroleum, the City's largest petroleum and natural gas operator.
- Staff continued to follow the 2016 Safety Element, which includes a map that identifies designated evacuation routes within the City for transportation of hazardous and toxic materials.
- In 2024 the City's Emergency Management Coordinator continued updates to the City's Hazard Mitigation Plan and emergency preparedness activities.

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

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

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

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

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

- The City's Safety Committee met on a quarterly basis. The Safety Committee performed numerous actions such as testing panic alarms, replenishing emergency supplies, and conducting inspections for all departments to address staff's safety and to minimize liability exposure.
- The Safety Committee planned an earthquake drill for City employees in October 2024 which is the statewide "Great California Shakeout."
- Emergency response personnel maintained open mutual aid agreements with law enforcement agencies across all operational areas, including the Long Beach Police Department, the Los Angeles County Sheriff's Department, and the California Highway Patrol.

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

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

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

- The City's Emergency Management Coordinator continued updates to the City Hazard Mitigation Plan. Emergency Operations Center (EOC) staff and emergency response personnel continued to follow the Hazard Mitigation Plan, which was last updated in October 2017.

Goal 2: PREPARATION

Take necessary steps to allow for effective responses to disasters.

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

- The Signal Hill Police Department (SHPD) continued to utilize social media (e.g., Facebook) as a platform to educate the public by providing tips for keeping their personal property safe, deterring crime, and reporting crime to SHPD's dispatch line.
- Measure H Homeless Services – The Signal Hill Police Department met regularly with the Measure H Homeless Services Liaison to discuss various available resources for the unhoused population in Signal Hill.
- In 2024, the Signal Hill Police Department received grant funding from the State of California Office of Traffic Safety. The funding will facilitate best practice strategies to be conducted to reduce the number of persons killed and injured in crashes involving alcohol and other primary crash factors. The funded strategies may include impaired driving enforcement, enforcement operations focusing on primary crash factors, distracted driving, night-time seat belt enforcement, special enforcement operations encouraging motorcycle safety, enforcement and public awareness in areas with a high number of bicycle and pedestrian crashes, and educational programs. These strategies are designed to earn media attention thus enhancing the overall deterrent effect.
- The City's Finance Department completed the installation of new Police Department servers, wireless access points, a new fire-wall system, and provided cybersecurity training to all employees.

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

- See Policies 1.c and 1. j.

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

- See Policy 1.j.

Goal 3: RECOVERY

Plan for efficient and rapid recovery from disasters.

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

- See Policy 2.e.

NOISE ELEMENT

The Noise Element was adopted in 2010. It has one goal and 20 implementation programs. **The significant achievements for the year 2024 are below.**

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

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

- Staff maintained membership in the Gateway Cities Council of Governments (COG) and participated in regional reviews of transportation and airport operations.
- The Signal Hill Police Department enforced compliance with the noise standards of the current Motor Vehicle Code.
- The City's building plan check process incorporated noise standards covered in the 2022 California Building Code.
- During project review, staff analyzed noise impacts as part of the California Environmental Quality Act (CEQA) process. Following construction, noise impacts are addressed as part of the City's code enforcement program.

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

- Staff communicated (both verbally and in writing) the standards outlined in Signal Hill Municipal Code Chapter 9.16 Noise.

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

- City staff maintained communication with Long Beach Airport personnel regarding airport operations. In 2024, one aircraft-related noise complaint was received. Residents were provided with contact information to the Long Beach Airport Noise Abatement office for official complaints.
- The Finance Department prepared a Fireworks Ordinance prohibiting the possession, sale, use, or discharge of dangerous fireworks that pose a serious risk to the public's safety in 2022. 2023 was the first calendar year where the ordinance was implemented.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2023/2024
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(F)
FOR THE
CITY OF SIGNAL HILL**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the Signal Hill Housing Authority (Housing Successor) activities during Fiscal Year 2023/2024 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund (Annual Comprehensive Financial Report, or 'ACFR') for Fiscal Year 2023/2024 (Fiscal Year) as prepared by Rogers, Anderson, Malody & Scott, LLP (Auditor), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amounts Received and Deposited Pursuant to 34191.4(b)(3)(A):** This section provides the total amount of funds paid to the City and the amount deposited into the LMIHAF allocable to 20% of the repayments on reinstated City/Agency loans per Section 34191.4.
- II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

- V. **Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. **Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. **Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. **Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. **Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. **Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for every five year period, with the first time period beginning January 1, 2014 and whether the statutory thresholds have been met. This report contains the information required to be reported for the five-year period starting FY 2019/20 and ending FY 2023/24.
- XI. **Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2014 to June 30, 2024.
- XII. **Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

XIII. **Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include an equity sharing and repayment provisions, including (a) number of units; (b) number of units lost to the portfolio in the last fiscal year and the reason for those losses, and (c) any funds returned to the housing successor pursuant to losses or repayments.

This Report is to be provided to the Housing Successor's governing body. In addition, this Report, ACFR and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website.

I. AMOUNTS RECEIVED AND DEPOSITED PURSUANT TO 34191.4(B)(3)(A)

A total of \$375,777 was deposited into the LMIHAF during Fiscal Year 2023/24 pursuant to Section 34191.4(B)(3)(A). This amount is equal to 20% of a loan repayment between the City and the Successor Agency pursuant to ROPS item #21.

II. AMOUNT DEPOSITED INTO LMIHAF

A total of \$743,754 was deposited into the LMIHAF during the Fiscal Year, of which \$375,777 was for items listed on the ROPS. The deposits are allocated as follows:

| | FY 2023/24 Totals | % of Total |
|---|-------------------|-------------|
| Loan Payments | \$0 | 0% |
| Interest Income | 317,532 | 43% |
| Rental Income | 50,445 | 7% |
| Misc. Income | 0 | 0% |
| Loan Payments for item listed on the ROPS (#21) | 375,777 | 50% |
| Total LMIHAF Deposits¹ | \$743,754 | 100% |

III. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$13,615,370, of which \$6,693,856 is available.² No remaining items in the ending balance are listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

The following is a description of expenditures from the LMIHAF by category:

| | FY 2023/24 |
|---|----------------|
| Monitoring & Administration Expenditures | \$4,520 |
| Homeless Prevention & Rapid Rehousing Services Expenditures | \$0 |
| Housing Development Expenditures | |
| ➤ Expenditures on Moderate Income Units | \$0 |
| ➤ Expenditures on Low Income Units | 0 |
| ➤ Expenditures on Very-Low Income Units | 0 |
| ➤ Expenditures on Extremely-Low Income Units | 0 |
| Total Housing Development Expenditures | \$0 |
| Total LMIHAF Expenditures | \$4,520 |

The Housing Successor is allowed to spend up to the greater of \$263,100³ or 5% of the value of the Housing Assets Portfolio (defined and calculated in Section V), which totals \$6,603,982, on

¹ Expressed as cash and does not include accrued interest income, unrealized gain on investment, and accrued interest on notes receivables.

² Refers only to cash available and excludes nonspendable portion of fund balance such as accounts payable, deposits payable, land and improvements held for resale.

Monitoring and Administration Expenditures. Therefore, the Housing Successor is using less than 1% of the maximum allowable \$330,199 for Monitoring and Administration Expenditures.

V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

| | As of End of FY 2023/24 |
|---|----------------------------|
| Statutory Value of Real Property Owned by Housing Successor | \$615,641 |
| Value of Loans and Grants Receivables ⁴ | 5,988,341 |
| Total Value of Housing Assets | 6,603,982 |

VI. DESCRIPTION OF TRANSFERS

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VII. PROJECT DESCRIPTIONS

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS for projects.

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have

³ The expenditure cap is subject to annual Consumer Price Index (CPI) changes. In FY 2023-24 HCD increased the expenditure cap to \$263,100 based on changes to the CPI.

⁴ For purposes of this report, the Value of Loans and Grants includes the Zinnia Apartments Residual Receipts loan of \$5,950,000. Note that the Finance Department typically records this loan with a corresponding allowance for doubtful accounts of \$5,950,000, which causes the loan to have a net effect of zero on the LMIHAF fund balance. Therefore, in the FY 2023/24 ACFR the value of this loan is not shown in the LMIHAF fund balance.

commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or housing asset(s) that were acquired prior to February 1, 2012 and compliance with the five-year period:

| Address | Date Approved by DOF as Housing Asset | Deadline to Initiate Development Activity | Status of Activity |
|--------------------|---------------------------------------|---|--|
| 967 Las Brisas Way | 8/2012 | 8/2017 | The Housing Successor is working with housing developer Abode Communities to transfer the duplex once the developer has secured funding. |

The following provides a status update on the real property or properties that have been acquired using affordable housing funds on or after February 1, 2012, and for which the five-year activity deadline does not apply:

| Address | Date of Acquisition | Deadline to Initiate Development Activity | Status of Activity |
|---------------------------|---------------------|---|---|
| 2200 Block of Gaviota Ave | 8/2012 | N/A | Property is subject to Surplus Land Act. Site has some financial feasibility challenges due to the presence of an abandoned oil well on the property. |

IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor.

Inclusionary / Production Housing. According to the 2010 – 2014 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

The former redevelopment agency's Implementation Plans are posted on the City's website.

X. INCOME TARGETING TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year period, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

If the Housing Successor exceeds the expenditure limit for households earning between 60% and 80% of the AMI in any five year report, the Housing Successor shall not expend any of the remaining funds for households earning between 60% and 80% of the AMI until the Housing Successor demonstrates compliance with this limitation in an annual report.

For purposes of this calculation, “development” means new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, acquisition of long-term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years.

The following table provides the Housing Successor’s Income Targeting Test as of June 30, 2024 for the period of FY 2019/20 through FY 2023/24 (Current Reporting Period)⁵:

| | Extremely-Low Income (≤30% AMI) LMIHAF Expenditures | 31% - 59% AMI LMIHAF Expenditures | 60% - 80% AMI LMIHAF Expenditures | Total LMIHAF Spent |
|---|--|--|--|-----------------------------------|
| FY 2019/2020 | 0 | 0 | 0 | 0 |
| FY 2020/2021 | 0 | 0 | 0 | 0 |
| FY 2021/2022 | 0 | 0 | 0 | 0 |
| FY 2022/2023 | 0 | 0 | 0 | 0 |
| FY 2023/2024 | 0 | 0 | 0 | 0 |
| Total July 1, 2019 – June 30, 2024 | \$0 | \$0 | \$0 | \$0 |

⁵ The FY 2018/19 Annual Report found the Housing Successor to be in compliance with the Income Targeting Test for the previous 5-year period of January 1, 2014 through June 30, 2019.

The following table provides a summary of the Income Targeting Test for the Current Reporting Period:

| For the Period: 7/1/2019 – 6/30/2024 | Extremely-Low Income Targeting Test | 60% to 80% AMI Income Targeting Test |
|--|--|---|
| Expenditures as a % of Total Expenditures | 0% | 0% |
| Requirements | At least 30% of Total Expenditures | At most 20% of Total Expenditures |

As illustrated above, no LMIHAF funds were expended between FY 2018/19 and FY 2023/24; thus, the Housing Successor is in compliance with the Income Targeting Test.

XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The following summarizes the number of deed-restricted rental housing units produced by the former redevelopment agency and the Housing Successor over the past 10 years (July 1, 2014 to June 30, 2024):

| Project Name | Year Built | # of Senior Units | # of Non-Senior Units | Total # of Units |
|--------------------------------|-------------------|--------------------------|------------------------------|-------------------------|
| Zinnia Apartments ⁶ | 2017 | 0 | 71 | 71 |
| Totals | | 0 | 71 | 71 |

The following provides the Housing Successor's Senior Housing Test for the 10 year period of July 1, 2014 to June 30, 2024:

| | FY 2023/2024 |
|--|---------------------|
| # of Assisted Senior Rental Units | 0 |
| # of Total Assisted Rental Units | 71 |
| Senior Housing Percentage | 0% |

⁶ Zinnia Apartments, a 72-unit affordable housing rental project, was placed in service on November 30, 2017. One unit is set aside for an on-site manager's unit and thus not included in this report's analysis.

XII. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The following provides the Excess Surplus test for the preceding four Fiscal Years:

| Available Housing Funds – FY 2023/24 | |
|---|--------------------|
| Available Housing Funds – FY 2023/24 | \$6,693,856 |

| Limitation on Available Housing Funds FY 2023/24 | |
|---|--------------------|
| Greater of: | |
| ➤ Base Amount | \$1,000,000 |
| ➤ Four Years of Deposits | |
| FY 2019/20 | \$1,396,584 |
| FY 2020/21 | 228,570 |
| FY 2021/22 | 306,300 |
| FY 2022/23 | 433,374 |
| Total Deposits | \$2,364,828 |
| Limitation on Available Housing Funds | \$2,364,828 |

The ending cash balance of \$6,693,856 is \$4,329,029 greater than the \$2,364,828 limitation on available housing funds. Therefore, the LMIHAF has an Excess Surplus.

The City of Signal Hill selected sites for the 6th Cycle Housing Element during Fiscal Year 2020/21, which includes sites for 329 affordable housing units and 517 units for all income levels. The Housing Element was certified by the state in October 2022, and the Housing Authority has issued a NOFA making the surplus funds available for the development of affordable housing on these sites.

XIII. HOMEOWNERSHIP

The Housing Successor is to provide an inventory of homeownership units assisted by the former redevelopment agency or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHAF pursuant to Section 33334.3(f). The inventory for the Housing Successor is as follows:

- The following summarizes the current inventory of the Housing Successor's homeownership portfolio:

| | # of Units |
|--|-------------------|
| Restricted homeownership units as of June 30, 2024 | 3 |

- There were no losses of homeownership units in the portfolio during FY 2023/24.

- The Housing Successor has not contracted with an outside entity for the management of the ownership portfolio.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/15/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

PREVIOUS MINUTES

Summary:

Regular meeting of March 18, 2025.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION March 18, 2025

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on March 18, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: COMMISSIONER PERICA BELL

(3) **PLEDGE OF ALLEGIANCE**

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

There was no public business from the floor.

(5) **PRESENTATIONS**

- a. THE PUBLIC WORKS DEPARTMENT WILL PROVIDE A PRESENTATION ON THE DEVELOPMENT OF NEW DESIGN STANDARDS THAT ARE BEING PREPARED FOR OVERHEAD AND POST MOUNTED STREET NAME SIGNS CITY WIDE. NEW STREET NAME SIGNAGE WILL HELP CITY PUBLIC STREETS MAINTAIN A COHESIVE STANDARD, REFRESH WORN AND DAMAGED SIGNAGE, AND CONTRIBUTE TOWARDS PLACEMAKING FOR THE CITY OF SIGNAL HILL.

Associate Engineer Saldaña gave the presentation.

Commissioners asked clarifying questions about the color, font, and cost of the new signs.

(6) DIRECTOR'S REPORTS

a. PLANNING COMMISSION TERMS AND APPOINTMENTS

Planning Manager Luis gave the staff report.

Commissioners asked clarifying questions about the dates of the interviews.

CHAIR SAVOULIAN called for a voice vote to receive and file the report.

(7) 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 MILLER, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR SAVOULIAN
VICE CHAIR MILLER
COMMISSIONER PARKER
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: COMMISSIONER BELL

ABSTAIN: NONE

(8) COMMISSION NEW BUSINESS

Commissioner Lopez noted that she attended an event hosted by State Senator Lena Gonzalez.

Commissioner Miller commended the Public Works department for the new design of Hillbrook Park.

Chair Savoulia n commended Public Works for the new street trees planted in the City.

(9) ADJOURNMENT

It was moved by VICE CHAIR MILLER and seconded by COMMISSIONER LOPEZ to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 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 LOPEZ |
| NOES: | NONE |
| ABSENT: | COMMISSIONER BELL |
| ABSTAIN: | NONE |

CHAIR SAVOULIAN adjourned the meeting at 7:34 p.m.

SONIA SAVOULIAN
CHAIR

Attest:

COLLEEN T. DOAN
COMMISSION SECRETARY



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/15/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the March 25, 2025, City Council meeting:
 - City Council awarded a Sustainability Award to GroundEducation, in celebration of their garden learning program at area elementary schools.
 - Parks, Recreation and Library Services Director introduced Senior Recreation Specialist Isabela Gil.
 - City Council received a presentation from Planceworks summarizing the key findings of the Economic Study for the Opportunity Study Areas project.
 - City Council authorized staff to submit the General Plan Annual Progress Report and the Housing Successor Annual Report to the State.
 - City Council approved water rate adjustments and scheduled a Proposition 218 Protest Hearing for May 27, 2025.
- 2) At the April 8, 2025, City Council meeting:
 - City Council received the Gold Level Gateway Cities 2024 Energy Action Award, presented by Hector De La Torre, Executive Director of the Gateway Cities COG.
 - City Council authorized the City Manager to execute an agreement with the Los Angeles County Flood Control District for the Reservoir Park Stormwater Capture Project.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/15/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 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. |

| | |
|---------|--|
| 6/12/24 | 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 st Extension Exp Date | |
| 2 nd Extension Exp Date | |

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

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

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

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. |
| 2-13-2024 | Property is still outstanding on roof corrections. Certification of the smoke vents on the roof that may have been affected by the spray foam roofing installation. The ATM demolition is completed with final approvals pending. Revised queuing plans still pending. |
| 3/11/2024 | Permit for ATM demolition was finalized. |
| 04/11/2024 | Smoke and heat vents have been approved by third party company. Report was approved by Derek Ward, LA County 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. |
| 3/11/25 | 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. |

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: LBFFA CUP

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

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

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

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| 08/09/2024 | As of the date of this update the LBFFA held 7 small events in July and will be holding 2 large events mid-August. No complaints have been received from neighbors. |
| 9/10/2024 | 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. |

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. | | |

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

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| Date | Notes/Updates |
| 04/08/2025 | Applicant submitted sign program and deposit for developer deposit account. Sign program is under review. |
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COMMERCIAL – INDUSTRIAL

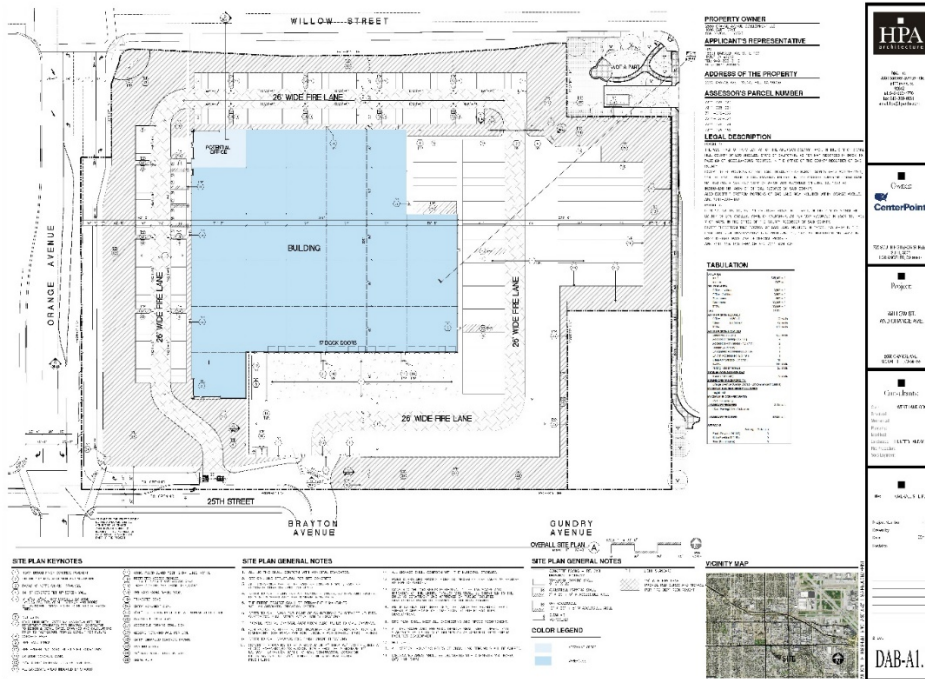
DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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

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

| Date | Notes/Updates |
|------------|--|
| | Project is for the 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 |

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 | |

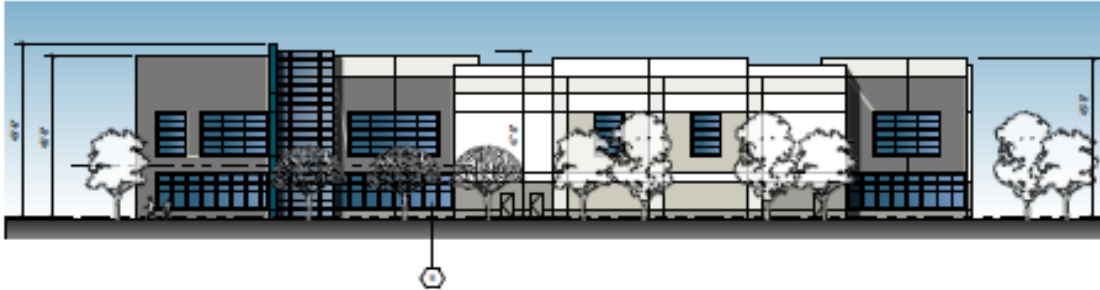
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|-----------|--|
| Date | Notes/Updates |
| 9/19/2020 | Well discovery. |
| 9/14/2020 | Previous applicant (SHP) submitted a new industrial conceptual plan. |

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

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| 07/17/2023 | Applicant is updating their fiscal analysis report to assist with DA analysis/nexus, due the week of 7/17/2023. SAP Addendum work plan approved by DTSC and City and additional sampling work is pending. |
| 08/2023 | Updated Fiscal Analysis Report submitted and under review by City Attorney. |
| 09/2023 | DA negotiations pending completion of review of Fiscal Analysis Report. DTSC soils analysis complete and summary report pending. |
| 10-12-2023 | DTSC soils analysis ongoing. |
| 12/06/2023 | Admin. Legal, and staff mtg. w/applicant to discuss grave concerns over proposed distribution warehouse use, and need for increased street impact fees as part of the DA negotiations. A residential use was floated as an option. |
| 1/09/2024 | Staff communicated concerns about a distribution warehouse in this location but are supportive of an R&D or residential use. The DTSC summary report and CEQA documents are underway. |
| 02/13/2024 | Applicant proposes to move forward with an EIR environmental review which considers both industrial uses and a residential use. Staff continues to voice concerns about the distribution warehouse use at this location. |
| 03/11/2024 | Applicant is considering options for proceeding given shared staff concerns over distribution warehouse use. Applicant inquired about a self-storage facility use. Staff shared current nuisance concerns with the PCH self-storage and noted self-storage is not a permitted use in the City except as part of the Gateway Center North Specific Plan. |
| 04/11/2024 | Applicant is still considering options. |
| 03/11/2025 | Staff intends to reach out to the applicant for status of their project. |

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3201 WALNUT



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

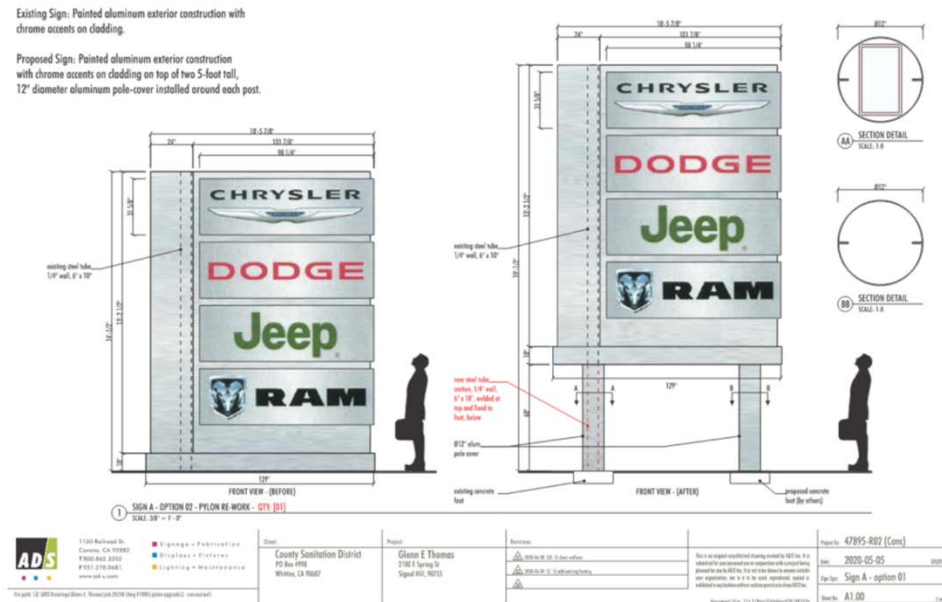
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|------------------------------------|--|
| SPDR # | |
| PC Approval Date | |
| SPDR Exp Date | |
| 1 st Extension Exp Date | |
| 2 nd Extension Exp Date | |

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

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

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

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| 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 | | |

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

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| 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. |

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| 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. |

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| | Conformity Report for signage presented to the Planning Commission June 18, 2024. |
| 08/14/24 | <p>Review of Phase 3 continues and applicant is currently working on revisions addressing comments provided by City Consultants. Awaiting resubmittal.</p> <p>Soft Opening of the dealership is scheduled for 08/19/24. Official Grand Opening is anticipated by end of year.</p> |
| 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. |

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)

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

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| 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

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|---------------------|---|--------|----|
| Project Title | AT&T | Staff | SM |
| Address | 3200 E Willow St | Zoning | LI |
| Applicant | Leticia Smith, Smartlink | CUP # | |
| Project Description | New mono-palm location for the installation of twelve (12) Verizon antennas | | |
| Current Status | Pending resubmittal. | | |
| Next Step | Resubmit plans incorporating comments and missing information. | | |

| 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 plans. |
| 04/01/2025 | Applicant has resubmitted submittal packet for review. Plans and supplemental information is under review. |
| | |

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 |
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COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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|---------------------|---|--------|----|
| 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. 23rd Street

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

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

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

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| 04/11/2024 | Applicant has submitted for a new SPDR (24-02) to be heard by PC at the 04/16/2024 public meeting. |
| 05/15/2024 | PC approved new SPDR 24-02 on 04/16/2024 (expires 4/16/2026) |
| 08/09/2024 | Property is for sale and interested buyer has contacted staff for information. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

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| 02/13/24 | No activity. Owner installed metal fence on top of forms to view proposal. |
| 05/20/24 | Permits issued for construction of fence. |
| 10/08/24 | Owner poured concrete and installed metal fence. |
| 01/29/25 | Owner continues to construct fence and will be requesting an inspection from the Department of Public Works to confirm completion of encroachment requirements. Pending inspection request. |
| 04/10/25 | Project is pending final inspection |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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| SPDR # | 46-02 24-01 |
| PC Approval Date | 05/17/2016 10/15/2024 |
| SPDR Exp Date | 10/15/2025 |
| 1 st Extension Exp Date | |
| 2 nd Extension Exp Date | |

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

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

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

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

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| | be scheduled for the Dec. 10, 2024 CC mtg. |
| 01/16/2025 | Project ZOA was adopted 12/10/2024 and preparation of construction plans is underway. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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

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

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

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

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

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| 04/02/25 | Planning corrections were provided to the applicant requiring revisions to plans. |
| 04/08/25 | Revised Landscape Plans were submitted for review. Plans are currently under review. |

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

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

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| GPA # | 25-XX |
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

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

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 | Under Review | | |
| Next Step | Methane Mitigation Plans, if required. | | |

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

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

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 | | |
| Next Step | Review application for completeness | | |

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

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

DEVELOPMENT STATUS REPORT: PCH MOLINO



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

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

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

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

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

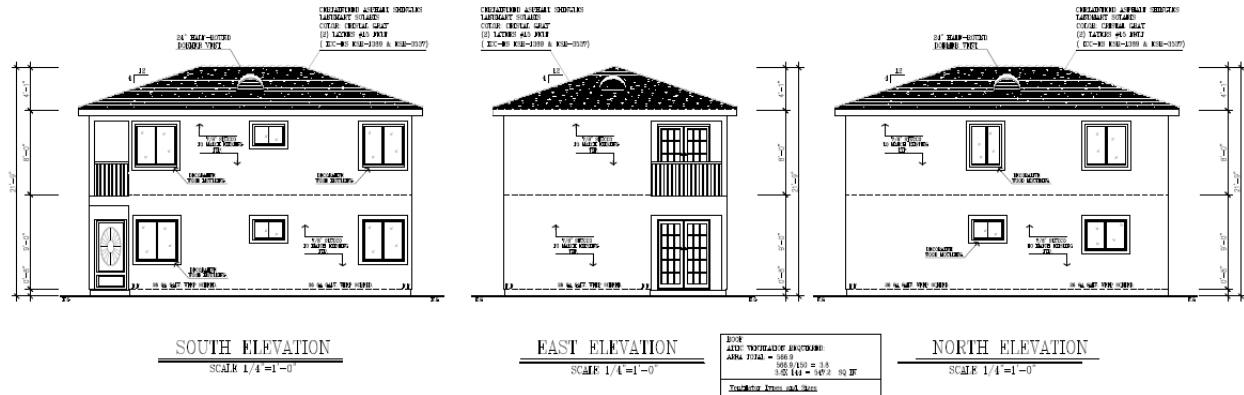
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|------------------|------------------------|
| TTM # | 082172 |
| PC Approval Date | 10/18/2022 |
| TTM Exp Date | 10/18/2024 |
| Extension | Extended to 10/18/2025 |

| Date | Notes/Updates |
|------------|--|
| 05/19/2018 | Application was submitted. |
| 10/30/2018 | First neighborhood meeting was held. |
| 07/31/2019 | Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two. |
| 10/10/2019 | Second neighborhood meeting was held to review the modified plans. |
| 02/26/2020 | The limited Environmental Phase II soil sampling was completed. |
| 03/17/2020 | Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing. |
| 04/08/2020 | HHRA was submitted to 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. |

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

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|------------|---|
| 04/10/2025 | Continue to wait for revised plans. Architect has informed staff they have selected one of the options and has initiated revisions to plans. Awaiting submittal of revised plans. |
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DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

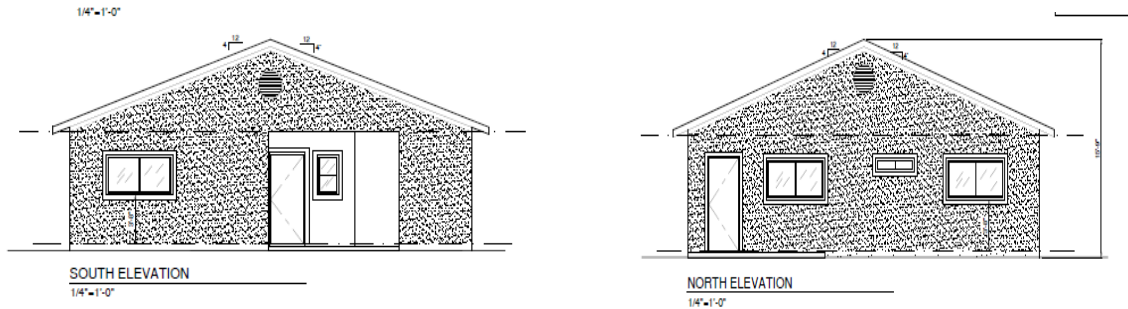


| | | | |
|---------------------|--|------------|-------|
| Project Title | 909 ½ E 25 th St | Staff | CL/SM |
| Address | 909 ½ E 25 th St | Zoning | |
| Applicant | Godfrey Nzeogu | Dep Acct # | |
| Project Description | Detached ADU on lot developed with an existing single-family dwelling. | | |
|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

| 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. |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST

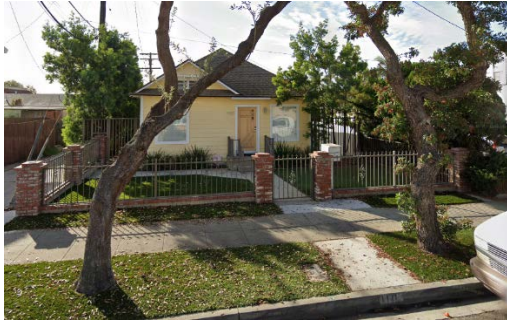


| | | | |
|---------------------|---|------------|----|
| Project Title | 921 ½ E 25 th St | Staff | CL |
| Address | 921 ½ E 25 th St | Zoning | RH |
| Applicant | Efren Corona | Dep Acct # | |
| Project Description | New detached ADU | | |
| Current Status | Methane testing complete. | | |
| Next Step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

| Date | Notes/Updates |
|------------|---|
| | Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assessment requirements. Awaiting additional information from applicant. |
| | Applicant submitted a desktop study to determine if the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations. |
| | Oil Consultant completed review and has recommendations for next steps. |
| | Staff reviewed recommendations and also require a methane assessment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan. |
| 04/06/2023 | On 04/06/23, the applicant submitted a Methane Assessment Workplan. Plan has been routed to S. Mearns for review. Currently under review. |
| 04/18/2023 | On 04/18/23, the Methane Assessment Workplan was approved by S. Mearns. |
| 04/26/2023 | On 04/26/23, the permit was issued after payment was received on 04/21/23. Currently performing work per approved workplan. |
| 06/07/2023 | On 06/07/23, methane report was submitted to the City for review. |
| 07/03/2023 | On 07/3/23, comments were provided to applicant identifying a data gap and additional requirements. Applicant is currently working with consultant on addressing gap. Awaiting submittal of additional information from applicant. |
| 07/20/2023 | Applicant was provided with comments from the City's consultant. Awaiting resubmittal. |
| | Applicant resubmitted report. |
| 08/23/2023 | City consultant and City approved the report. Next step is for the applicant to submit plans for Building and Safety Plan Check review. Awaiting submittal. |
| 12/11/2023 | Applicant submitted Building and Safety Plan Check application and plans. Currently under review. |
| 12/13/2023 | Corrections provided to applicant. Awaiting additional information regarding easements on property, if any. |
| 05-16-2024 | Existing foundation approved. Additional anchor bolts installed as per epoxy deputy. Walls framed. Working with owner on framing details. |
| 10/08/2024 | Roof framing approved and sheeting being installed. Exterior wall sheer approved. Should be ready to dry in before winter. |
| 11/13/2024 | Roof Sheeting and exterior sheer approved. Ok to wrap for weather. |
| 03/05/25 | Exterior lath approved. |

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 33RD ST

| | | | |
|---------------------|--|------------|-------|
| Project Title | 1545 1/2 33 rd St | Staff | ALS |
| Address | 1545 1/2 33 rd St | Zoning | RLM-2 |
| Applicant | Jon Udoff | Dep Acct # | |
| Project Description | Convert existing garage and storage into ADU | | |
| Current Status | Under Review of Methane Assessment | | |
| Next Step | Building Plan Check | | |

| 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 a methane mitigation without the benefit of a methane assessment. |
| 2/25/2025 | Requested the applicant to submit Methane Mitigation Design plans for review. |

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 |
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RESIDENTIAL

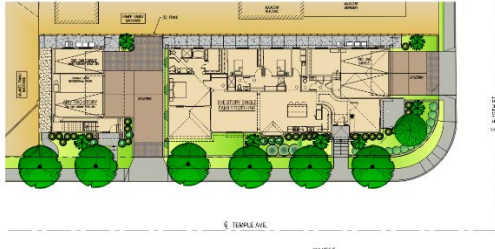
DEVELOPMENT STATUS REPORT: 1890 1/2 Saint Louis Avenue

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

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

DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



| | | | |
|---------------------|---|------------|--------|
| Project Title | 1900 ½ Temple Ave. | Staff | CTD/EK |
| Address | 1900 ½ Temple Ave. | Zoning | RL |
| Applicant | Roger Vititow Trust 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 st 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: 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 |
| | |
| | |

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. |
| | |

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: 2100 ½ OHIO



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

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

DEVELOPMENT STATUS REPORT: 2132 ½ OHIO



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

| Date | Notes/Updates |
|------------|---|
| 09/16/2020 | Conceptual plans submitted on 9/16/20 and providing to Building for review and comment. |
| 01/2021 | Reviewing parking for dwelling units (1/21). 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 |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2351 ½ Lewis Ave

| | | | |
|---------------------|--------------------------------------|------------|----|
| Project Title | 2351 ½ Lewis Avenue | Staff | SM |
| 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. |
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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. |
| | |

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3201 ½ Orange Ave

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

| Date | Notes/Updates |
|------------|---|
| 02/14/24 | Plans are under review. |
| 03/05/24 | Issued out corrections to applicant. Pending resubmittal of plans. Applicant required Methane Testing prior to continuing with review. |
| 04/11/24 | Applicant submitted LA County Assessors data to determine if permits were issued for storage area proposed to be converted. Information provided is under review. |
| 05/14/2024 | Applicant submitted for Methane Testing. Pending deposit payment. |
| 06/12/2024 | Workplan was approved and permitted issued for Methane Testing. Pending submittal of methane assessment. |
| 08/13/2024 | Methane Assessment is completed. Methane Mitigation System is required for the project. Pending submittal of Methane Mitigation Design Plan. |
| 11/13/2024 | Followed up with applicant to verify if the applicant will be continuing with the project. |

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. |
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 3269 1/2 LEWIS

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

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

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. |

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. |

City of Signal Hill
Community Development Department
Development Status Report
April 15, 2025

Business Licenses and Permit Summary: February

- Planning Department staff reviewed and approved 10 business licenses.
- The Building Department staff issued 26 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$910,000 with permit revenues at approximately \$30,000.

Training/Tours/Events/Miscellaneous

- Associate Planner Martinez attended the Energy Working Group meeting on March 11, 2025
- Assistant Planner Lopez Sevilla attended the National Planning Conference in Denver, CO from March 28, 2025, to April 1, 2025

Potential Development Projects

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



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/15/2025

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

Articles include:

- How the Push to Revive 'Ghost Stores' Can Bring Back Hyperlocal Communities
- Los Angeles homeless chief to resign after the county guts her agency - LA Times
- Urban Farm from Warehouse - Architectural Record



Search

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PLANNING MAGAZINE

How the Push to Revive 'Ghost Stores' Can Bring Back Hyperlocal Communities

Vacant corner stores reborn as cafes, markets, and shops connect urban neighbors to fresh food and one another.

[INNOVATIONS \(/PLANNING/SECTION/INNOVATIONS/\)](#) LAND USE

Seven Market & Cafe in Seattle's historic Ravenna neighborhood is the type of corner store that the city is working to bring back. Photo courtesy of Sam Kraft.

March 27, 2025

By PATRICK SISSON

Like many during the pandemic in 2020, Jessica Peacock — an education policy advocate in Raleigh, North Carolina — found a hobby to spend her newfound free time. She set sights on reopening Peacock Community Market in the Walnut Terrace neighborhood, a corner store started by her great-grandparents in 1964. Catering to the underserved community nearby, the store was a vital third place and retail space for people of color until it closed in 2011.

Her quest found her embracing the same benefits that have helped spur a modern corner store revival: increased neighborhood connection, improved walkability, and better access to healthy food. However, it also found her running up against the hurdles that make it so hard to bring back these cherished neighborhood institutions.

After spending many months researching Raleigh's zoning code, including how to rezone the property, Peacock realized she wouldn't be able to resurrect the market in its original incarnation. That had been grandfathered in, but reopening the 120-year-old property meant abiding by modern stormwater, environmental, and building codes. By August 2024, she had to let it go.

"Had we stayed open, none of this would have been a problem," Peacock says. "But closing down meant that now we need to adhere to the [current] zoning code."



Jessica Peacock, standing in front of the market her grandparents owned and operated in Raleigh, North Carolina, is working to reopen the corner store despite zoning and permitting challenges.



Generations of the family ran Peacock Community Market. It was known as a vital third space for people of color in the community until it closed in 2011. Photos courtesy of Jessica Peacock.

Like shadows of signs imprinted on brick walls that offer faded memories of an urban past, the remnants of corner stores (<https://www.realtor.com/news/trends/the-abandoned-corner-shops-getting-transformed-into-million-dollar-homes/>) in old residential neighborhoods showcase a bygone building type. They're sometimes even called "ghost corner stores" (<https://www.kuow.org/stories/chasing-the-ghost-corner-stores-of-seattle>) — the odd, ground-level apartments with too many street-level windows, odd angles, or doors that jut up right against the curb. Many historic urban neighborhoods revolved around these neighborhood markets and cafes, which enhanced the community. "Prior to zoning, corner stores existed everywhere," says Joel Dock, AICP, the planning manager in Louisville, Kentucky. "That's what made a neighborhood a good neighborhood."

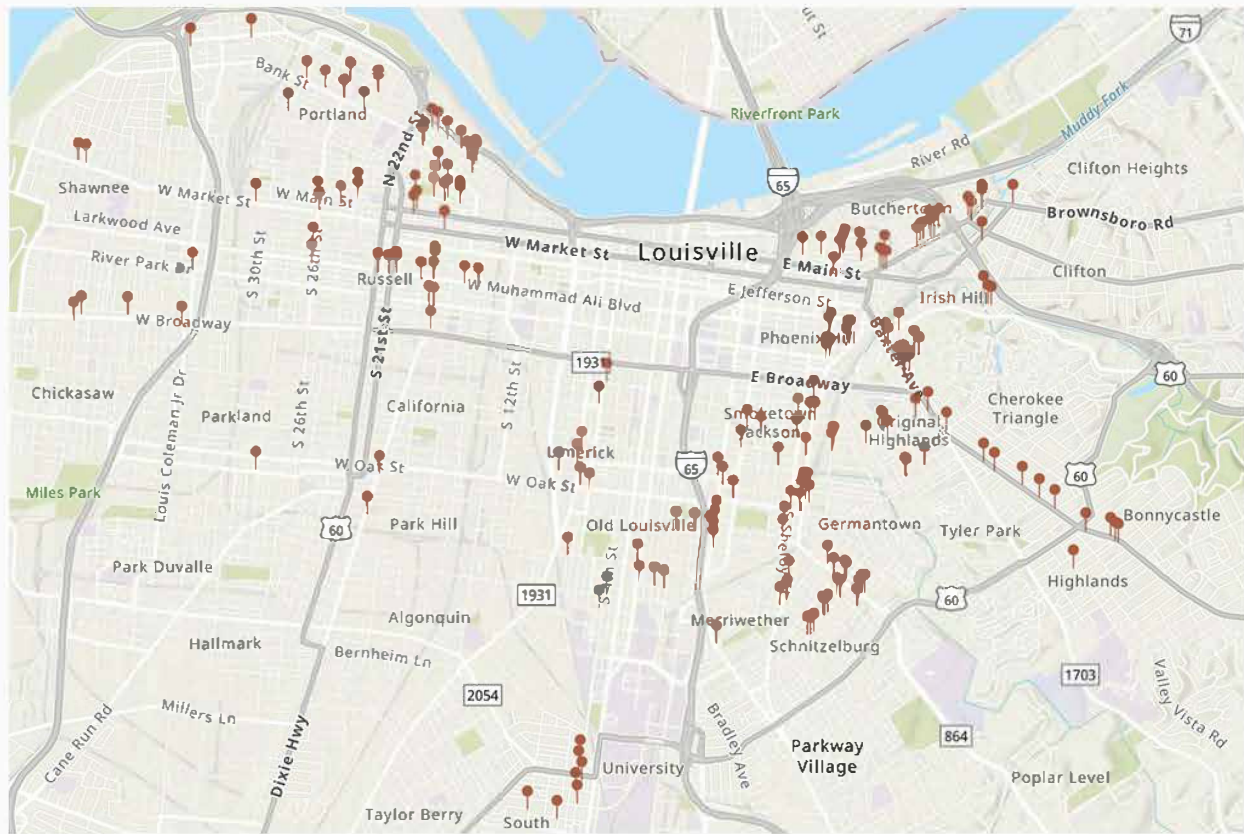
Benefits to reviving community markets

It's estimated (<https://mrsc.org/stay-informed/mrsc-insight/november-2024/corner-stores>) that it takes about 1,000 households to support a small-scale grocery store, making such community resources ideal for lots near already trafficked community spaces like libraries, parks, and schools. Planners like Dock, who are inspired by visions of 15-minute cities (and [20-minute suburbs](https://planning/2023/winter/meet-the-15-minute-citys-cousin-the-20-minute-suburb/) ([/planning/2023/winter/meet-the-15-minute-citys-cousin-the-20-minute-suburb/](https://planning/2023/winter/meet-the-15-minute-citys-cousin-the-20-minute-suburb/))) and more close-knit, walkable neighborhoods, want to restore or construct new versions of these markets.

These unique historic buildings served a key function, says Patrick Piuma, director of the Urban Design Studio at the University of Louisville, who led a project (<https://www.udstudio.org/projects/corner-store-mapping-project>) that mapped and documented dozens of historic store locations in Louisville. Reviving the right one can help activate a neighborhood, a process he calls "urban acupuncture." One example in Louisville is [Hauck's Handy Store](https://spectrumnews1.com/ky/louisville/news/2022/07/07/hauck-s-handy-store-to-reopen-as-bar-and-restaurant-) (<https://spectrumnews1.com/ky/louisville/news/2022/07/07/hauck-s-handy-store-to-reopen-as-bar-and-restaurant->), which was sold by the original owner, George, in 2019 when he was 99 years old. According to Piuma, the space was reimagined as a bar and restaurant that continues the corner store spirit by remaining a community gathering space. Another example is [Monnik Brewery](https://www.monnikbeer.com/about) (<https://www.monnikbeer.com/about>). The building was built in the 1920s and was at various times a bakery, grocery store, and several iterations of cafes. It had sat vacant for nearly two years before the new owner, Brian Holton, purchased the space at auction in 2012.

Corner Stores as Cornerstones

The Urban Design Studio at the University of Louisville is leading a corner store mapping project. The map tracks the current state, condition, and year built of such businesses.



A map (above) showing the location of historic corner stores in Louisville, Kentucky. Below, corner stores mapped in the project, Webb's Market and Deli (left) and the local barbershop, Derby City Chop Shop. Source: Louisville Corner Store Mapping Project (<https://www.udstudio.org/projects/corner-store-mapping-project>), University of Louisville's Urban Design Studio.



Corner stores also can play key roles in improving nutrition and local food access. Nyssa Entrekin, associate director of community-based programming for the Food Trust in Philadelphia, says the organization's Healthy Corner Store Initiative (<https://thefoodtrust.org/what-we-do/corner-stores/>) provides refrigerators and healthy food options for hundreds of locations across Philadelphia and parts of New Jersey, helping these community hubs offer significantly better food options for lower-income shoppers.

Planners have long sung the praises of corner stores, "because they support a lot of great things that we also support, like compact growth, transportation options, socializing with neighbors and friends, and even food security, if it includes healthy options," says Lisa Pool, AICP, a planner and public policy consultant at the Municipal Research and Services Center (MRSC) in Seattle. "When the pandemic hit, even more people realized the value in these smaller, closer opportunities to meet our daily needs."

Ways to restore the corner store

Efforts to legalize and expand (<https://www.bloomberg.com/news/features/2024-10-02/corner-stores-mount-a-comeback-in-residential-neighborhoods>) corner stores have taken off in recent years in Seattle. The city is seeking to include corner stores in its larger comprehensive plan, One Seattle (<https://www.seattle.gov/opcd/one-seattle-plan>), which will be voted on by city councilmembers later this year. These initiatives seek to reverse successive zoning and building codes that have rendered such projects not feasible and made it almost a requirement for neighborhood residents to have a car to get groceries. While the nation has more than 150,000 so-called convenience stores, (<https://www.convenience.org/Research/Convenience-Store-Fast-Facts-and-Stats/FactSheets/IndustryStoreCount>) only a relative handful are realistically walkable for most shoppers.

The postwar growth of autocentric planning led to stricter, more homogenous zoning — separating once intermingled residential and commercial uses — and saw these stores go out of style and close up shop. Compared to their counterparts in nations like Germany, where research has shown that allowing different building types to be integrated into mostly residential neighborhoods (<https://www.tandfonline.com/doi/abs/10.1080/01944360708978524?journalCode=rjpa20>) and a legacy of ultra-local retail has been supported, U.S. planners snuffed out the opportunity to weave small shops and cafes into residential areas. The result: reduced overall neighborhood vibrancy.

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The former Sunset Hill Green Market, described as "a hidden gem" in Seattle's Ballard neighborhood, was an essential corner store market for Seattle residents. It offered fresh produce, healthy foods, and crafts. Photo by Harry Cheadle/*Eater Seattle*.



When Alex Johnstone (left) and David Rothstein heard that the local market was in danger of closing, they dug into their personal savings and started a GoFundMe account to open Salmonberry Goods, a bakery and grocery store, in the space. Photo courtesy of Salmonberry Goods.

Dock believes that many of the older stores grandfathered in through the '60s and '70s closed during the '80s as economic and antitrust policy shifts (<https://www.theatlantic.com/ideas/archive/2024/12/food-deserts-robinson-patman/680765/>) favored big businesses and chains. Those that have survived in older neighborhoods have often become beloved local icons.

Planners have been at the forefront of trying to bring these stores back and reform zoning codes that would otherwise keep corner stores shuttered. Spokane, Washington, helped kick off contemporary efforts to restore neighborhood retail in 2017 with a code change that legalized historic locations, despite conflicting contemporary regulatory barriers.

In Seattle, the city's planning department heard from the public that they wanted these small businesses nearby and more accessible, says Brennon Staley, a strategic advisor on housing who's working on zoning changes. The new plan is also part of a larger vision for what neighborhoods could be, since it redefines single-family neighborhoods as urban neighborhoods.

Cities seeking these changes should start with broader city planning and zoning policies, like comprehensive plans, says Pool. That will let planners foster neighborhood-level retail within the larger planning paradigm. Next, municipalities should make sure standards aren't too restrictive, such as parking requirements or impact and connection fees that add additional hurdles to making these small businesses financially viable.

A permissive structure is also needed to get these businesses off the ground. Leveraging Historic Tax Credits can help projects pencil out. Staley says that building new, street-level retail in residential neighborhoods can be cost-prohibitive, so it may be more feasible to alter zoning and regulations to allow potential shop owners to start something in a converted garage. Such approaches are sometimes referred to as "[accessory commercial units](https://www.strongtowns.org/journal/2023/8/11/the-death-of-the-neighborhood-grocery-store) (<https://www.strongtowns.org/journal/2023/8/11/the-death-of-the-neighborhood-grocery-store>)."

The Spokane approach of starting with legacy locations may help with certain segments of the public concerned about disruption that may come with newly opened stores, says Pool. Adding successful stores slowly builds a case for wider adoption; the city plans to look at expansion during a 2026 update of its comprehensive plan.



Meeting House, a coffee shop inside a century-old property in Spokane, Washington, was reactivated in the community in 2020 after being used as a private residence since the mid-1970s. Images courtesy of Meeting House Coffee Shop.



A child is outside the building in the 1800 block of E. 11th Avenue in the South Perry District, where a grocery store that opened in the 1920s occupied the space for 50 years.



Now a boutique cafe, Meeting House serves as a third place where people in the neighborhood can gather for bingo nights or to enjoy the weather on the dog-friendly outdoor patio free of charge.

In Seattle, proposed legislation takes a different tack, allowing such businesses in new or legacy spots only in specific types of residential zones. It offers more opportunities to expand but also might create more friction in single-family neighborhoods where new retail foot traffic, activity, and lighting could be perceived as a nuisance unless there is effective community outreach and feedback.

Ways to 'make those corners more vital'

In Louisville, Dock says the planning department has had an equity focus over the last five years in seeking to acknowledge the harm that bad planning has done to these retail establishments, and to figure out the right way to rezone to make these types of lots productive again. While citywide shifts to bring back the corner store haven't happened yet, small steps have shown how these kinds of changes can become economic engines and benefit local neighborhoods and entrepreneurs.

In 2022, Louisville allowed childcare centers to use any corner lot that had once been used non-residentially, opening dozens of new potential locations for these essential businesses. "We know we need to look at ways to make those corners more vital," Dock says. "We've done little things here and there, but to do what we want to do with corners is going to be a big initiative."

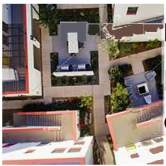
Another aspect of fully using corner stores is what Dock calls micro-industrial, such as catering kitchens or small bottling operations. He argues that adopting a form-based code might help solve many of the challenges of more regimented zoning reform, but he's not sure passage of such a change is currently feasible.

Meanwhile, Pool believes the push for corner stores seems poised to expand. In Washington state, the movement to add missing middle housing and accessory dwelling units to densify neighborhoods has catalyzed interest in small-scale commercial activity to make these areas more livable as they accommodate growth. It's a dynamic playing out across the nation as upzoning policies succeed. Bringing back the classics — whether it's a mid-rise apartment, local café, or convenience store — remains in style.

"Corner stores definitely evoke a lot of nostalgia for people, and I think that that has helped the movement," says Pool. "Nationally, a lot of communities are looking at creating more vibrant communities, and this definitely should be something they consider."

Patrick Sisson, a Los Angeles-based writer and reporter focused on the tech, trends, and policies that shape cities, is a *Planning* contributing writer.

RECOMMENDED ARTICLES



INTERSECTIONS

Bringing Culdesac's Car-Free Vision into Focus (</planning/2024/apr/bringing-culdesacs-car-free-vision-into-focus/>)

April 2, 2024



TOOLS

Yes, You Can Convert Vacant Retail to Housing (</planning/2024/apr/yes-you-can-convert-vacant-retail-to-housing/>)

Los Angeles homeless chief to resign after the county guts her agency



Los Angeles Homeless Services Authority chief executive Va Lecia Adams Kellum announced Friday that she will resign from her post. (Genaro Molina/Los Angeles Times)

By Doug Smith and David Zahniser

April 4, 2025 **Updated** 7:14 PM PT

Va Lecia Adams Kellum, the head of the Los Angeles Homeless Services Authority, announced her resignation Friday, just days after the Los Angeles County Board of Supervisors voted to [strip her agency](#) of more than \$300 million and hundreds of workers.

In a letter delivered to the agency's board of commissioners Friday afternoon, Adams Kellum said that due to the board's decision to shift key responsibilities from LAHSA to the county, "now is the right time for me to resign as CEO."

Adams Kellum, whose agency had been under [intense scrutiny](#) in recent months, committed to stay for a transition period of 120 days or longer if needed.

Wendy Greuel, who chairs the 10-member commission that oversees LAHSA, described Adams Kellum's departure as a loss for the agency. In an interview, she said Adams Kellum, working with the city and county, brought down unsheltered homelessness two years in a row.

"We brought her in to be a change agent," she said. "And she's been a change agent."

Adams Kellum took the helm of the agency in March 2023, at a time when it was in the midst of a historic growth spurt, with new funds flowing into homelessness programs, but also faced heightened criticism for disjointed services, poor accounting and, ultimately, the inability to reduce the number of people on the streets.

In the last five months, two outside audits found that the agency had lax accounting procedures and poor financial oversight, potentially leading to the loss of millions of dollars.

Those reports were "devastating" for LAHSA and fueled calls for a separate county agency, said Elizabeth Mitchell, attorney for the L.A. Alliance for Human Rights, which has sued the city and county over the delivery of homeless services.

"Even though I think she took some steps in the right direction, they weren't nearly enough," she said. "There was a lack of accountability, a lack of transparency and just a culture at that agency that is broken."

Supervisor Lindsey Horvath, who spearheaded the effort to pull county funding out of LAHSA, said local leaders need to “replace this broken system.”

“This is a pivotal moment — one that calls for long-overdue change,” she said. “LAHSA has seen multiple leadership transitions during challenging times. While change is uncomfortable for some, it’s what this moment requires.”

Mayor Karen Bass, in her own statement, praised Adams Kellum for her “bold vision” — and for being willing to take on an array of difficult issues.

“Despite knowing that LAHSA was broken, she answered the call of service to serve as CEO because she knows that above all else, we must work to save lives,” she said.

“She helped us move the needle to save lives, restore neighborhoods and show that homelessness can be solved,” Bass said. “I thank her for her work and wish her the best in all that she will do moving forward.”

The former head of the St. Joseph Center in Venice, which she helped transform into a major provider of homeless services, Adams Kellum brought experience to a job that historically had been in the hands of career bureaucrats.

Adams Kellum vowed to tackle the agency’s well-documented deficiencies. She brought a [reputation as a problem solver](#) for her management of the cleanup of a [massive homeless encampment](#) that grew on the Venice beach and boardwalk during the pandemic. She also was credited with designing Bass’ Inside Safe encampment removal program based on that experience.

In an interview with The Times on Friday, Adams Kellum said she hasn’t taken a new position but that she will stay in homeless services.

“That’s my mission in life,” she said. “I remain so steadfast in my commitment to addressing homelessness and helping prevent it and make sure it’s rare, brief and non-reoccurring.”

Adams Kellum said she had hoped to the last minute that her agency could “continue to move in sync with the city and county with a collaborative and real aligned focus on driving down homelessness and reducing unsheltered homelessness.”

“I’ve been hoping to the end that we could keep doing it but doing better and different,” she said.

It wasn’t to be.

On Tuesday, the Board of Supervisors voted 4-0 to take its funding out of LAHSA and put it into a new county homelessness agency. The county provides \$348 million — or about 40% of LAHSA’s yearly budget — and pays for an estimated 470 workers.

Under the board’s timetable, most of that money, and potentially all of those workers, would be moved into the new county agency by July 1, 2026.

In recent weeks, Adams Kellum had touted her agency’s work, including a decrease in street homelessness of more than 5% in the county and more than 10% in the city last year.

Before Tuesday’s vote, county supervisors gave her little opportunity to defend her agency. Rather than extending her the courtesy of speaking at length as a visiting official, which Adams Kellum had done frequently before, board chair Kathryn Barger granted her only 30 seconds more than a member of the public.

After she had spoken for 90 seconds, her mic was cut off. “We have kept our promises,” she said after the county had stopped broadcasting her words on their audio system.

Adams Kellum and her agency had been under fire for months. In response to critical audits, she has repeatedly acknowledged its flaws, and characterized her mission as one of reforming problems that she inherited from prior administrations.

In her resignation letter, she outlined half a dozen accomplishments, including a master leasing program that has quickly secured 772 units of supportive housing, an advance payment model to get providers upfront funding and a shelter reservation system set to launch in July.

“It’s been known as a problem in the system for years of not knowing where the openings are and how that impacts referrals,” she said in the interview.

Councilmember Nithya Raman, who heads the council’s homelessness committee, praised Adams Kellum’s work, saying that, under her leadership, the city saw its “first signs of real progress” on homelessness.

“Working with LAHSA, the City was finally making real headway against our most intractable crisis,” Raman said in a statement. “I deeply hope that this momentum won’t be lost, because it would be the most vulnerable people — those on our streets — who would suffer.”

In November, the county’s auditor-controller issued a report concluding that [lax accounting procedures](#) and poorly written contracts had prevented LAHSA from recouping millions of dollars it had provided to its contractors as an advance in the 2017-18 fiscal year. (LAHSA officials responded by saying full repayment was not due until 2027.)

Another audit, demanded by a federal judge overseeing a case involving homelessness services, found that LAHSA [lacks sufficient financial oversight](#) to ensure that its contractors deliver the services they are paid to provide. That has left the agency vulnerable to waste and fraud, the audit said.

U.S. District Judge David O. Carter, who commissioned the audit, criticized Adams Kellum for failing to show up for a hearing where the findings were discussed. Told that she was in Boston and would not attend, Carter said that was “not acceptable.”

Adams Kellum sent a letter to the court outlining reforms by her agency to improve financial and contract oversight.

Carter, at his hearing, said LAHSA had offered “meaningless” promises.

“And frankly, I could care less,” he said. “If they were going to do it, they should have done it, or they should have given you a road map now of ... how they’re going to do it.”

Adams Kellum also had drawn criticism for [signing a \\$2.1-million contract](#) between her agency and Upward Bound House, a nonprofit group that employs her husband.

Barger said Adams Kellum’s handling of the issue was “sloppy,” while others called it a clear conflict of interest.

Adams Kellum said the contract, which she signed in May 2024, was sent to her for her electronic signature in error. LAHSA officials said the agency’s 10-member commission had already taken up that contract nine months earlier. When the item came up at that meeting, Adams Kellum stepped out of the room, according to the meeting minutes.

More to Read

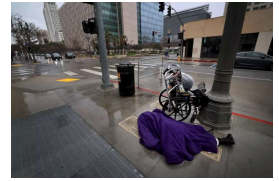
A federal judge is demanding a fix for L.A.’s broken homelessness system. Is receivership his next step?

April 2, 2025



County supervisors create new homeless agency, despite warnings from L.A. mayor

April 1, 2025



L.A. County supervisors to vote on creating their own homeless services agency

March 31, 2025



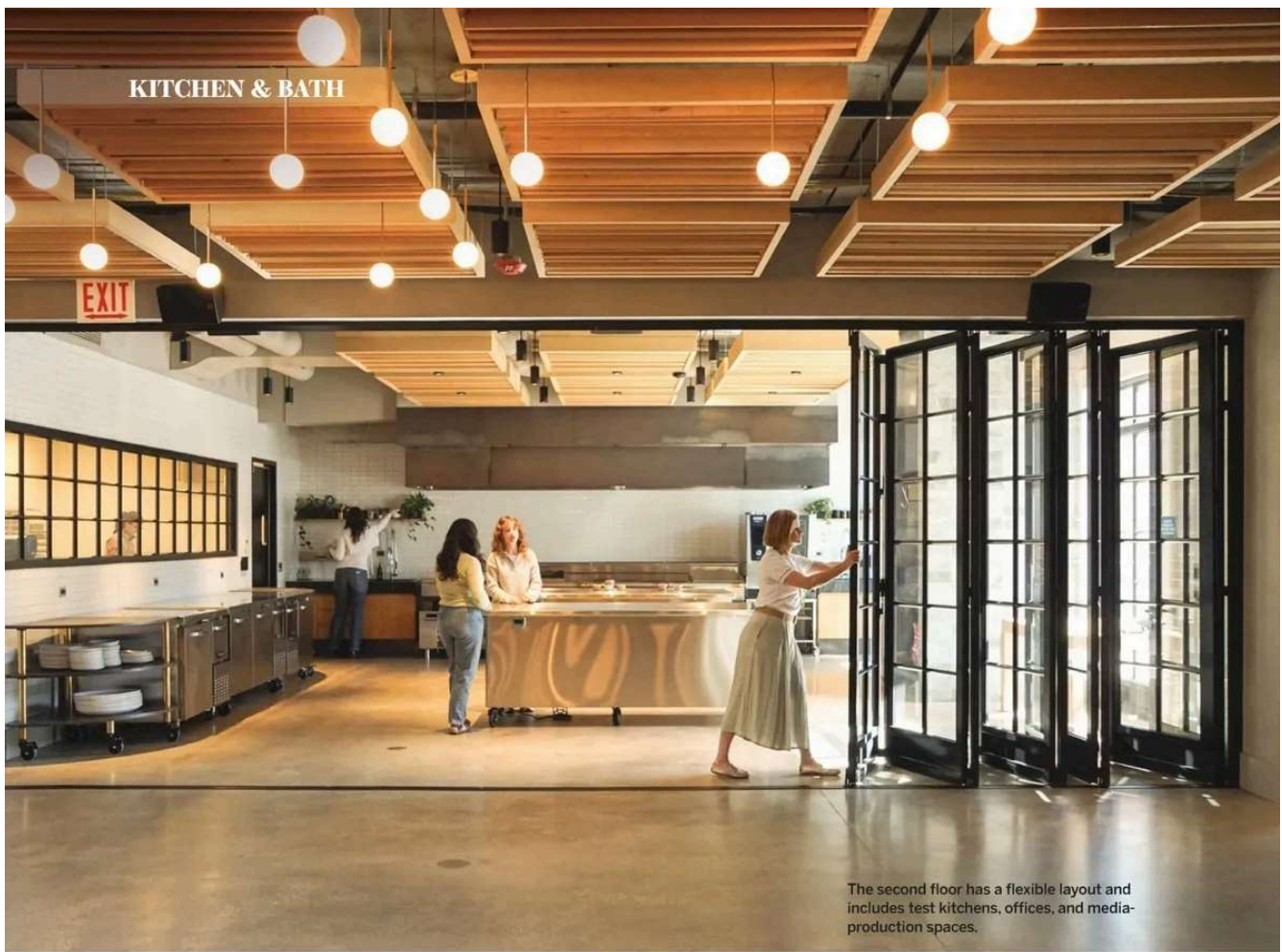
Doug Smith

Los Angeles Times senior writer Doug Smith scouts Los Angeles for the ragged edges where public policy meets real people, combining data analysis and gumshoe reporting to tell L.A. stories through his more than 50 years of experience covering the city.



David Zahniser

David Zahniser covers Los Angeles City Hall for the Los Angeles Times.



The second floor has a flexible layout and includes test kitchens, offices, and media-production spaces.

Converge Architecture creates a culinary hub and urban farm in a former warehouse complex.

PHOTOGRAPHY © ANNABELL REN

CHICAGO'S West Loop is a neighborhood in transition. What was once a feverish industrial center has, since the aughts, ceded ground to a burgeoning restaurant scene, along with a growing crop of residential and commercial developments. The change in character brings with it a tension between new and longtime residents, and conflicting aspirations as to what the area should be. On a corner of West Carroll Avenue, in the heart of West Loop, an adaptive-reuse project designed by Bureau Gemmell and New Office, two Chicago-based architecture firms, straddles both worlds with an inventive weaving of programs for The Roof Crop, an urban-agriculture initiative with green-roof

design, farming, and media interests.

The 30,000-square-foot project expands and reconfigures a high-bay warehouse and a two-story office annex dating from the 1920s, which Bureau Gemmell had renovated in 2014 to support the client's operations. In 2020, the client sought to expand the scope of the company and commissioned Bureau Gemmell to lead a second, more comprehensive transformation to accommodate new uses. The firm paired up with the larger team at New Office, as consulting architect on the job, and the two studios have since consolidated to form Converge Architecture.

The ground floor now includes public-facing venues, like a coffee bar and a retail

space, and a restaurant (Maxwell's Trading). Above, the second floor, shared with Flashpoint Innovation, a Chicago-based food and beverage consultancy, hosts a film studio for culinary media, test kitchens, offices, and a private dining and event space. At the rooftop, an urban farm and greenhouses—designed and operated by the client—supply produce to the programs below.

"The client expressed their goals as exploring how the space could be used to work collaboratively with business partners, like the restaurants they provide produce to," notes Bureau Gemmell's Lynsey Sorrell. "There was also a strong desire to retain the patina of the building."



The kitchens and restaurant are minimally detailed (above, left and right). The existing warehouse was expanded and topped with greenhouses (left). A rooftop farm (opposite) provides produce to the programs below.



Making room for all the additional programming required the removal of the warehouse's timber roof trusses and the insertion of up to 10½ feet of wall height—concrete masonry units fronted with brick—to raise the roofline above the existing parapet. The new second-story floor plate and the roof slab are composed of precast concrete planks; both are supported by new and old masonry and structural steel. Additional shoring work strengthened the foundations below grade. The expansion yielded approximately 6,000 square feet of interior space and 9,000 square feet of outdoor space.

The interior finishes throughout are subtle. Smooth and grooved plaster walls stand unadorned; century-old brick remains scuffed and unevenly mortared; and exposed structural elements, such as a handful of original steel columns tucked behind the restaurant's bar, were cleaned and left exposed. Natural materials that include stone and wood comprise countertops and shelving in the kitchens, and white tiling serves

as backsplashes and wall finishes. Overhead, wood ceiling baffles provide a measure of acoustical diffusion and also do duty in partially obscuring mechanical systems—pendant lamps and bulbs slip through their openings. Notably, approximately 40 percent of the baffles are recycled birch and maple planks, sourced from The Roof Crop's temporary headquarters during construction. New and expanded windows, casement at ground level and glass-block on the second floor, provide abundant daylight within these spaces.

From street level, the urban farm and greenhouses, which also function as a rentable event space, are the most conspicuous element of this recent intervention. Their minimal dark-steel silhouettes, sans bracing, were made possible by tucking structural anchors into the concrete masonry walls at the second level.

The sum of all these parts creates an inviting culinary destination that only enhances its formerly rough-and-tumble industrial setting. ■ *Matthew Marani*

CREDITS

ARCHITECT: Converge Architecture — Lynsey Sorrell, Steven Karvelius, principals; Elliott Rikken, project architect
ENGINEERS: Goodfriend Magruder (structural); BTR Engineering (m/e/p/tp)
CONSULTANT: WDA Design (interiors)
GENERAL CONTRACTOR: LG Construction
CLIENTS: The Roof Crop, Flashpoint Innovation, and Underscore Hospitality
SIZE: 30,000 square feet
COST: \$7.1 million
COMPLETION DATE: May 2024

SOURCES

STRUCTURE: Fabcon Precast (concrete planks); Superb Steel
MASONRY: Northfield Block (concrete masonry units); Ragland Brick
ENVELOPE: Air-Shield, Henry (air barrier)
INTERIOR FINISHES: Benjamin Moore (paints and stains); Monoglass (acoustic insulation)
HARDWARE: Falcon (closers); Allegion (exit devices); Steel Craft (doors); LaMarco Systems
PLUMBING: Kohler, Advanced Tabco (sinks); Watermark (faucets)
GREENHOUSES: Wisconsin Greenhouse Company