



## 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  
March 18, 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](http://www.cityofsignalhill.org).

### To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to [CommDev@cityofsignalhill.org](mailto:CommDev@cityofsignalhill.org) not later than 5:00 p.m. on Tuesday, March 18, 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) 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.

**(6) DIRECTOR'S REPORTS**

- a. PLANNING COMMISSION TERMS AND APPOINTMENTS

Summary:

The City has three separate Commissions and members are appointed by the City Council. Members are appointed for a four-year term. The following Planning Commissioner's terms are set to expire on May 31, 2025: Commissioner Lopez, Commissioner Parker, and Chair Savoulian. Staff will give an update on the procedures and schedule for the City Council appointment of all new Commissioners as determined at the March 11, 2025, City Council meeting.

Strategic Plan Goal(s):

GOAL 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.

**(7) CONSENT CALENDAR**

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

- a. PREVIOUS MINUTES

Summary:

Special meeting of February 6, 2025.

Recommendation:

Approve.

b. CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

c. DEVELOPMENT STATUS REPORT

Summary:

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

Recommendation:

Receive and file.

d. IN THE NEWS

Summary:

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

Recommendation:

Receive and file.

**(8) COMMISSION NEW BUSINESS**

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

**(9) ADJOURNMENT**

Tonight's meeting will be adjourned 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.

**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 Hill, California 90755-3799

STAFF REPORT

---

3/18/2025

---

**AGENDA ITEM**

**TO:**

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

**FROM:**

**JESUS SALDAÑA  
ASSOCIATE ENGINEER**

**SUBJECT:**

**PRESENTATION - STREET SIGNS**

Summary:

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.



STAFF REPORT

---

3/18/2025

---

**AGENDA ITEM**

**TO:**

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

**FROM:**

**COLLEEN T. DOAN  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT:**

**PLANNING COMMISSION TERMS AND APPOINTMENTS**

Summary:

The City has three separate Commissions and members are appointed by the City Council. Members are appointed for a four-year term. The following Planning Commissioner's terms are set to expire on May 31, 2025: Commissioner Lopez, Commissioner Parker, and Chair Savoulian. Staff will give an update on the procedures and schedule for the City Council appointment of all new Commissioners as determined at the March 11, 2025, City Council meeting.

Strategic Plan Goal(s):

GOAL 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.

Background and Analysis:

Commissioner Parker and Chair Savoulian were appointed to four-year terms in May 2021 that will end on May 31, 2025. Commissioner Lopez was appointed to fill a vacancy in October 2024, for a term also ending on May 31, 2025. During the March 11, 2025, City Council meeting, the Council approved the schedule below for new commissioner appointments for all Commissions, including the Civil Service and Parks and Recreation Commissions. The Council also implemented changes to the selection process. Specifically, the application will include questions relating to the position for each Commission. Responses to questions will assist in the evaluation of each candidate as well as ensuring the interview portion of the process is time efficient.

Commission Appointment Schedule:

- March 14 - April 14, 2025: Application Submittals (No late or incomplete submittals will be accepted)
- April 22, 2025, City Council meeting: Candidate Interviews and Appointments

If more than ten candidates apply, an alternate date may be set for candidate interviews and appointments. Possible dates include April 24<sup>th</sup>, 25<sup>th</sup>, or 29<sup>th</sup>.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

---

3/18/2025

---

**AGENDA ITEM**

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

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

**SUBJECT:**  
**PREVIOUS MINUTES**

Summary:

Special meeting of February 6, 2025.

Recommendation:

Approve.



## CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A SPECIAL MEETING  
SIGNAL HILL PLANNING COMMISSION  
February 06, 2025

DRAFT

A Special Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on Thursday, February 6, 2025.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

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

ABSENT: VICE CHAIR SAEIDA MILLER

(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. PUBLIC WORKS WILL PROVIDE AN UPDATE ON THE UPCOMING CLOSURE OF CALIFORNIA AVENUE FOR STREET IMPROVEMENTS.

Associate Engineer Saldaña gave the presentation.

(6) **PUBLIC HEARING**

- a. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 23-02

ALLOWING A CHURCH USE ON PROPERTY LOCATED AT 3300 EAST WILLOW STREET WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15301

Commission Secretary Doan read the Form of Notice. Planning Manager Luis gave the staff report.

Commissioners asked clarifying questions regarding the application process and church operations.

Chair Savoulian opened the public hearing. The applicant, Robert Chavez, introduced himself and gave a short presentation on the church's history and operations. Commissioners asked questions about events and other uses.

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

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to adopt the resolution recommending City Council approval of CUP 23-02.

The following vote resulted:

AYES: CHAIR SAVOULIAN  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

**(7) CONSENT CALENDAR**

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

It was moved by COMMISSIONER BELL and seconded by COMMISSIONER LOPEZ, to approve the Consent Calendar.

The following vote resulted:

AYES: CHAIR SAVOULIAN  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

**(8) COMMISSION NEW BUSINESS**

Commissioner Lopez noted that the Homeless Count will take place on Wednesday, February 19, 2025.

**(9) ADJOURNMENT**

It was moved by COMMISSIONER PARKER and seconded by COMMISSIONER BELL to cancel the regular meeting of the Planning Commission, on Tuesday, February 18, 2025, and adjourn to the regular meeting of the Planning Commission on Tuesday, March 18, 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  
COMMISSIONER PARKER  
COMMISSIONER BELL  
COMMISSIONER LOPEZ

NOES: NONE

ABSENT: VICE CHAIR MILLER

ABSTAIN: NONE

CHAIR SAVOULIAN adjourned the meeting at 7:35 p.m.

---

SONIA SAVOULIAN

CHAIR

Attest:

---

COLLEEN T. DOAN

COMMISSION SECRETARY





STAFF REPORT

---

3/18/2025

---

**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 February 11, 2025, City Council meeting:
  - City Council discussed the City's Fireworks Ordinance.
  - City Council approved a resolution approving Year Five participation in the Los Angeles Urban County Permanent Local Housing Allocation (PLHA) Grant Program.
  
- 2) At the February 25, 2025, City Council meeting:
  - Acting Finance Director Cox introduced Debbie Pacheco, Accounting Manager.
  - Mayor Jones presented a proclamation to Kim Boles, Assistant City Clerk, recognizing her retirement.
  - City Council approved a resolution approving Conditional Use Permit 23-02 for a church use at 3300 East Willow Street.
  - City Council conducted a public workshop to discuss water rates, and approved a resolution approving a loan of \$3,000,000 from the General Fund to the Water Enterprise Fund.
  - City Council and Housing Authority adopted resolutions authorizing the execution of an affordable housing agreement and loan agreement with National Community Renaissance of California for the Wanut Bluff workforce housing project.
  - City Council adopted a resolution amending the FY 24-25 Budget based on the 23-24 positive

fund balance.

- City Council conducted the mid-year budget review and adopted a resolution amending the FY 24-25 Budget.
- City Council adopted a resolution amending the Classification Plan to include a full-time Code Enforcement Officer.

3) At the March 11, 2025, City Council meeting:

- City Manager Carlo Tomaino introduced Tina Knapp, Assistant City Clerk.
- City Council approved a recruitment schedule and procedures for conducting commissioner candidate interviews and appointments.
- City Council discussed a proposed ordinance to allow for the sale of fireworks.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

STAFF REPORT

---

3/18/2025

---

**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: 1450 E 27<sup>TH</sup> ST & 2655 WALNUT AVE



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

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

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

10/27/2022	On 10/27/22, an incomplete letter was issued to the applicant requesting additional information and revisions to the plans. The applicant's architect has requested some clarification on comments and is currently working with staff to address comments.
10/27/2022	Currently working with applicant on clarifying comments provided to them on 10/27/22.
11/08/2022	On 11/08/22 the applicant emailed questions requesting clarification on comments. After reviewing and researching responses to their questions, staff provided a response on 12/19/22.
12/19/2022	On 12/19/22, the applicant emailed additional questions based on staff's responses. Currently reviewing additional questions.
02/10/2023	On 02/10/23, the applicant was provided with another alternative in response to subsequent questions from the applicant. Alternatives involve setback and off-street parking requirements. Applicant is preparing revised plans and necessary studies and we are awaiting resubmittal.
	Applicant contacted staff to discuss traffic study requirements. Staff clarified requirements will be discussed as part of the resubmittal with the City Traffic Engineer.
	New property owner rough graded property to spread out a large dirt pile, but neglected to obtain a grading permit. Staff met on site and will assist with issuance of an After-the-Fact permit.
9/2023	Owner is sent emails biweekly. Refuses to respond to requests to obtain grading permit after the fact.
10-11-2023	Emails to obtain grading permit. No response.
12-6-2023	After-the-Fact grading permit obtained.
1/09/2024	No new activity to date on development project
2-13-2024	Grading permit was opened, inspected, and approved. No code cases pending.
02/13/2024	Project Architect emailed staff informing them the property owners have addressed previously unpermitted work and are ready to proceed with the development project. Awaiting resubmittal of revised plans addressing previously issued comments.
01/29/25	Since February of 2024, no further communication has been received from the applicant. Project has been on hold 11 months. Project will be removed from the DSR next month pending any updates.
02/21/25	Listing agents visited City Hall and spoke with staff regarding permitted uses on the properties. Real estate agents informed staff the property was being listed for sale by the owners and would not be pursuing the project at this time.

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

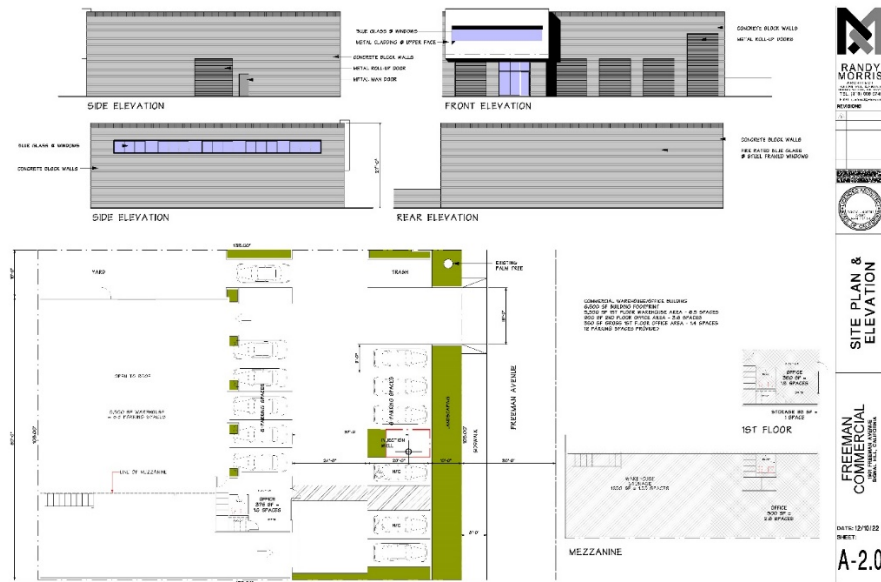
Date	Notes/Updates
	Applicant considering options regarding subdivision and zoning.
	Applicant trenching for geologic investigations.
	Applicant installed stormwater BMPs.
	Applicant intends to discover wells the week of 4/25/2022. Plans should be revised to place Loading in back.
5/9/22	Applicant completed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



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

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

# COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 1901 FREEMAN



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

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

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

10/20/23	A meeting was requested by the applicant to discuss the project in further details. Applicant indicated the project was put on hold and is looking to start the process once more. Meeting times and dates were provided to the applicant, but the applicant did not respond.
01/10/24	The applicant has not responded to attempt to schedule a meeting. Awaiting a response from applicant.
01/29/25	14 months have lapsed since the applicant last contacted the staff. This project will be removed from the DSR next month pending any updates.

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

SPDR #	21-07
PC Approval Date	10/19/2021
SPDR Exp. Date	11/09/2022
1 <sup>st</sup> Extension Exp Date	05/09/2023
2 <sup>nd</sup> Extension Exp Date	11/09/2023
SPDR #	23-01
PC Approval Date	9/19/2023
SPDR Exp. Date	9/19/2024

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

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

Date	Notes/Updates
06/2021	Revised CEQA document is complete and re-circulation dates are June 28-July 28, 2021.

10/19/2021	PC approved SPDR& TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 2021.
11/09/2021	CC approved RMND, GPA and adopted Intent to Vacate at PH Nov.09, 2021.
	Street vacation PH has been postponed to an uncertain date.
	Applicant provided an "At Risk" letter to public works to proceed with plan check and postpone street vacation items.
	Applicant has indicated they wish to sell the property.
	Minor code enforcement cases for graffiti and fencing.
05/2023	Plan check is proceeding, and applicant has informed staff they will need to re-submit their plans for Site Plan and Design review by the PC since it expires in Nov. 2023.
09/2023	Applicant has submitted to renew their 2021 SPDR (21-07) with a new SPDR (23-01), scheduled for PC on Sept. 19, 2023.
09/2023	Owner has weekly maintenance of site for clean up and graffiti
09/19/2023	PC approved SPDR 23-01 prior to the expiration of SPDR 21-07, to extend the entitlement for a maximum of two additional years (including extensions).
10/11/2023	Weekly maintenance is adequate
12/6/2023	Plancheck is proceeding and applicant has informed the City that the property is in escrow for sale.
02/13/2024	Property escrow fell out, no sale. Owner has weekly maintenance of site for clean-up and graffiti
03/11/2024	Owner has re-initiated completion of final Tract Map and street vacation.
4/11/2024	Owner called meeting to discuss next steps for Tract Map
6/13/2024	Applicant continues to work with public works engineering to prepare the Tract Map for submittal.
8/09/2024	Applicant's submittal I response to plan check comments from all Depts. are pending.
9/2024	Plancheck is in process and staff fielded an additional inquiry from a perspective property purchaser.
10/10/2024	Applicant is preparing bonds to submit for completion of plancheck, street vacation, and final tract map.
01/15/2025	City staff have met with the current and a potential property owner to discuss a land sale and future development.
03/10/2024	<b>Property was sold to new developer who is interested in a residential development.</b>

## COMMERCIAL – INDUSTRIAL

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

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

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

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

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

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

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

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

## COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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

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

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

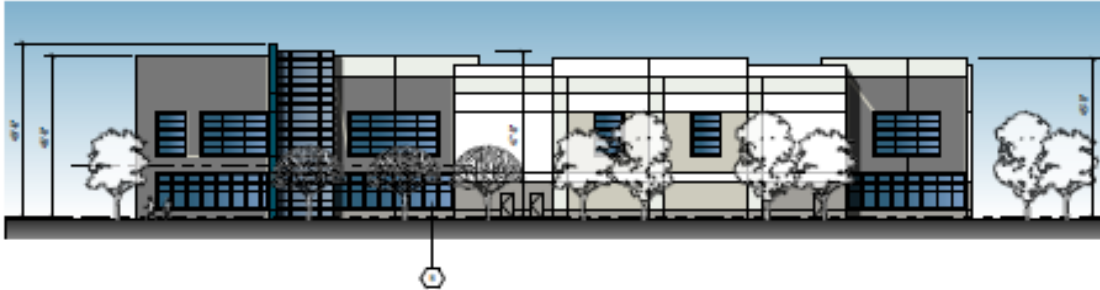


12/17/2020	New applicant (CenterPoint) held a Neighborhood Meeting and provided a meeting summary. Comments included concerns about industrial related traffic, noise and operations.
4/26/2021	Application submitted.
5/20/2021	Determination of Incomplete Submittal email sent to applicant.
6/28/2021	Rough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

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

# COMMERCIAL – INDUSTRIAL

## DEVELOPMENT STATUS REPORT: 3201 WALNUT



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

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

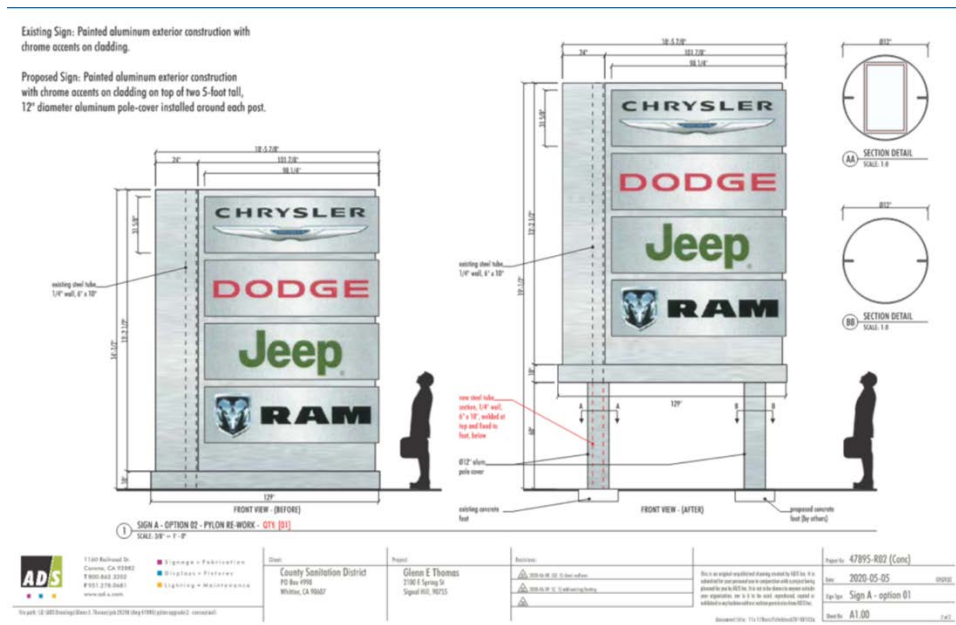
Date	Notes/Updates
	Project is under review. CEQA document is being prepared by the City's consultant, DeNovo. Traffic Study is being revised by the applicant's traffic engineer. City Attorney's Office is reviewing Development Agreement and negotiations. Planning Staff is reviewing architectural plans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

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



# COMMERCIAL – AUTO CENTER

## DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

1/27/25	Planning approved with comments and stamped the plans. Routed to the rest of Departments for approval.
---------	--

# COMMERCIAL – AUTO CENTER

## DEVELOPMENT STATUS REPORT: 2998 CHERRY AVE



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

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

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

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

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

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

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

## COMMERCIAL – WCF

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

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

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

**COMMERCIAL – WCF**

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

Project Title	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.



**COMMERCIAL – WCF**

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

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

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

## COMMERCIAL – WCF

### DEVELOPMENT STATUS REPORT: 3275 GRANT AVE

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

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

# RESIDENTIAL

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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1908 JUNIPERO

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

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

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

02/13/24	No activity. Owner installed metal fence on top of forms to view proposal.
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.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: THE COURTYARD



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

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

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

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

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



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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

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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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



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

# 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		

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

Date	Notes/Updates
	Project is for the construction of two single-family dwelling units on a vacant lot.
10/10/2024	Applicant submitted physical copies of plans for the proposed project. However, no formal applicant was submitted.
10/16/2024	Issued redlined comments and requested a formal application be submitted for review.
12/23/2024	Applicant reached out asking for Methan Assessment Requirements.
1/21/2025	Provided the applicant all the steps in order to proceed reviewing this project. Applicant has been adamant to start leak testing. I provided the application requirements.

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: PCH MOLINO



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

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

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

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

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

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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

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

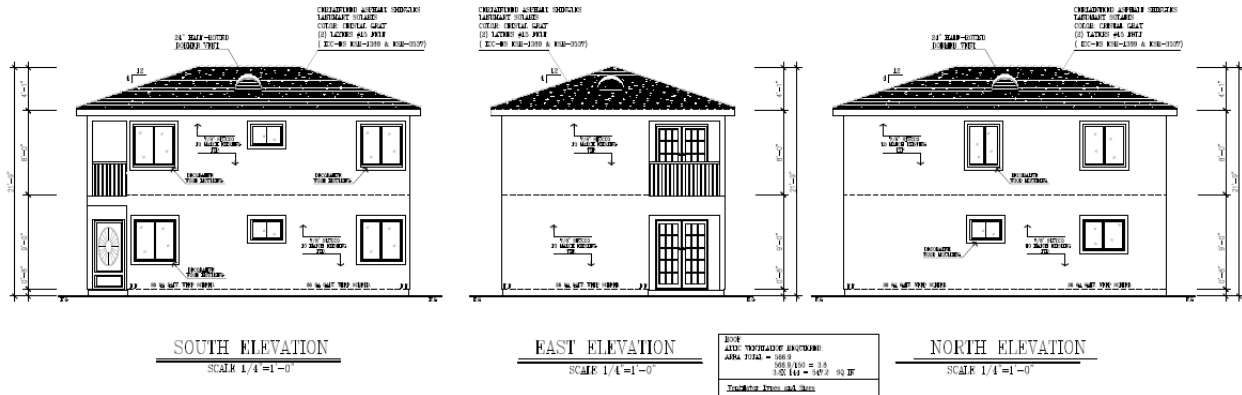
TTM #	082172
PC Approval Date	10/18/2022
TTM Exp Date	10/18/2024
Extension	Extended to 10/18/2025

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

09/02/2021	On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property.
11/16/2021	Applicant re-leak tested the two wells on 11/16/21.
09/20/2022	On 9/20/22, the public hearing was continued to a future date uncertain.
10/18/2022	On 10/18/22, the Planning Commission approved the proposed project.
	The applicant provided staff with a letter from CalGEM regarding construction site well review.
03/2023	Review of the letter is still pending. It is being reviewed by City's Petroleum Eng. and City Attorney 3/23.
06/2023	Staff met with a CalGEM Supervisor who agreed to re-review the project and correct items noted during the meeting 6/23.
07/2023	Received re-submittal items from applicant's agent and submittal pending 7/23.
09/07/2023	Pursuant to SHMC 20.52.110, the Community Development Director approved an SPDR approval time extension. SPDR approval extended until October 17, 2024.
09/2023	Staff reached out to CalGEM representative to inquire about status of updated CSWR report. No response to date.
12/06/2023	CalGEM responded that decisions to build over or in close proximity to abandoned wells was the authority of the local jurisdiction.
01/09/2024	The City Petroleum Engineer is preparing a response letter for the file. The applicant is preparing plans for plan check submittal for City review.
01/29/2024	A methane assessment workplan was submitted for the project. Workplan was routed to City's consultant for review.
01/31/2024	Methane assessment workplan was approved by the City and testing to commence per the approved workplan.
02/14/2024	Architect is preparing plans for plan check submittal. Awaiting submittal of plans.
02/21/2024	Applicant submitted methane assessment report to the City for review. Report was routed to City consultant for review. Currently under review.
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.

# RESIDENTIAL

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



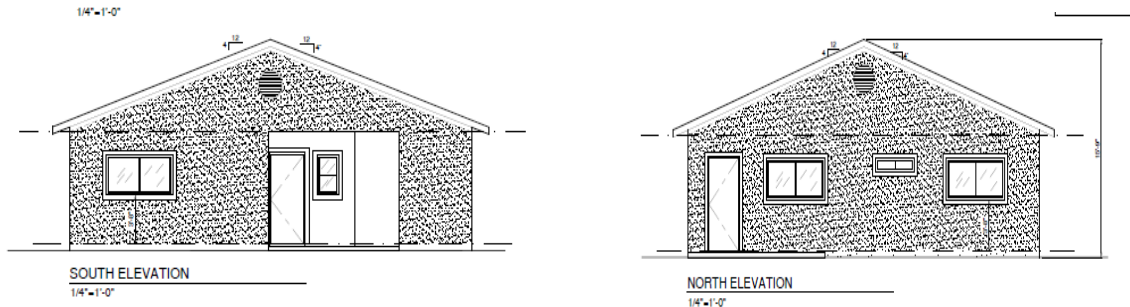
Project Title	909 ½ E 25 <sup>th</sup> St	Staff	CL/SM
Address	909 ½ E 25 <sup>th</sup> St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan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



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

# RESIDENTIAL

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



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1110 ½ E BURNETT



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

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

## RESIDENTIAL

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

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

Date	Notes/Updates
08/2023	PT and SM reviewed. Planning will need to review new parking spaces for zoning. ADUs will need to do methane testing as per EK.
02/08/2024	Building issued out building correction, including methane assessment requirements. Project reviews methane testing before proceeding.
03/22/2024	Property owner has placed the project on hold.
01/06/2025	Property owner withdrew application

# RESIDENTIAL

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

Project Title	1545 1/2 33 <sup>rd</sup> St	Staff	ALS
Address	1545 1/2 33 <sup>rd</sup> St	Zoning	RLM-2
Applicant	Jon Udoff	Dep Acct #	
Project Description	Convert 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

# RESIDENTIAL

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

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

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



# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1900 ½ TEMPLE



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

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

# RESIDENTIAL

## DEVELOPMENT STATUS REPORT: 1919 ½ Dawson Ave

Project Title	1919 ½ Dawson Avenue	Staff	SM
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.

# 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.

# 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.

# 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.

# 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.

# 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 1/2 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**  
**March 18, 2025**

---

**Business Licenses and Permit Summary: February**

- Planning Department staff reviewed and approved 7 business license.
- The Building Department staff issued 17 permits. There were 0 solar permits issued. The valuation of the projects is approximately \$301,000 with permit revenues at approximately \$10,500.

**Training/Tours/Events/Miscellaneous**

- Associate Planner Martinez attended the Energy Working Group meeting on March 11, 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 6<sup>th</sup> Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.



STAFF REPORT

---

3/18/2025

---

**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:

- From The Vault - Architectural Record
- Holding Court - Architectural Record
- Most Angelenos back tougher building codes - LA Times

HONNEN ARTS | COLORADO SPRINGS | KENNEDY & VIOLICH ARCHITECTURE

# From the Vault

At Colorado College, a distinctive but disused hockey rink gets a new lease on life as a visual arts hub.

BY DAVID HILL  
PHOTOGRAPHY BY FRANK OOMS

**WHEN** Sheila Kennedy and J. Frano Violich, founding principals of Boston-based Kennedy & Violich Architecture (KVA), first stepped inside Honnen Ice Arena, they were startled by what they saw. Located on the campus of Colorado College, a small liberal-arts college in Colorado Springs, the building—a thin-shell concrete structure from 1963—had sat unused for several years after the construction of a new arena for the school’s Division I hockey team. The building, designed by local practice Lusk & Wallace, was dark, dank, and mildewy. The arena’s 80-foot-high ceiling

vaults had been covered with foil-faced batt insulation. Daylight barely penetrated the rows of narrow, fiber-reinforced plastic windows, which had yellowed with age. No wonder the college had once considered demolishing the building.

“You would have quit on the spot if you had seen what it looked like,” says Violich, who quickly saw the building’s potential for reuse. The ceiling, in particular, captured the architect’s imagination. “I immediately thought of Louis Kahn’s Kimbell Art Museum,” Violich says. “There’s something monumental about a vaulted space like that.”



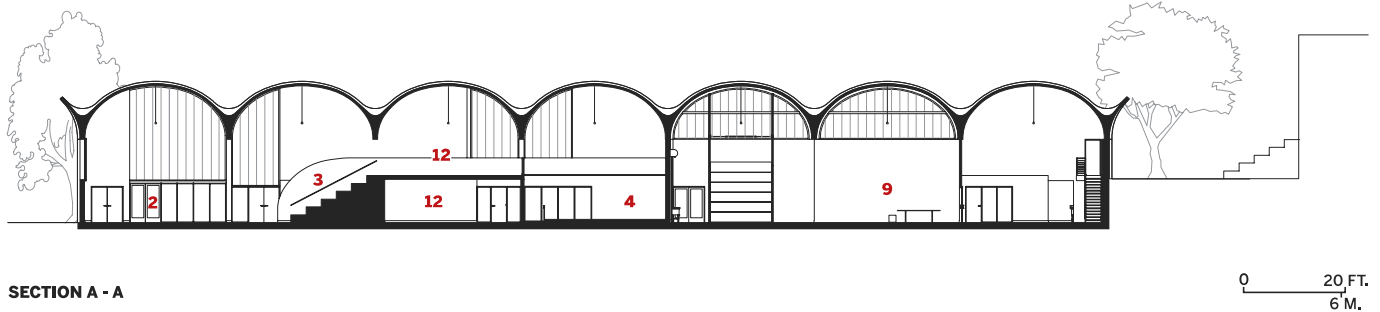
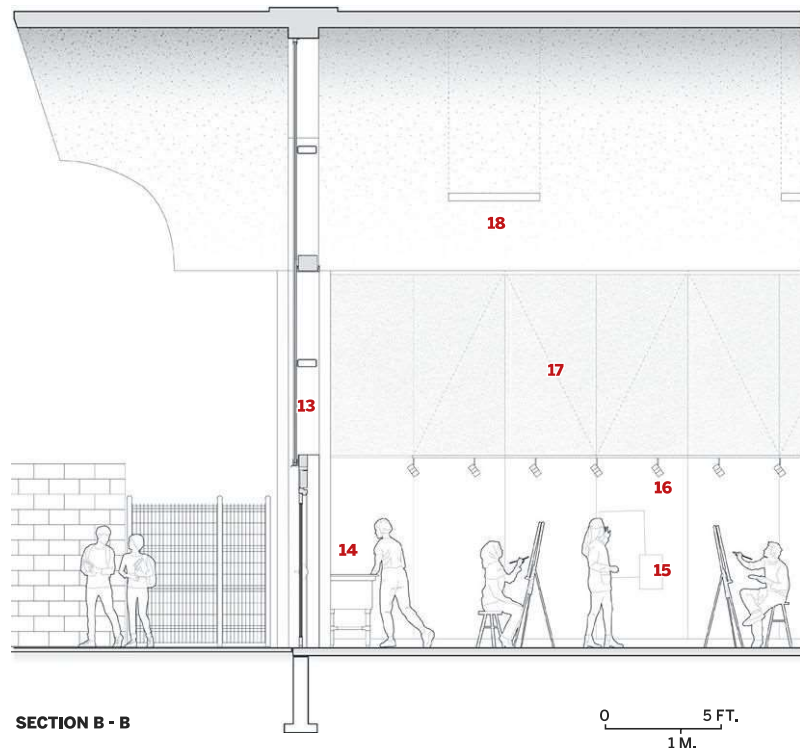
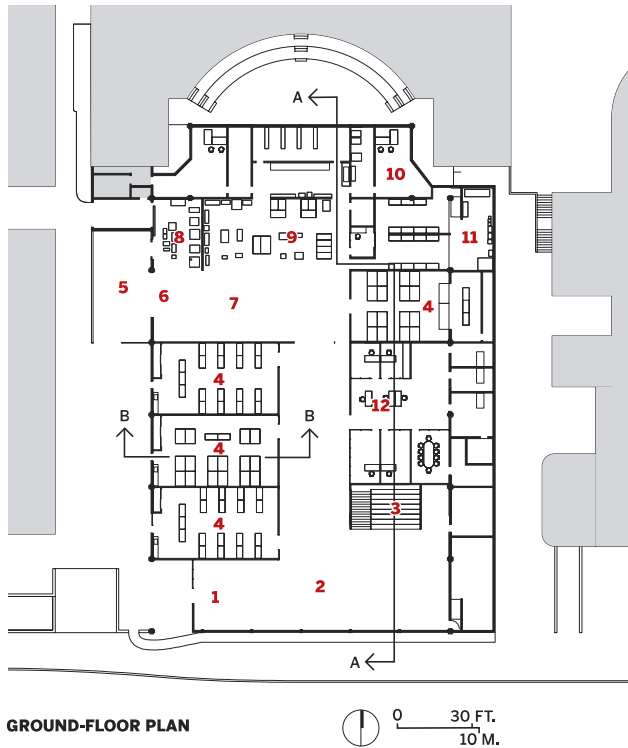
PHOTOGRAPHY: COURTESY COLORADO COLLEGE ARCHIVES (LEFT)



**THE COLLEGE'S** new home for 3D arts (this image, at right) was built as a hockey rink (left) and is comprised of repeating thin-shell vaults like its adjacent natatorium (this image, at left).







SECTION A - A

- |                            |   |                     |
|----------------------------|---|---------------------|
| 1 PUBLIC ENTRY             | 8 METAL SHOP                            | 14 CLEANUP SINK     |
| 2 EXHIBITION               | 9 WOODSHOP                              | 15 PIN-UP SURFACE   |
| 3 BLEACHER STAIR           | 10 FACULTY OFFICE                       | 16 TASK LIGHTING    |
| 4 STUDIO/CLASSROOM         | 11 FABRICATION LAB                      | 17 ACOUSTIC PANELS  |
| 5 OUTDOOR WORK YARD        | 12 CENTER FOR CREATIVITY AND INNOVATION | 18 AMBIENT LIGHTING |
| 6 STUDIO ENTRY             | 13 1-INCH IGU                           |                     |
| 7 INDOOR/OUTDOOR WORKSPACE |   |                     |

Kennedy, too, imagined possibilities. “With adaptive reuse,” she says, “you have to be able to look at the future. You can’t just stop and be satisfied with the existing conditions. It has to be transformative.” It has been. After a \$5.5 million renovation, the ice arena has become Honnen Arts, a 29,000-square-foot facility for 3D-arts offerings. Ironically, the college’s previous 3D-arts workshop—an ’80s-era concrete-block building much loved by students and faculty—was located on the site of the new hockey arena, which opened in 2020. When the workshop was demolished, the program had to make do with temporary quarters, including a portable classroom. Some fabrication equip-

ment was put in storage for several years. Call it poetic justice that the 3D-arts program’s new location is the hockey team’s old home. Given the project’s modest budget, KVA’s design strategy was to retain most of the building’s exterior features while focusing on the vast interior space. “One of our main considerations, and challenges,” Kennedy says, “was to preserve the unique spatial character of those large, free-span vaults.” The architects added a new, recessed entry at a prominent street-facing corner, using a reddish-orange paint scheme as a wayfinding signal. Inside, in the space once occupied by the ice rink and bleachers, are work desks, classrooms, offices, new bath-





**REDDISH ORANGE** is used both inside and out as a wayfinding device and to accentuate certain elements, including some in the gallery (above) and the woodshop (right).







**THE ARCHITECTS** took full advantage of the lofty vaults in the classrooms (above and opposite) and throughout the building.

rooms, and a flexible gallery space. Kennedy and Violich employed the same reddish-orange color used at the entrance to create an interior “street” that leads to the enclosed workshops. Painted floor areas mimic the curves of the barrel vaults, an effort to give the building a new public identity. “Everybody knew the building as a hockey rink,” Kennedy says. “How do you now make it known as the 3D-arts hub?”

The shops include equipment for woodworking, metal fabrication, 3D printing, laser cutting, and CNC milling. A garage door on the west end of the shop space leads to a fenced-off area containing kilns and a blacksmith forge.

When Honnen Arena first opened, the rink was open to the air on its sides; the vaulted concrete structure was designed as a pavilion to provide shade for the ice rink. (A similar building, Schlessman Natatorium, was constructed next door.) At some point, however, the rink

was fully enclosed by concrete walls, stacked terra-cotta tubes, and those plastic windows. KVA created a sense of transparency by replacing the west-facing ceramic tubes and old windows with insulated glazing, allowing daylight to fill the interior spaces. (Because the vaults overhang by 12 feet or so, very little direct sunlight enters the building.) You can even catch a glimpse of Pikes Peak if you turn around just inside the entrance and look to the west.

KVA swapped out the existing fluorescent lights for energy-efficient fixtures that hang from the apex of the barrel vaults, taking advantage of the curved ceiling’s reflective qualities.

Instead of a conventional—and costly—climate-control system, the building uses displacement ventilation, with conditioned air distributed from floor level at low velocities. The system also relies on Colorado’s high-altitude, low-humidity climate to purge warm air overnight while bringing in cooler outdoor air. (Colorado Springs, at 6,035 feet above sea level, is even higher in elevation than mile-high Denver.)

For now, Honnen remains unfinished, with several interior spaces

empty and blocked off. KVA has drawn up plans for a second phase that would turn those rooms into additional studios, classrooms, and faculty offices. The plan also calls for a mezzanine, creating a “Center for Creativity & Innovation” with additional gallery space and student gathering areas, and offices, studios, and meeting rooms below.

Art professor Scott Johnson, who supervises the facility, still laments the loss of the old 3D workshop, but he’s delighted the program has a new home in a distinctive 20th-century building. “The cathedral-like spaces are so conducive to creative work,” he says. Repurposing an existing building, he adds, is in keeping with the college’s sustainability efforts. (In 2020, Colorado College became the first Rocky Mountain-region institution to achieve carbon neutrality.) “It’s a living example of what we do here.” ■

*David Hill, a journalist based in Denver, writes frequently about architecture, design, and urban planning.*

#### Credits

**ARCHITECT:** Kennedy & Violich Architecture — Frano Violich, managing principal; Sheila Kennedy, principal consulting on design; Ben Widger, project architect; Nick Johnson, lead designer; Daniel Sebaldt, Katie Koskey, designers

**CONSULTANTS:** HCDA Engineering (structure); Farris Engineering m/e/p/fp; Terra Nova Engineering (civil); Available Light (lighting); Cavannaugh Tocci (acoustics)

**GENERAL CONTRACTOR:** GH Phipps Construction

**CLIENT:** Colorado College

**SIZE:** 29,000 square feet

**COST:** \$5.5 million (construction)

**COMPLETION DATE:** March 2024

#### Sources

**MASONRY:** Basalite

**STUCCO WALL ASSEMBLY:** Sto

**METAL ROOFING:** Pac-Clad

**METAL-FRAME WINDOWS:** Tubelite

**METAL DOORS:** Assa Abloy

**UPSWING DOORS:** Overhead Door

**HARDWARE:** Schlage, LCN, Von Duprin

**PANELING:** Cardinal Acoustics, Homasote

**TILE:** Daltile

**RESILIENT FLOORING:** Tarkett

**PAINTS AND STAINS:** Benjamin Moore

**LIGHTING:** LUX Dynamics, 3G Lighting

**VENTILATION DIFFUSERS:** Price Industries

**DUST COLLECTION:** Camfil







FRAME 122 | BROOKLYN, NEW YORK | BRENT BUCK ARCHITECTS

# Holding Court

A mass-timber apartment building in Brooklyn wraps itself around a courtyard with character.

BY MATTHEW MARANI  
PHOTOGRAPHY BY CHRISTOPHER STURMAN

**THE DOUBLE-LOADED** corridor is a ubiquitous and rightly derided feature of contemporary housing. Its layout, where residential units line both sides of long hallways, deprives common spaces of daylight, natural ventilation, and, some would say, a sense of community. But adherence to this stultifying building configuration need not be the norm. Frame 122, a five-story mass-timber residential apartment house in Brooklyn's Clinton Hill neighborhood, designed by local practice Brent Buck Architects, stands in contrast to this prevailing typology, with a parklike courtyard from which residents can access their apartments.

The nearly 31,000-square-foot rental building faces east and is located on the site of a demolished brick-fronted garage. That context, and the neighborhood's abundant brownstones and nearby industrial facilities, like the Brooklyn Navy Yard, informed the project's cladding, which comprises roughly mortared and variegated brick on the ground floor that transitions to corrugated aluminum sheets and highly regimented rectangular glazing above. The entrance is at the center of the main elevation, where a pair of exposed glulam beams frame the building's cross-laminated timber (CLT) gateway, which is punctuated by a grid of playful porthole-like windows.

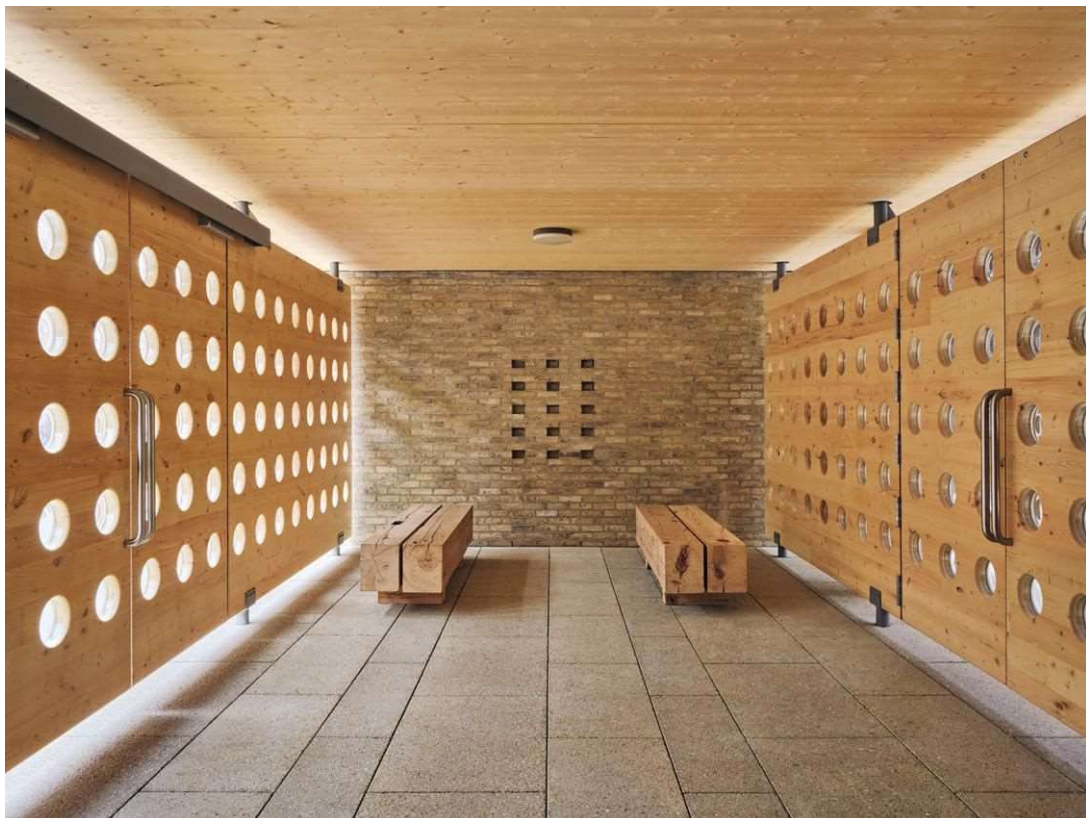




**ENTRY DOORS** are made of CLT panels (opposite). The courtyard and backyard provide daylit recreational spaces (this image).



MULTIFAMILY HOUSING



**FRAME 122** is studded with rectangular window openings (above). A partially open vestibule welcomes tenants (left). The spiral stairwells deliver residents to circulatory walkways (opposite).

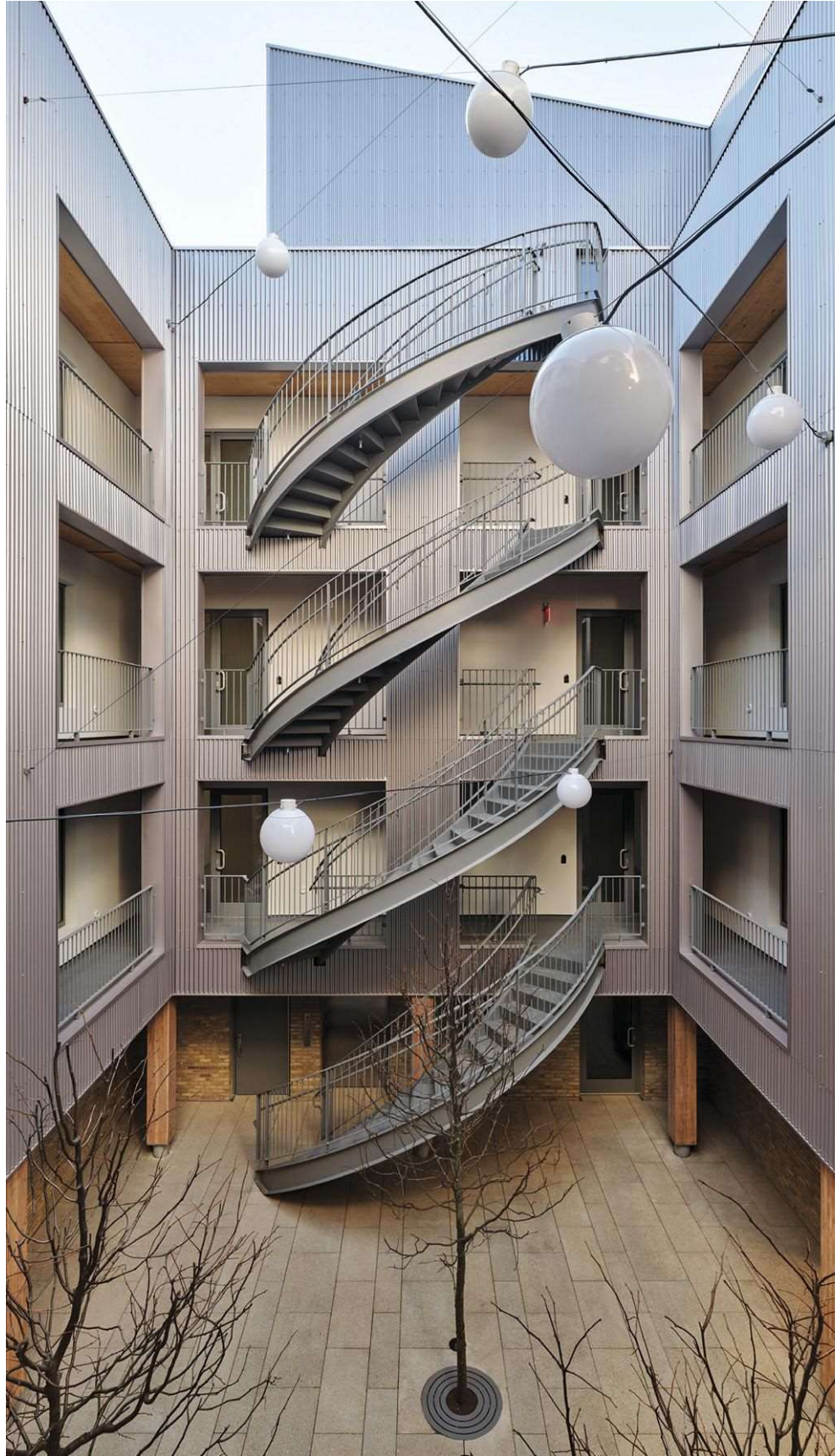


The gateway leads to an open-air vestibule—a zoning trick that deducted buildable area from the ground floor, freeing up valuable square footage for the residential units—which, in a few strides, opens to the building’s granite-paved courtyard. It is flanked to the north and south by a pair of steel spiral staircases that lead to exterior walkways and apartments. Together, the staircases and walkways serve as Frame 122’s primary circulatory route and double as means of qualified fire-safety egress; strands of bulbous lamps crisscrossing the courtyard fulfill their lighting requirements. The open space afforded by the courtyard is further supplemented by a backyard at the rear western portion of the building parcel.

“This arrangement gave us the ability to turn what would typically be an internal stairwell within a concrete core into a courtyard amenity with decorative stairs,” says principal Brent Buck of Frame 122, which is the largest project his firm has undertaken and its first foray into multi-family housing (the development company’s cofounders had previously hired Buck for their apartment renovation). “It is also key to providing additional sunlight through translucent windows, cross ventilation to the residential units, and a moment of calm from our hectic New York City lives.”

There are four apartments per floor, excluding the ground level, where there is just one unit, with a private backyard, and the penthouse level, where there are two with rooftop terraces. Each of the rentable units measures at least 1,100 square feet and contain two to three bedrooms. According to Buck, it was important to the developer that the apartments be of sufficient size for families. The apartments between the second and fourth floors follow an L-shaped layout, and they are coupled together by elevator-accessed foyers, which provide a secondary point of entry to the units.

Inside, the mass-timber structural system is left exposed. Glulam columns, spaced nearly 14 feet apart, frame the minimally detailed interiors and are complemented by the exposed grain of five-ply CLT panels overhead—with standard dimensions of 26 feet by 10 feet—and white oak flooring underfoot. The kitchens and bathrooms are daylit from either street- or courtyard-facing windows; and their white backsplash and shower tiles are arranged in an eye-catching pattern of random lengths (it also happens that this forgiving arrangement simplified their installation). Notably, the apartments







are serenely quiet, owing to the triple-glazed windows and barely audible, white noise-like energy-recovery ventilators circulating fresh air. Once the tenants start to move in this spring, the din of multifamily living will be further mitigated by acoustic insulation sandwiched between the wood flooring and the CLT panels.

Like other structures realized following New York's passage of Local Law 154, Frame 122 is fully electrified. At the rooftop, a 16.1 kW photovoltaic array will, during daytime hours, offset much of the building's energy load. Below grade, in the garage, the residents' parking spots include bidirectional EV-charging stations—meaning that, if the power goes out, electric vehicles can serve as backup generators for a limited period.

Frame 122 joins a small but growing group of mass-timber buildings in New York. The developer, Frame Home, completed another such structure, Frame 283, two years ago,

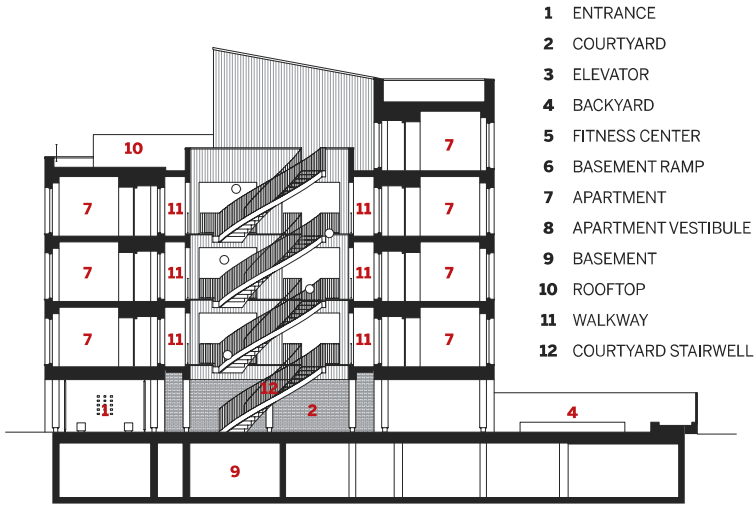


**THE UNITS** are minimally detailed (opposite, left). Each bathroom has window access (opposite, right). The mass-timber structure is left visible (opposite, bottom, and above). Acoustical insulation is located below the wood flooring (right).

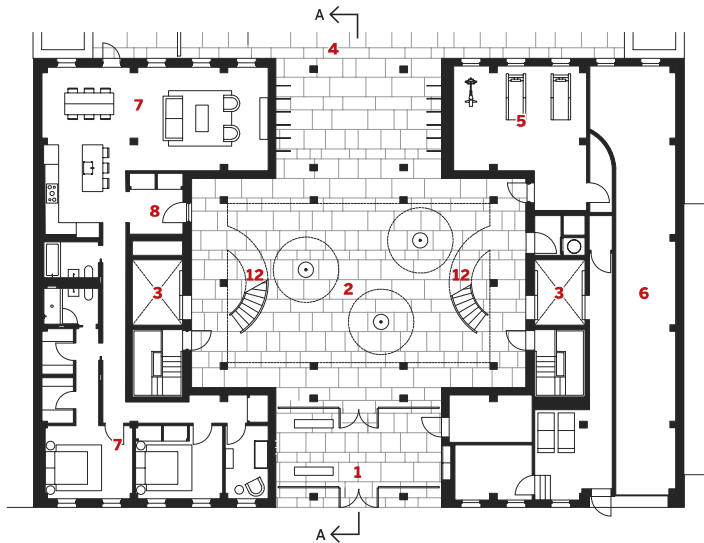




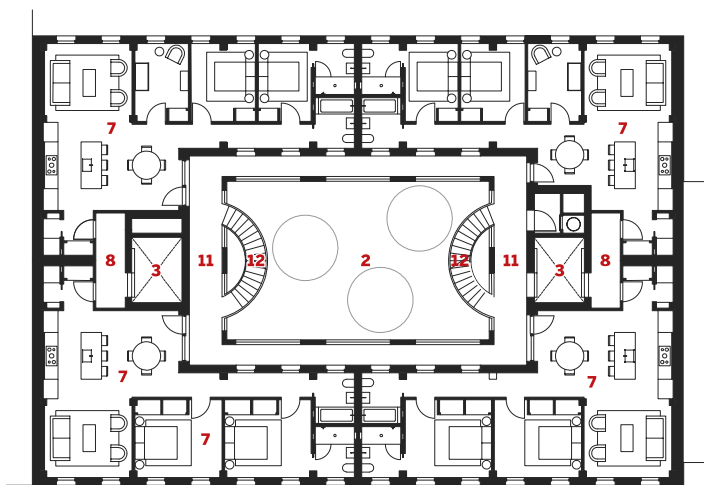
# MULTIFAMILY HOUSING



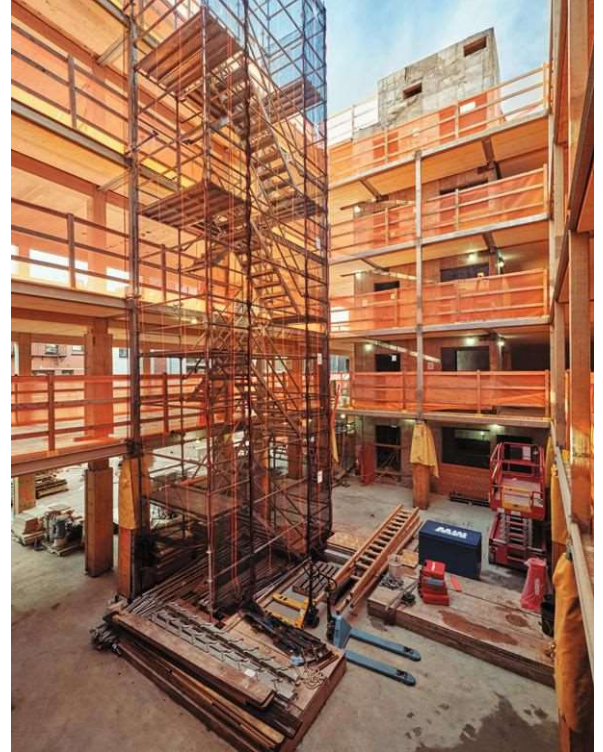
SECTION A - A



GROUND-FLOOR PLAN



SECOND-FLOOR PLAN



**THE MASS-TIMBER** structural system includes glulam posts and beams, and CLT floor panels (above). The spiral stairwells are located on the north and south sides of the courtyard (opposite, top). Frame 122 shown in context (opposite, bottom).

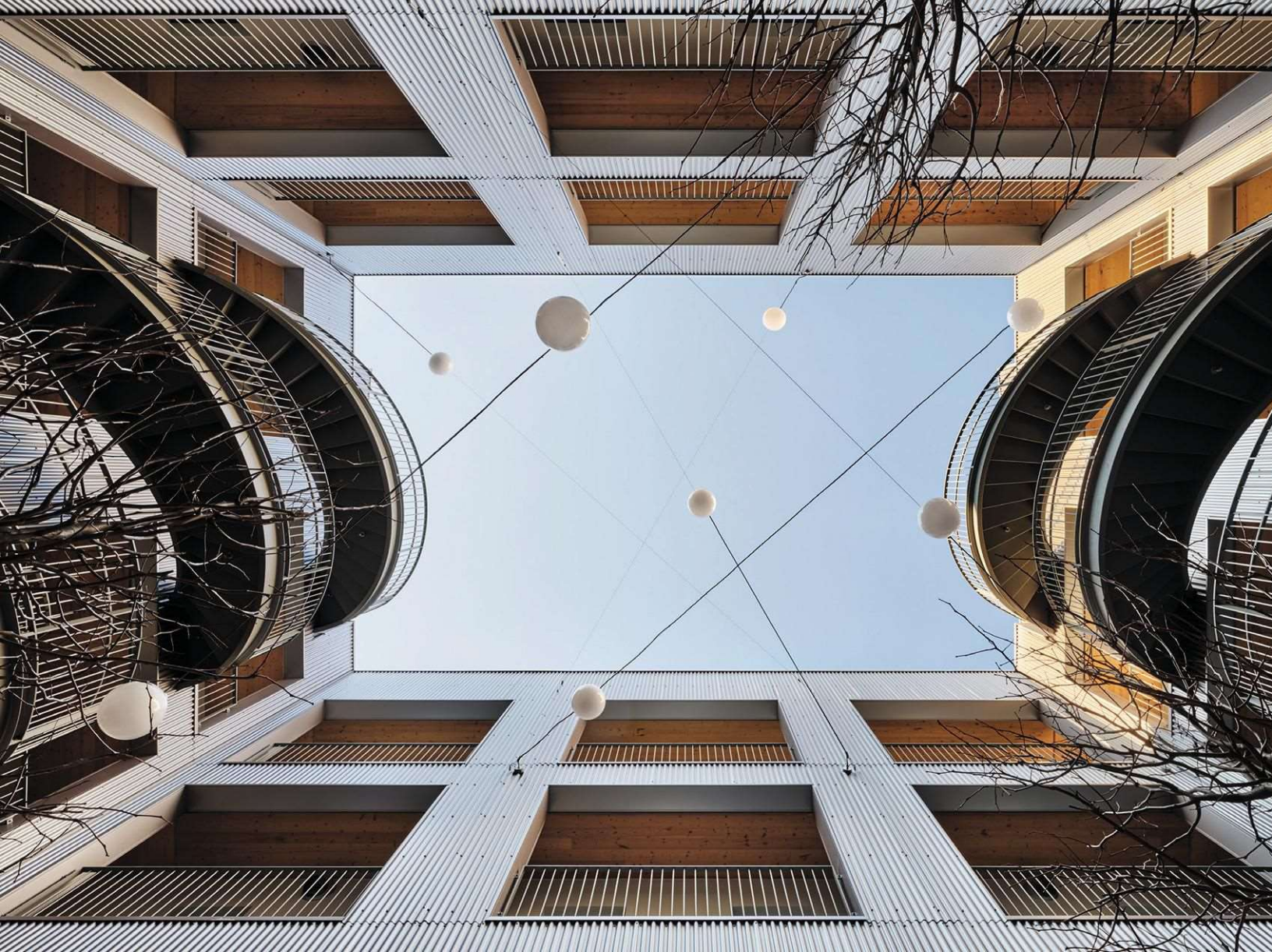
which was the first cross-laminated building in the city. Designed well before the local adoption, in 2022, of an updated code that permitted mass timber's use for structures up to 85 feet tall, Frame 283 required extensive back-and-forth negotiations with the Department of Buildings to receive the required permits.

At this building, on the other hand, the design team and the developer sensed the winds of change and took a gamble, breaking ground and demolishing the garage months before the approval of the updated building code. The risk paid off. In December 2022, with shop drawings prepared in coordination with an Ontario-based mass-timber fabricator, the developer gave production the go-ahead, making the project the first CLT structure completed through the revised building code. Glulam columns and beams, as well as cross-laminated floor panels, began arriving on-site in July 2023, where they were installed at a steady clip, averaging a new floor every week and a half. Although the design team wanted to use CLT for the elevator cores, they were ultimately impelled by the Department of Buildings to use standard poured-in-place concrete.

"Mass timber is certainly becoming more prevalent, and it was exciting to utilize the material in New York," notes Buck. "I hope that this project shows people that it is not only possible to use, but that it is resilient and often looks great too."

The firm, which currently numbers six (including Buck), will continue to work with timber, albeit in different forms and scales. The team is designing The Hudson Company's new campus in Dutchess County, New York, which will host a lumber mill and gallery, as well as an off-grid mass-timber house, which will utilize solar power and geothermal wells. If they are anything like Frame 122, these projects portend great things for Buck's budding practice. ■





### Credits

**ARCHITECT:** Brent Buck Architects — Brent Buck, principal; Sarp Ardit, project architect; Joanna Ptak, staff

**ENGINEERS:** Murray Engineering (structural); ANZ Consulting Engineers (m/e/p, sprinkler); Ancora Engineering (excavation)

**CONSULTANTS:** Frank Seta & Associates (envelope)

**GENERAL CONTRACTOR:** CM & Associates

**CLIENT:** Frame Home

**SIZE:** 30,725 square feet

**COST:** withheld

**COMPLETION DATE:** March 2025

### Sources

**MASS TIMBER:** Element 5

**MASONRY:** The Belden Brick Company

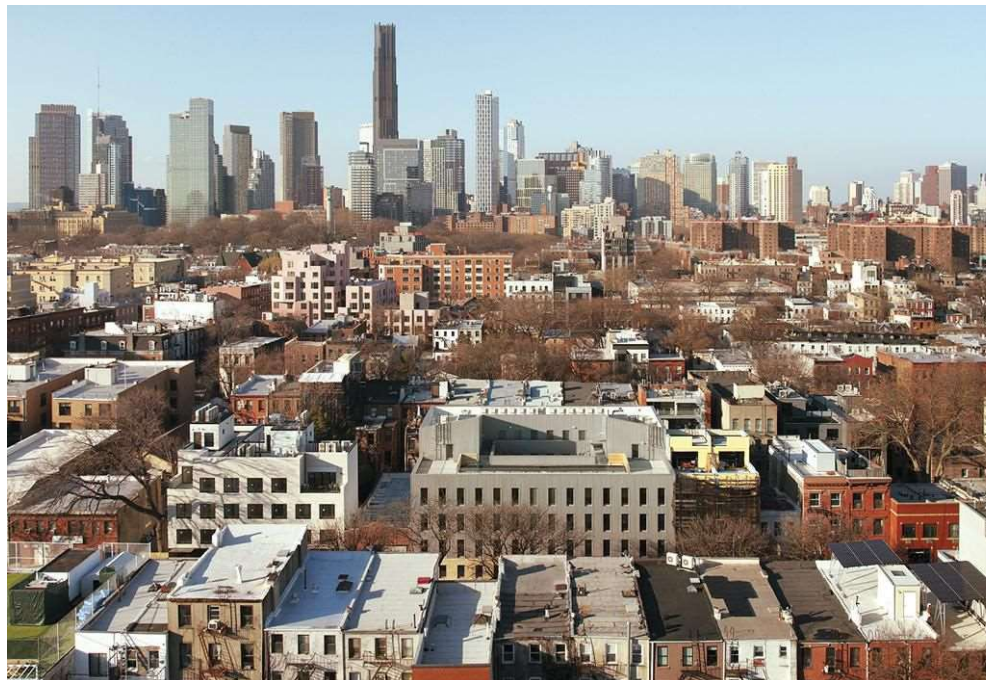
**METAL PANELS:** ATAS International

**ENVELOPE:** Sto (EIFS); GE (water barrier)

**GLAZING:** Saint-Gobain

**WINDOWS:** Schüco

**INTERIOR FINISHES:** Benjamin Moore (paints and stains); Nemo (wall tile); Mosa (floor tiles); Acoustitech (acoustic insulation)





CALIFORNIA

# Most Angelenos back tougher building codes, restrictions on homebuilding in wildfire zones, poll finds



A Spanish immersion school destroyed in the Eaton fire, seen in March. (Sarahi Apaez/For De Los)



**By Liam Dillon**  
Staff Writer | [Follow](#)

March 12, 2025 3 AM PT

- A new poll of Los Angeles County voters shows significant support for strengthening building codes and restricting homebuilding in high-risk areas after January’s Palisades and Eaton fires.
- Voters surveyed also favored boosting funding for fire protection, even if it increased taxes, and building more homes

in higher-density urban areas.

- More than half of those polled opposed increasing home insurance rates.

Overwhelming majorities of Los Angeles County voters support strengthening building codes and imposing greater restrictions on home construction in high-risk areas following January’s devastating Palisades and Eaton fires, according to a new poll from the UC Berkeley Institute of Governmental Studies, co-sponsored by The Times.

Eighty percent of those polled backed tougher building codes to make homes more fire resistant even if doing so added to costs. Seven out of 10 wanted more regulations to curb homebuilding in wildfire-prone neighborhoods.

“This is a huge event in L.A. history,” said Mark DiCamillo, poll director at UC Berkeley Institute of Governmental Studies. “It’s having a major effect on what people think needs to be done in terms of making housing safer.”

Almost 13,000 households [were displaced](#) by the two fires, which destroyed structures on 56% of properties in Pacific Palisades and nearly half of those in Altadena.



CALIFORNIA

**‘The stress keeps you up at night’: Emotional devastation lingers in L.A. fire zones**

March 9, 2025

---

Even though implementing more robust building codes and restrictions on growth could affect Palisades and Altadena homeowners directly, voters polled in those communities supported both ideas by wide margins.

Backing for stronger building codes in the Palisades and Eaton fire zones, 85% and 82% respectively in favor, eclipsed support from those outside the areas. For homebuilding limits, 65% of voters in the Palisades fire zone were supportive, as were 61% of those surveyed in the Eaton area.

These two issues are weighing heavily in Tracey Alexander’s mind as she decides whether to rebuild the home she lost in the Palisades fire.

Alexander and her husband have lived for nearly three decades in the Palisades’ Alphabet Streets, a mostly flat residential area with smaller lots than in the hills. She said that she and all her neighbors would want to build back with more fire safe materials, but no one knew how much more expensive that would be. The other question she’s wrestling with is more existential.

“Part of it is the economics of rebuilding,” Alexander said. “Part of it is, ‘Do I want to live in a fire zone?’ That’s something that is hard to analyze.”

---



State and local officials have yet to decide if there will be any building code changes for rebuilt homes. Current codes for new and rebuilt properties in high-risk fire zones [require significant measures](#), including ignition-resistant materials and multipaned or window upgrades.

The Berkeley IGS poll found broad backing for a number of policy ideas, including those that would increase taxes to pay for fire protection and build higher-density housing in urban areas.

### L.A. residents strongly support a variety of rebuilding proposals

Whether L.A. County residents support or oppose proposed ways to reduce the dangers of wildfires for residences and businesses:

#### As the region rebuilds, policymakers should prioritize assisting the low- and middle-income families displaced by the fires



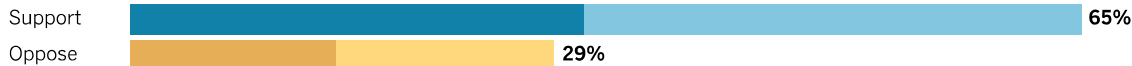
#### Strengthen local building codes to make new homes more fire-resistant, even if it adds to building costs



#### Impose greater restrictions on building homes in high fire-risk areas



#### Provide greater funding for city and county fire departments even if it means increasing taxes



#### Encourage the building of more high-density housing in urban areas rather than in suburban areas more prone to fires



#### Create a tax structure that requires people in areas of high risk for fire to pay more for public services



#### Allow insurance companies to increase their rates for fire insurance if this enables them to offer insurance for everyone



Berkeley IGS poll of 5,184 Los Angeles County registered voters, conducted online in English and Spanish from Feb. 17-26. Estimated margin of error is + / - 2 percentage points.

Hanna Sender LOS ANGELES TIMES

The most popular proposal, with 84% support, was for policymakers to prioritize assistance for low- and middle-income families displaced by the fires. Pacific Palisades had some of the highest home values in Los Angeles, and those in Altadena were above the county’s median. But that’s not always indicative of fire victims’ economic status. In many cases, homes worth more than \$1 million prior to the fires were purchased for less than half that amount decades ago. Additionally, [a quarter of the homes lost](#) were apartments, other multifamily housing or mobile homes.

Nearly two-thirds of voters polled wanted to provide greater funding for city and county fire departments even if that meant raising taxes. Voters were more evenly divided, 46% support versus 43% opposed, about the idea of creating a tax structure that would require those living in high-risk fire areas to pay more for public services.

**When rebuilding housing in the areas affected by the fires, which of the following two approaches do you favor more?**

Palisades Eaton Neither fire zone

**New fireproof standards should be required for new building construction**



**Homes should be rebuilt pretty much as they were before**



Estimated margin of error is + / - 2 percentage points overall and + / - 4 percentage points for fire zones.  
Berkeley IGS poll

Hanna Sender LOS ANGELES TIMES

“Right now, the priority for Los Angeles residents is fire protection,” DiCamillo said. “If they’re going to support tax hikes, that’s the area.”

To compensate for restricting homebuilding in fire-prone communities, county voters backed greater production of high-density housing in urban areas, with 55% support compared to 30% opposition.

The twin findings — restraining construction in riskier neighborhoods and promoting it in safer ones — mirror prior surveys.

A 2019 Berkeley IGS poll [saw support from three-quarters of California voters](#), including 79% in L.A. County, for imposing limits on growth in wildfire areas. A poll last year from the Los Angeles Business Council Institute [found 81% of city voters](#) backed speeding approvals for apartment buildings with some affordable housing near public transit and existing high-density, urban areas.

Most policy proposals did not see significant splits among age, race, gender or other demographic factors, though there were large partisan differences in the level of support for many ideas. Still, a majority of GOP voters — traditionally leery of regulation — surveyed also backed strengthening building codes and imposing more restrictions on development in high-risk neighborhoods.



POLITICS

**More homes in wildfire zones? High number of Californians say no, poll says**

June 18, 2019

One policy idea that voters disliked in the poll was allowing insurance companies to increase their rates if it enables them to offer fire coverage more broadly. More than half of those surveyed were opposed to the idea, compared to 39% in support.



Insurance coverage has emerged as one of the highest-profile issues in the immediate wake of the fires. Last month, state Insurance Commissioner Ricardo Lara [turned down a 22% emergency rate hike](#) proposed by State Farm General, California’s largest home insurer, as the company and others have questioned whether they will remain in the state due to risks.

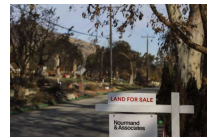
“I can imagine insurance rates are going to be near the top of voters’ minds when it comes to cost and affordability of living in California,” DiCamillo said. “That’s where the resistance really is coming from.”

The Berkeley IGS poll was conducted online in English and Spanish on Feb. 17-26 among 5,184 registered voters in Los Angeles County. The survey’s estimated margin of error is 2 percentage points, and larger for demographic subgroups.

## More to Read

### In Altadena and Pacific Palisades, burned lots are hitting the market

March 12, 2025



### ‘Built to burn.’ L.A. let hillside homes multiply without learning from past mistakes

Feb. 9, 2025



### California should expedite rules that could have helped mitigate L.A. fires, lawmakers say

Feb. 2, 2025



**Liam Dillon**

Liam Dillon covers the issues of housing affordability and neighborhood change across California for the Los Angeles Times.