## 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	rt.	

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
00/00/00	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
00/10/20	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
., 20, 20	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
, . <i>ட</i> / <i>ட</i> T	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
12/20/27	methodology.
	memodology.

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

### **COMMERCIAL – INDUSTRIAL**

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

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

Date	Notes/Updates
02/26/2020	Meeting held at City Hall on 2/26/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project.
03/04/2020	A subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project.
01/21/2021	On 1/21/21, property owner provided an alternate plan to remove 36 parking spaces in the parking lot to create designated drive aisles to funnel cars into the queueing lines.
03/26/2021	On 3/26/21, the property owner paid Developer Deposit.
05/06/2021	On 5/6/21, a joint virtual meeting was held between City staff, property owner, and applicant to discuss the scope of work for the on-site parking and circulation analysis.
09/13/2021	On 9/13/21, the applicant submitted a traffic and parking analysis report for City review.
09/27/2021	On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because it is lacking data on traffic circulation from the driveways to the gas station.
10/25/2021	On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report.
01/15/2022	On 1/15/22, the applicant resubmitted a revised report.
01/24/2022	On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant.
02/22/2022	On 2/22/22, a joint virtual meeting was held between City staff, property owner, and their consultants to discuss correction items.  Recent high gas prices have increased traffic congestion. Staff has developed a plan for temporary relief and will work with property owners and businesses to implement traffic calming measures.  In Dec. 2022, COSTCO notified staff that they intended to request approval to install additional fuel dispensers on site. Staff informed COSTCO that the additional dispensers would require an amendment to the existing CUP and that a long-term resolution to the 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
1/03/2024	demolish the ATM. No permits have been issued.
02-13-2024	Property is still outstanding on roof corrections. Certification of the smoke
02-13-2024	vents on the roof that may have been affected by the spray foam roofing
	installation. The ATM demolition is completed with final approvals pending.
02/11/2024	Revised queuing plans still pending.  Permit for ATM demolition was finaled.
03/11/2024	
04/11/2024	Smoke and heat vents have been approved by third party company. Report
	was approved by Derek Ward, LA Couty Fire Marshal. Food Court kiosk on
	front exterior has been approved.
06/2024	Staff reached out to COSTCO contact to inquire about permanent queuing
	design status. No plans have been submitted.
10/10/2024	COSTCO reports the lease agreements are nearing completion and a
	submittal to amend the gas facility's CUP is pending. Staff discussed
	initiating a temporary, pilot, queuing path before the end of the year, to test
	for any unintended consequences. In the meantime COSTCO has notified
	staff that an extensive interior remodel is pending and plans will be
	submitted for review in the coming months.
03/11/2025	Staff have not received any updates from COSTCO or ShopCore and
	therefore intend to initiate regular meetings with both parties to assist with
	moving the re-queuing design forward.
05/07/2025	Staff reached out again to COSTCO Corp. with an offer to set up the "trial
	queuing" by demolishing the planters to test before formally submitting to
	City and revising commercial center tenant leases.
06/11/2025	Staff continued to reach out to COSTCO administration to implement the
	recommended re-design of the gas facility queueing. A conversation with
	the General Manager is pending.
08/11/2025	Staff made contact with ShopCORE Corporate management and was
	informed ShopCORE is now Perform Properties and there have been staff
	changes, but they will circle back to schedule a meeting to get re-queuing
	back on track.
09/29/2025	The applicant (COSTCO) submitted an application for a demolition permit
	and lighting plan to support the pilot/temporary queuing project to re-direct
	eh gas facility queuing to reduce queuing time and area. Staff has
	approved the plan and are working with COSTCO to get the temporary
	improvements installed prior to the holidays and associated traffic.
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## COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: LBFFA CUP

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

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

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

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

# COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2201 E Willow Avenue



#### MASTER SIGN PROGRAM

2201 E. Willow Signal Hill, CA 90755

240802-04

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

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

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

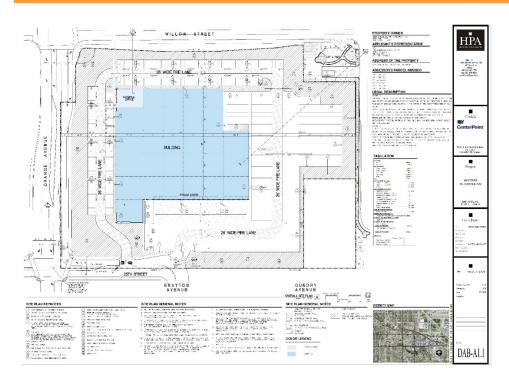
## COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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

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

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

## COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



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

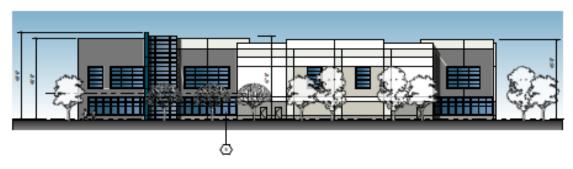
SPDR #	21-05
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

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

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

12/17/2020	New applicant (CenterPoint) held a Neighborhood Meeting and provided a
	meeting summary. Comments included concerns about industrial related
	traffic, noise and operations.
04/26/2021	Application submitted.
05/20/2021	Determination of Incomplete Submittal email sent to applicant.
06/28/2021	Rough grading permit issued.
08/23/2021	Applicant submitted a revised conceptul plan re-orienting building with new
	access routes.
10/12/2021	Emailed the Site Work Status Letter to the property owner.
12/20/2021	Applicant resubmitted new application package containing the Traffic Study Area (TSA) report.
01/19/2022	2nd Notice of Incomplete Submittal letter was mailed to the applicant per TSA deemed inadequate.
03/23/2022	Demo permit for the wooden poles, netting, and four light poles issued.
04/04/2022	Applicant provided a signed Reimbursement Agreement.
4/07/2022	Demo work completed. Applicant submitted Developer Deposit payment.
170172022	City staff participated in a joint meeting with the applicant, their legal team,
	and DTSC to discuss the CLRRA review process.
07/07/2022	City staff (including City Traffic Engineer) met with applicant and their traffic
01/01/2022	consultant to discuss outstanding corrections for the TSA report.
07/28/2022	Staff received bids to bring on a consultant to peer review the Earthwork
01/20/2022	Report prepared by Mearns Consulting, LLC and assist City staff in
	navigating the DTSC/CLRRA review process.
08/01/2022	City selected Orion Environmental, Inc. as the City's consultant. Orion
00/01/2022	returned the signed letter agreement.
08/10/2022	Meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion
00/10/2022	Environmental (City's consultant).
09/2022	TSA report approved.
10/2022	Complete submittal pending revised site plan to include park (adjacent
10/2022	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.
00/0000	Cell tower work on property. Minor graffiti problems.
03/2023	Complete submittal determination letter sent 3/17/23, but updated
00/000	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
00/2020	11 responses with concerns about a potential distribution warehouse and associated nuisances. Staff discussed concerns over negative responses to 24/7 operations.

## 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.		

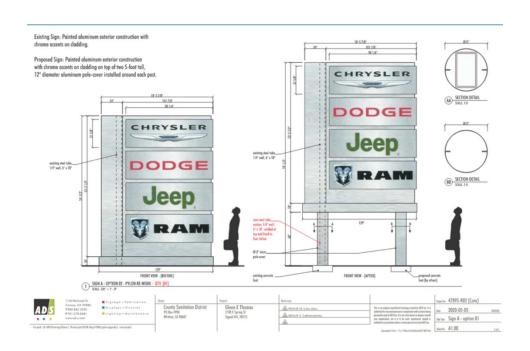
SPDR #	
PC Approval Date	
SPDR Exp Date	
1 <sup>st</sup> Extension Exp Date	
2 <sup>nd</sup> Extension Exp Date	

Date	Notes/Updates		
Date			
	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		

	<del>_</del>
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.
02/13024	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 33rd Street Improvement
	project.
03/04/24	Staff met with the developers at City Hall to discuss the City response.
	Attending the meeting were the Community Development Director, the
	Public Works Director, and Planning Manager. The developer was provided
	with an explanation of the amount requested and possible payment options.
03/11/24	The developer emailed a new proposal outlining a proposed payment
	option for the City to consider. The proposal is currently under review.
04/11/24	Staff is preparing a written response to the most recent Developer's
	proposal for public benefit and anticipates providing response the week of
	April 15, 2024.
05/15/24	Staff continue to consider and evaluate all options associated with the
	public benefit. Response to the Developer is pending.
06/13/24	Staff has accepted Option 1 of 2 options to make two bonding payments.
08/14/24	Staff received draft Development agreement and will be reviewing and
	requesting City Attorney review.
08/27/24	Staff is also checking in with our CEQA consultant on necessary updates to
	the draft CEQA documents to ensure they are consistent with most recent
	requirements.
10/09/24	Staff is also working with the Water Board on requirements for the project.
	Staff is coordinating with Water Board staff on City review procedure and
	timeline.
10/23/24	Staff completed review of Draft Development Agreement submitted by the
	applicant and provided comments via email to applicant. Applicant is
	currently reviewing and addressing comments.
11/14/24	Applicants submitted a revised Development Agreement for review. City
	Attorney currently reviewing the revised Agreement.
01/10/25	Staff met with City Attorney to discuss comments and proposed changes.
	Additional changes will be prepared by the City Attorney's Office.
01/13/25	Comments were emailed to applicant on their 2 <sup>nd</sup> draft of the Development
	Agreement. Anticipate the applicant will request a meeting with legal team
	and the City Attorney to discuss comments.
02/05/25	Applicants agreed to the Development Agreement and will be pursuing the
	entitlements for the project. Staff is currently checking with consultants on
	environmental documents and technical studies necessary for the project.

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

## COMMERCIAL – AUTO CENTER DEVELOPMENT STATUS REPORT: 2100 E SPRING ST



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

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

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

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

## COMMERCIAL – WCF DEVELOPMENT STATUS REPORT: DISH WIRELESS

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

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

#### **COMMERCIAL – WCF**

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

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

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

## COMMERCIAL – WCF DEVELOPMENT STATUS REPORT: 2766 St. Louis Ave

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

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

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

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

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

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

## RESIDENTIAL DEVELOPMENT STATUS REPORT: 1900 TEMPLE



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

SPDR #	21-08
PC Approval Date	04/19/2022
SPDR Exp Date	04/19/2023
1 <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	1st 6-month SPDR extension approved to 10/19/2023.
09/2023	2 <sup>nd</sup> and final 6-month SPDR extension approved to 04/19/2024.
12/6/2023	Director contacted developer to clean up sand bags and inspected after.
03/13/2024	Staff received a report that maintenance was needed and contacted owner
	to schedule regular maintenance.

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

#### RESIDENTIAL

### **DEVELOPMENT STATUS REPORT: THE COURTYARD**





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

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

ZOA #	<del>16-03</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
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05/17/2016	Planning Commission approved the project.		
01/10/2017	City Council denied project without prejudice 1/10/17.		
06/2018	Applicant has a potential buyer to proceed with the project (6/18).		
	Story pole plan submitted for review.		
10/2018	A request to postpone Phase II work plan and well testing until after story		
	poles are installed, neighborhood mtg. is conducted with a positive		
	outcome (10/18).		
04/2019	Story poles installed and 3 View Analysis Reports pending (4/19).		
07/2020	Revised 8-unit plans submitted. Story poles installed (7/2020).		
	View Analysis Reports completed. Residents/owners noted bldgs. were 1		
	foot taller and applicant is revising poles and reports.		
09/2020	Potential buyer has completed View Analysis Reports and reviewed with		
	residents/owners (9/20).		
11/2020	Residents & owners noted bldg. heights were taller than previous project		
	and developer has agreed to lower heights (11/20).		
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the applicant and		
	another applicant with a project to the north (SH Smart Homes) to discuss		
	options to coordinate sewer and drainage systems between the two sites.		
06/2021	Project representative notified staff that property is in escrow to be sold to		
	new owner with plans to re-start progress are underway 6/21.		
	NEW PROJECT SUBMITTAL – SPDR 24-01, TTM, MND, ZOA 24-01(SP-21)		
05/04/2022	On 5/4/22, the new agent submitted revised plans for 8 detached units with		
	5 additional off-street parking spaces.		
11-12/2022	New owner's agent has resubmitted a development application (11/22) and		
	a determination of completeness is pending (12/22).		
04/2023	Project application has been re-submitted but applicant has indicated a re-		
	design based on preliminary parking comments is pending (4/23).		
O7/2023 Applicant has submitted plans with Fire access approved and p			
	proceed to public hearing following staff review 7/23.		
08/2023 Execution of the Reimbursement Agreement, developer depo			
10.0.000	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		
0 1,7 1,7202 1	reported on the impacts the infill project would have on them. The applicant		
	is revising the plan for the front unit on the north side to address their		
	concerns.		
06/13/2024	Revised plans have been submitted in response to the View Analysis		
	neighborhood meeting proposing the northeast unit to be partially one-		
	story.		
08/09/2024	Story poles were installed for revisions to unit 1. Applicant has		
	communicated with two residents of Temple View who had requested the		
	revisions and are reported to be satisfied. Staff received a satisfied email		
	from one of the two and has reached out to the second for comment.		
09/11/2024	Staff is prepping the project for a future public hearing, CEQA analysis and		
	Specific Plan of development.		
10/15/2024	PC approval of SPDR 24-01, TTM 74232, Recommended approval of ZOA		
	24-01 and MND SCH #2024100062		
11/13/2024	CC approved the MND and introduced the ZOA and a 2 <sup>nd</sup> reading item will		

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

## RESIDENTIAL DEVELOPMENT STATUS REPORT: 1995 ST LOUIS

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

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

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

02/10/2023	On 02/10/23, the owner submitted a detail for the security bars and
	comments returned to the applicant the same day requiring revisions and
	additional information from the owner.
02/14/2023	On 02/14/23 revised details were submitted and on 02/15/23, Planning
	comments were provided and we are awaiting resubmittal.
	Staff has been reviewing proposed schematics for window security bars.
	Comments have been provided to the applicant and we are awaiting
	resubmittal.
	Comments/Corrections have been provided to the owner regarding design
	of the security bars on windows. Revised plans have been submitted for
	preliminary review and satisfy design recommendations. Applicant will
00/40/0000	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
03/23/2023	revisions to the retaining wall built without permits. Awaiting resubmittal.
10/10/2023	Revised plans were submitted for review. Revised plans address
10/10/2023	
	comments from Building and Safety. Requires Planning review prior to
40/04/0000	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.
0 ., . 0,	Construction continues and on-going building inspections are being
	scheduled.
02/13/2024	Owner continues to defy the contract city electrical engineer and the
JZ/ 1J/ZUZ7	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
0.4/4.4/00001	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
. 0, 02, 2 .	issued for work to continue.
10/09/24	Inspector met with owner in the field to review Landscape Work. Inspector
10/00/21	authorized work to continue per the approved plans.
11/07/24	Owner requested change in materials for hardscape from pavers to
11/01/24	aggregate finished concrete.
11/12/24	Owner has completed landscape retaining walls. As per agreement
11/12/24	between the owner and the building official, the owner must complete the
	project, or this permit will be revised "up to drywall" and finaled. New permit
	· · ·
44/44/04	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
10/10/01	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
40/00/04	13 <sup>th</sup> .
12/26/24	The property owner requested until the January 31, 2025 to call for an
	inspection.
01/14/25	Staff informed the property owner that her request would be granted and to
	have an inspection on January 30, 2025. Awaiting property owner's
	confirmation.
01/29/25	Owner requested to postpone inspection date to February 6, 2025. Staff
	has granted the request and has scheduled the inspection on February 6,
	2025. Owner has confirmed time and date.
03/05/25	Inspector has closed the original permit from 2017 as "up to drywall". A new
	permit was issued for this year and is good for only one year to complete
	for "set finish". Owner has received final corrections but items were not
	installed and not accessible so further corrections may follow. Carlos Luis,
	the Planning Manager is in contact with the owner to request more
	inspections.
03/06/25	Property owner submitted revised landscape plans identifying a requested
	change to the front yard hardscape. Plans are currently under review. The
	property owner also informed staff they are waiting to complete the exterior
	portion of the project before scheduling inspections to discuss corrections.
03/13/25	Planning corrections were provided to the property owner.
03/31/25	Property owner resubmitted revised landscape plan for the project.
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04/02/25	Planning corrections were provided to the applicant requiring revisions to plans.
04/08/25	Revised Landscape Plans were submitted for review. Plans are currently under review.
05/07/25	Fire Sprinkler inspection review. Rough inspections verified. Installing finish now and will call LA County Fire for final.
06/10/25	Applicant submitted a request to build the outdoor chimney to 6'-0" in height. Currently under review by staff.
08/12/25	Carlos and Eric did a site visit to update construction status. Owner has been working on exterior elements such as bbq, fireplace, and getting ready to pour flatwork. No interior changes.
10/09/25	Asked Carlos to schedule a site meeting for Joe.
10/16/25	Contacted owner to schedule an inspection. Awaiting property owner response to schedule inspection.

### COMMERCIAL – INDUSTRIAL

### DEVELOPMENT STATUS REPORT: SIGNAL HILL BUSINESS PARK



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

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

GPA#	25-XX

ZC #	25-XX
ZOA #	25-XX
SPDR #	25-XX
TTM w.vacation	25-XX
CEQA	
DA	12/14/2021

Date	Notes/Updates
01/2025	Tideline reported they had closed escrow on the property, purchasing from the previous applicant Signal Hill LLC with the intent of developing a residential project.
01/03/2025	City staff, consultants and Tideline held a project kick-off meeting to discuss the process to obtain entitlements, timelines and coordination.
04/03/2025	Staff met for a kick-off meeting with developer and City teams, including the CEQA consultant to map out future entitlement and development strategies. Applicant would like to entitle all sections of property on both sides of Walnut Ave. and pursue construction of the easterly portion as Phase I.
05/03/2025	Staff provided a check-in email with details of next steps for easterly site preparation.
06/02/2025	Staff met with Tideline reps. virtually to check in on 1166 permit, which will not be needed, and other grading items.
08/13/2025	Project architect informed staff of an anticipated preliminary review package submittal will be forthcoming as early as the week of August 18 <sup>th</sup> . Awaiting submittal
08/20/2025	Preliminary plans were submitted on 08/20/25.
09/11/2025	Staff completed preliminary plan review and provided comments to the applicant on 09/11/25. Awaiting resubmittal of revised plans.

## 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
07/07/0000	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
00/07/0000	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
07/4/4/0000	review.
07/14/2023	Consultant provided comments requiring a Phase II and a Phase II
00/44/0000	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 10/09/2023 10/18/2023 10/20/2023	Applicant submitted Phase II workplan for City review. Currently under review by City consultant and staff.  Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal.  A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant.
10/18/2023	Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal.  A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant.
10/20/2023	reviewed by the City's consultant.
	Revised Phase II workplan was approved by the City. The applicant also requested copies of Well Abandonment Reports for neighboring properties. Electronic copies were provided to the applicant.
01/10/2024	Awaiting submittal of Phase II report and other studies.
01/22/2024	Geologist required resampling of the property in order to properly analyze per the ASTM method. Awaiting submittal of findings.
02/22/2024	The applicant's geologist submitted revised Phase II report to the City. Report was sent to City's consultant for review.
03/01/2024	The applicant submitted the fault study to the City for review. The fault study was sent to the City's consultant for review.
03/12/2024	Corrections and comments were emailed to the applicant for both the Fault Study and the Phase II Report. Revisions are required on both reports. Awaiting applicant resubmittal.
04/26/2024	Applicant submitted revised Phase II report. Applicant was informed that a replenishment payment of the Developer's Deposit was requested since funds had been exhausted. Once replenishment is submitted, the review process will continue. Review pending payment.
08/14/2024	Applicant received comments from City and City Consultants. Applicants continue to prepare additional information on reports and will submit revised reports upon completion of additional studies. Developer deposit was replenished in May. Awaiting resubmittal.
09/12/2024	Applicant submitted a Human Health Risk Assessment Work Plan for review. HHRA Work Plan was routed to consultant for review.
10/08/2024	Consultant completed review and provided comments. Comments will require revisions. Comments emailed to applicant on 10/08/24.
11/15/2024	Applicant submitted revised HHRA and routed to consultant for review
11/26/2025	Applicant submitted revised Fault Study. Routed to consultant for review
12/03/2024	Revised Fault Study was approved and approval memo was provided to the applicant.
12/23/2024	Consultant completed review and comments were emailed to applicant.  Comments required revisions to the work plan. Awaiting resubmittal.
04/08/2025	Consultants submitted application for leak testing of two oil wells located on the subject site. Application is currently under review. Consultant also informed staff they continue to work on revisions to the Phase II and HHRA. Awaiting resubmittal of environmental documents.
05/02/2025	Revised HHRA work plan was submitted for review by the applicant. Revised HHRA was routed to consultant for review.
05/07/2025	Consultant completed review and provided comments requiring revisions to work plan. Comments were emailed to applicant and awaiting resubmittal.
05/27/2025	A developer's deposit replenishment request was emailed to the owner of the property. Awaiting payment submittal.

## RESIDENTIAL DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

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

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

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

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

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

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

# RESIDENTIAL DEVELOPMENT STATUS REPORT: 2260 Walnut Ave

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

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

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

### **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.

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

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

#### **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

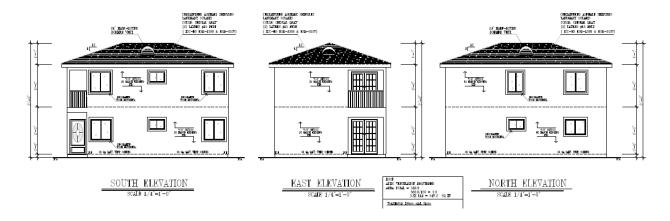
TTM #	082172
PC Approval Date	10/18/2022
TTM Exp Date	10/18/2024
Extension	Extended to 10/18/2025

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.	

00/00/0004			
09/02/2021	On 9/2/21, the applicant submitted preliminary grading and drainage plan		
11/16/2021	showing an easement for a joint trench on the Courtyard property.  Applicant re-leak tested the two wells on 11/16/21.		
11/16/2021			
09/20/2022	On 9/20/22, the public hearing was continued to a future date uncertain.		
10/18/2022	On 10/18/22, the Planning Commission approved the proposed project.		
	The applicant provided staff with a letter from CalGEM regarding construction site well review.		
03/2023	Review of the letter is still pending. It is being reviewed by City's Petroleum Eng. and City Attorney 3/23.		
06/2023	Staff met with a CalGEM Supervisor who agreed to re-review the project and correct items noted during the meeting 6/23.		
07/2023	Received re-submittal items from applicant's agent and submittal pending 7/23.		
09/07/2023	Pursuant to SHMC 20.52.110, the Community Development Director approved an SPDR approval time extension. SPDR approval extended until October 17, 2024.		
09/2023	Staff reached out to CalGEM representative to inquire about status of updated CSWR report. No response to date.		
12/06/2023	CalGEM responded that decisions to build over or in close proximity to abandoned wells was the authority of the local jurisdiction.		
01/09/2024	The City Petroleum Engineer is preparing a response letter for the file. The applicant is preparing plans for plan check submittal for City review.		
01/29/2024	A methane assessment workplan was submitted for the project. Workplan was routed to City's consultant for review.		
01/31/2024	Methane assessment workplan was approved by the City and testing to commence per the approved workplan.		
02/14/2024	Architect is preparing plans for plan check submittal. Awaiting submittal of plans.		
02/21/2024	Applicant submitted methane assessment report to the City for review.  Report was routed to City consultant for review. Currently under review.		
05/22/2024	Applicant submitted for plan check		
08/09/2024	Applicant's agent/architect has inquired about proceeding with demolition of existing bldgs on site.		
09/17/2024	Applicant requested the 1 year extension for the TTM allowed pursuant to Section 18.12.090 of the Municipal Code.		
10/04/2024	Owner has applied for demolition permit.		
10/08/2024	Planning review completed and demolition plan approved. Routed to Building and Safety for review. Currently under review by Building and Safety.		
11/12/2024	Pre demolition meeting with owner and contractor. Will access through lower properties to Temple for demolition. Will post signs. Will obtain meter water. Will send mailing notices and provide verification.		
01/16/2025	Building has been demolished and removed from site. Final approved.		
03/12/2025	Recent field conditions will require modifications to the design of the project. Staff has provided options to the applicant. The applicant is working with their engineers and property owner on preparing plans reflecting one of the options. Awaiting response from the applicant and property owner.		

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

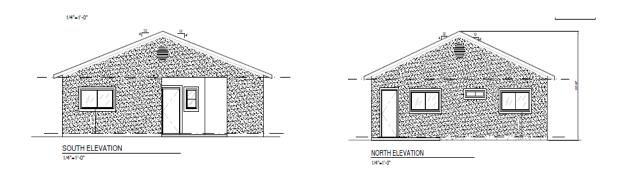
## RESIDENTIAL DEVELOPMENT STATUS REPORT: 909 ½ E 25<sup>th</sup> St



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	Detached ADU on lot develo	Detached ADU on lot developed with an existing single-family dwelling.		
Description				
Current Status	In Building Plan Check Subr	nittal		
Next Step	Complete Plan Check review	v and obtain Build	ing Permits	
11/13/2023	Building and Safety Plan Ch	eck application su	ıbmitted via the City's	
	electronic portal.			
11/14/2023	Building and Safety completed first review and emailed applicant			
	corrections. Awaiting resub-	mittal or revised p	lans.	
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	e provided after re	view of revised plans.	
	Revised plans were submitte	ed 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	
02/2 1/2020	assessment workplan review.	
03/02/2023	On 03/02/23, Mearns Consulting provided corrections for the submitted	
	workplan. Comments were emailed to the applicant. Awaiting revised	
	submittal.	
04/23/2023	On 04/23/23, revised workplan submitted and is currently under review.	
04/26/2023	City consultant provided comments requiring revisions to the workplan.	
	Awaiting resubmittal.	
08/14/2023	Revised workplan was submitted and routed to City consultant for review.	
08/21/2023	Comments were provided to the applicant requiring revisions to the	
	workplan. Awaiting resubmittal.	
09/05/2023	Methane workplan approved by the City.	
10/04/2023	Methane report was submitted for City review. Currently under review.	
10/09/2023	Methane report was approved by the City. Next steps are to submit for	
	Building and Safety Plan Check. Awaiting submittal.	
11/13/2023	Building and Safety Plan Check was submitted by owner. First review was	
	completed on 11/30/2023 and comments provided to applicant. Awaiting	
	resubmittal of revised plans.	
01/10/2024	Revised plans have not been resubmitted by the applicant. Awaiting	
	resubmittal of plans.	
09/05/2024	The applicant submitted revised Methane Mitigation Design (MMD) Plans	
	for review. Plans are currently under review.	
09/27/2024	MMD approved and included with Architectural plans.	
09/18/2024	Owner submitted payment and verification of school fee payment.	
09/20/2024	Permits issued to owner for construction.	
03/05/25	Owner was sent an email for update on start date.	
08/12/25	Met with owner to view survey markers. Preconstruction meeting approved.	
09/24/2025	Foundation and Methane Inspections conducted. Ok to pour provided.	
10/09/2025	Ok to pour slab. Smoke text for methane conducted.	

# 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	New detached ADU		
Description			
Current Status	Methane testing complete.		
Next Step	Submittal of construction plans.		
12/12/2023	Applicant submitted Building and Safety Plan Check application.		
02/11/2023	Building and Safety approved plans.		
02/14/2023	Building permits issued and construction to initiate.		

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

### **DEVELOPMENT STATUS REPORT:** 1917 ½ JUNIPERO AVENUE

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

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

## RESIDENTIAL DEVELOPMENT STATUS REPORT: 3259 ½ Lewis Ave

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

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

## RESIDENTIAL DEVELOPMENT STATUS REPORT: 3269 ½ LEWIS

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

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

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

#### **Business Licenses and Permit Summary**

#### In September:

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

#### <u>Training/Tours/Events/Miscellaneous</u>

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

#### Potential Development Projects

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