



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

THE CITY OF SIGNAL HILL
WELCOMES YOU TO A REGULAR
PLANNING COMMISSION MEETING
April 16, 2024

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

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

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

To participate:

- In-person Participation: Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, California.
- To make a general public comment or comment on a specific agenda item, you may also submit your comment, limited to 250 words or less, to the Community Development Director at cdoan@cityofsignalhill.org not later than 5:00 p.m. on Tuesday, April 16, 2024 and your comment will 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 WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER BELL
COMMISSIONER MILLER
COMMISSIONER PARKER

(3) PLEDGE OF ALLEGIANCE

(4) PUBLIC BUSINESS FROM THE FLOOR ON ITEMS NOT LISTED ON THIS AGENDA**(5) PUBLIC HEARING**

- a. SITE PLAN AND DESIGN REVIEW (24-02) TO CONSTRUCT A NEW ONE-STORY 2,343 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND A DETACHED TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT.

Summary:

Due to the pending expiration of the previously approved Site Plan and Design Review (SPDR) 21-08, Bozena Jaworski with DCS - Design Construction Services, Inc. as the authorized agent for the Roger Vititow Family Trust (Applicant), is requesting approval for a new SPDR (24-02) for the following project previously approved by Planning Commission on April 19, 2022. A new one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area, on a vacant 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district (Project). There are no changes proposed to the previously approved Project.

In 2022, the applicant received approval for the following two discretionary actions by the Planning Commission:

- Site Plan and Design Review 21-08, for a custom one-story single-family dwelling
- Adoption of Mitigated Negative Declaration (MND) 032522(1)

Strategic Plan Goal(s):

Goal No. 3: Improve the local economy, support local businesses, and create a vibrant downtown core.

Objective 3.4: Support the redevelopment of underutilized land within the City.

Recommendation:

Adopt a resolution approving Site Plan and Design Review 24-02, entitled:

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SIGNAL HILL, CALIFORNIA,
APPROVING SITE PLAN AND DESIGN REVIEW
24-02 TO CONSTRUCT A ONE-STORY
SINGLE-FAMILY DWELLING WITH AN ATTACHED
TWO-CAR GARAGE AND A DETACHED TWO-CAR
GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE
AVENUE IN THE RESIDENTIAL LOW DENSITY**

(RL) ZONING DISTRICT**(6) DIRECTOR'S REPORTS**

- a. REQUEST FOR PROPOSALS TO PREPARE AN ECONOMIC ANALYSIS AND LAND USE STUDY FOR THREE PROPOSED OPPORTUNITY STUDY AREAS

Summary:

Staff will present an update on the City Council approval to circulate a Request for Proposals to prepare an economic analysis and land use study for three proposed Opportunity Study Areas.

Strategic Plan Goal(s):

Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.

Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.

Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

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:

Regular meeting of March 19, 2024.

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 MILLER
COMMISSIONER BELL
VICE CHAIR SAVOULIAN
CHAIR WILSON

(9) ADJOURNMENT

Tonight's meeting will be adjourned to the next regular meeting of the Planning Commission to be held on Tuesday, May 21, 2024, 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.



STAFF REPORT

4/16/2024

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

SITE PLAN AND DESIGN REVIEW (24-02) TO CONSTRUCT A NEW ONE-STORY 2,343 SQUARE-FOOT SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND A DETACHED TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT.

Summary:

Due to the pending expiration of the previously approved Site Plan and Design Review (SPDR) 21-08, Bozena Jaworski with DCS - Design Construction Services, Inc. as the authorized agent for the Roger Vititow Family Trust (Applicant), is requesting approval for a new SPDR (24-02) for the following project previously approved by Planning Commission on April 19, 2022. A new one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area, on a vacant 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district (Project). There are no changes proposed to the previously approved Project.

In 2022, the applicant received approval for the following two discretionary actions by the Planning Commission:

- Site Plan and Design Review 21-08, for a custom one-story single-family dwelling
- Adoption of Mitigated Negative Declaration (MND) 032522(1)

Strategic Plan Goal(s):

Goal No. 3: Improve the local economy, support local businesses, and create a vibrant downtown core.

Objective 3.4: Support the redevelopment of underutilized land within the City.

Recommendation:

Adopt a resolution approving Site Plan and Design Review 24-02, entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 24-02 TO CONSTRUCT A ONE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND A DETACHED TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY (RL) ZONING DISTRICT

Background:

In November 2021, the Planning Commission held a public workshop for the Project. The Commission recommended minor revisions to the elevations for the detached garage. Once the revisions were completed, the Planning Commission held a public hearing at the April 19, 2022, Planning Commission meeting and approved the Project with a 4-0 vote (with one recusal) (Attachment A).

Analysis:

Pursuant to the Signal Hill Municipal Code Chapter 20.52 "Site Plan and Design Review", Section 20.52.060, "Expiration and Revision", construction of the improvements set forth in the approved site plan shall be commenced within one year from the date of approval. Thereafter, the SPDR approval shall expire and become null and void, unless a written request for an extension is received by the Director of Planning and Community Development at least thirty days prior to such expiration. The Director may approve the requested extension or may refer the item to the Planning Commission. The Section further states that in no event shall any such extension be granted for a period which exceeds one year from the original expiration date.

The Project was approved on April 19, 2022, and the SPDR was good for one year until April 19, 2023. Due to the loss of a family member involved with the development of the property, and having received two extension requests, the Director approved two six-month extensions which expire on April 19, 2024. Therefore, the applicant is requesting approval of a new SPDR (24-02) for the same Project initially approved.

Conclusion

Staff is recommending approval of the project, subject to conditions.

Attachment

A. Public Hearing Staff Report from April 19, 2022, Planning Commission meeting



STAFF REPORT

4/19/2022

AGENDA ITEM

TO:

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

FROM:

**RYAN AGBAYANI
ASSOCIATE PLANNER**

SUBJECT:

PUBLIC HEARING - SITE PLAN AND DESIGN REVIEW 21-08 FOR A CUSTOM ONE-STORY SINGLE-FAMILY DWELLING WITH ATTACHED AND DETACHED GARAGES ON A 0.18-ACRE SITE AT 1900 TEMPLE AVENUE

Summary:

The applicant, Bozena Jaworski with RPP Architects & Associates Inc, on behalf of the property owner, Roger Vititow Family Trust, is requesting approval of Site Plan and Design Review 21-08 to construct a custom one-story 2,343 square-foot single-family dwelling with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 square-foot two-car garage, and a detached 725 square-foot two-car garage with storage area, on a vacant 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district.

Recommendations:

1. Adopt the resolution approving adoption of Mitigated Negative Declaration (MND) 032522(1):

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL ADOPTING MITIGATED NEGATIVE DECLARATION 032522(1) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR SITE PLAN AND DESIGN REVIEW 21-08 FOR A NEW RESIDENTIAL PROJECT AT 1900 TEMPLE AVENUE

2. Adopt the resolution approving Site Plan and Design Review 21-08, for a custom one-story single-family dwelling:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 21-08 TO CONSTRUCT A ONE-STORY SINGLE-FAMILY DWELLING WITH AN

ATTACHED TWO-CAR GARAGE AND DETACHED TWO-CAR GARAGE ON A
0.18-ACRE SITE AT 1900 TEMPLE AVENUE IN THE RESIDENTIAL LOW
DENSITY (RL) ZONING DISTRICT

Strategic Plan Objective:

None.

Background:

Planning Commission Public Workshop

On November 16, 2021, the Planning Commission conducted a duly noticed public hearing for SPDR 21-08 to construct a custom 2,343 square-foot (SF) one-story single-family dwelling (SFD) with three bedrooms, a den, two-and-a-half bathrooms, an attached 628 SF two-car garage, and a detached 656 SF two-car garage (Attachment A). One Commissioner recused themselves because they reside within the 500-foot conflict-of-interest radius. There were no public comments and the Commission directed staff to continue working with the applicant to bring the project forward to a public hearing with a 4-0 vote (one recusal).

Oil Code Compliance

The property has one abandoned oil well on site. Per Signal Hill Municipal Code (SHMC) Section 16.24.040, an approved leak test report is only valid for 24 months. The previous leak test was conducted on November 23, 2015, and the well met the leak test standards. Because the previous test was expired, the applicant re-leak tested the abandoned well on December 17, 2021, and a methane leak test report was submitted on December 20, 2021 (Attachment B).

Because the SFD is proposed to be built over the well, the applicant prepared and submitted a Well Abandonment Report pursuant to the SHMC, which was reviewed by the City's Petroleum Engineer. The City's Petroleum Engineer prepared an Equivalency Standard Assessment memo confirming that the well abandonment meets the City's standards to allow it to be built over (Attachment C).

Minor Revision to Detached Garage

On January 10, 2022, the applicant proposed a minor change to the plans for the detached two-car garage (Attachment D). Upon recommendation of their structural engineer to reduce the load for the second-story Accessory Dwelling Unit (ADU), the garage door and supporting beams were shifted 2' towards the driveway, which increases the detached garage from 656 SF to 725 SF. Although the footprint of the garage has increased, the plan still meets the 24' minimum back-up space from the garage.

Planning Commission Public Hearing

On March 25, 2022, notice of a Planning Commission public hearing and notice of intent to adopt Mitigated Negative Declaration (MND) 032522(1) was mailed to property owners within a 100-foot radius of the subject property, was published in the Signal Tribune newspaper, and was posted in accordance with SHMC Section 1.08.010.

As of the date of publication of the staff report, staff has not received any comments on the project.

Analysis:

Site Description

The project site is a vacant infill lot (8,165 SF) located on the north-east corner of Temple Avenue and E. 19th Street. The property is not located within the Alquist-Priolo Special Studies Zone. There is one abandoned oil well on the site which is proposed to be built over.

The existing zoning designations and land uses for the project site and adjacent properties are as follows:

Direction	Zoning Designation	Existing Land Use
Project Site	Residential Low Density (RL)	Vacant Parcel
North	California Crown Specific Plan (SP-5)	California Crown Residential Development (SFDs)
South	Residential High Density (RH)	Existing Multi-Family Residential Dwellings
East	Residential Low Density (RL)	Existing Two-Story SFD with Detached ADU
West	Residential High Density (RH)	Existing Multi-Story Condominium Complex (Hillbrook HOA)

VICINITY MAP



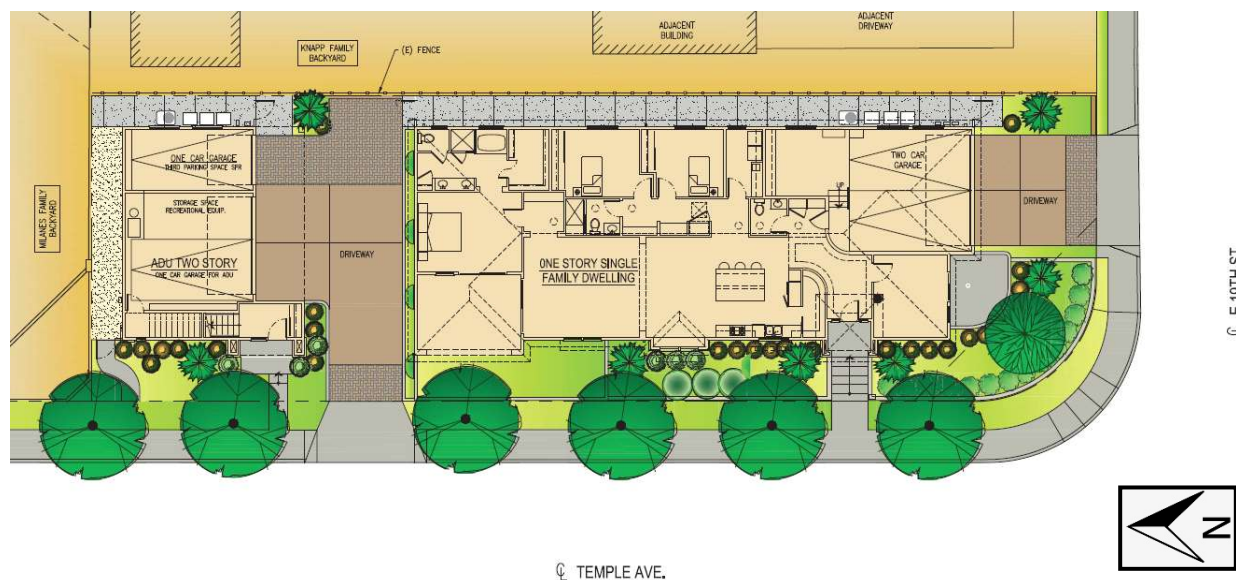
Alternate Front Lot Line Determination

The typical residential neighborhood has long narrow lots with 20-foot setbacks facing the street. Corner lots with two street frontages are a unique circumstance. SHMC Section 20.66.170 designates the front lot line for lots with two street frontages as that frontage adjacent to the street with the highest classification per the City's Plan Lines Map. On the Plan Lines Map, Temple Avenue has a higher classification than E. 19th Street and would therefore be the lot frontage; however, the adjacent homes to the east are all oriented to E. 19th Street and have the typical 20-foot front setbacks.

The Applicant has requested to consider E. 19th Street as the frontage, for better utilization of the site. The SHMC allows the Planning Commission to select an alternate front property line where circumstances related to size, shape, topography, or intended use of the property cause compliance with the front lot line determination to result in a poorer overall project design. During a previous

SPDR for another SFD on this site, the Commission made the determination that the front property line shall be the frontage facing E. 19th Street to maintain consistency of front setbacks of adjacent homes on E. 19th Street, in consideration of the abandoned oil well, and due to the narrowness of the lot. This determination is included in the resolution approving this current SPDR.

Proposed Site Plan



The site plan consists of a one-story dwelling with an attached two-car garage fronting on E. 19th Street, and a detached two-car garage adjacent to Temple Avenue. As requested, the front setback on E. 19th Street is 20 feet and the street side setback is 10 feet.

Floor Plan

The floor plan of the single-family residence consists of the following:

- Three bedrooms;
- One den;
- Two full bathrooms;
- One half-bathroom;
- An attached two-car garage;
- A detached two-car garage;
- Kitchen;
- Living room; and
- Dining room.

NOTE

[illegible]

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Bedroom Determination

Per SHMC Section 20.10.130, residential off-street parking is based on the total number of bedrooms or rooms that could be used as a bedroom (as determined by the Community Development Director). The proposed SFD has three designated bedrooms and one den, which could be used as a bedroom, and therefore is considered a fourth “bedroom” for purposes of calculating required off-street parking. The project exceeds the minimum parking standard as noted below in the parking analysis.

Off-Street Parking

The proposed project includes a total of eight parking spaces as summarized below:

Location	Quantity
Attached Two-Car Garage with Access on E. 19 th Street	2
Driveway in Front of Attached Two-Car Garage with Access on E. 19 th Street	2
Detached Two-Car Garage with Access on Temple Avenue	2
Driveway in front of Detached Two-Car Garage on Temple Avenue	2
TOTAL	8

With the determination that the den in the SFD could be used as a bedroom, the minimum required parking for the project is three garage spaces. Although the garage attached to the SFD on E. 19th Street only accommodates two cars, the detached garage in the rear adjacent to Temple Avenue has two additional parking spaces. Only one of these spaces is required for the SFD. ADUs are not required to provide garage parking; therefore, the project has one additional garage parking space beyond what is required. There is a dividing wall in the detached garage, separating the single garage stall (required for the SFD) from the second parking stall and a large storage area. As previously mentioned, the ADU is not subject to Commission SPDR.









Design

Per the applicant’s narrative, the proposed design was developed as a fusion of Tuscan-inspired design with modern materials. The applicant provided a complete description of the architectural inspiration for the project (Attachment E). Notable architectural features include:

- Red roof tile;
- Tan stucco;
- Bark-colored framed windows;
- Decorative stone veneer;
- Aluminum, bronze awnings; and
- Roof covered patio.



SINGLE FAMILY DWELLING

 STUCCO LA HABRA COLOR: X81585 CHARLESTON	 ADHERED STONE VENEER CULTURED STONE LEDGESTONE: MOJAVE PROFIT	 W. I. GATES COLOR: MATCH DE5804 NIGHT FALL	 AWNINGS, ALUMINUM COLOR: BRONZE
 EARLE ROOFING TILE CAPISTRANO COLOR: 3645 SUNRISE BLEND	 WINDOWS, MILGARD, ULTRA FIBER GLASS COLOR: BARK FASCIA, SOFFIT, D.S. & GUTTERS, LIGHTS, TO MATCH	 GARAGE DOOR COLOR:	 EXIT DOORS ETO DOORS COLOR: MAHOGANY

The Project incorporates the following preferred design elements:

- Variation of building roofline, and height;
- Variation of building materials and colors;
- Combined use of materials and window treatments;
- Articulation of elevations to reduce mass; and
- Varied lighting, including up and down lighting on the buildings for aesthetic effect.

The proposed design features variation in shape and height and utilizes a variety of colors and materials as well as variation in window placement and size. These design elements reduce the bulk and mass. The heightened roofline and stone veneer treatment at the front door facing Temple Avenue creates a sense of entry, and the overall design is cohesive. Staff believes the proposed design is complementary to the surrounding neighborhood. Due to privacy concerns expressed by the neighbors during the outreach process, the applicant modified the size and location of the windows along the north and east elevations.

Stormwater Compliance

The project disturbs more than 500 SF of soil and is therefore subject to the City's Small Site Low Impact Development (LID) Ordinance to capture and treat stormwater runoff. The applicant is proposing to install pervious concrete pavers and rain barrels to capture the tributary areas of the roofs. A preliminary LID plan was reviewed by the City's stormwater consultant and initial review comments have been forwarded to the applicant (Attachment F). A condition of approval will require full compliance with the applicable stormwater regulations.

Preliminary Landscape Plan

The applicant proposes to install landscaping in the front and street side setback areas. A preliminary landscape plan was reviewed by the City's Landscape Architect consultant and no major issues were identified. A condition of approval requires that the final plan meet all standards required under the City's Water Efficient Landscape Ordinance outlined in SHMC Chapter 13.10.

Landscape/Hardscape Replacement

In order to ensure continued stormwater compliance and to improve methane mitigation, the City is developing a policy of landscape replacement review that includes an education element prior to enactment; however, a condition of approval of SPDR will be that any replacement of landscape or hardscape require plan review and approval, to ensure maximum permeability is maintained.

Preliminary Grading Plan

The preliminary grading plan has been reviewed by the City Engineer. A condition of approval will require the applicant to submit a precise grading plan prior to permit issuance. The precise grading plan shall be consistent with both the LID and landscaping plans.

Public Improvements

The project requires numerous street improvements, including relocation and reconstruction of the curb and reconstruction of the pedestrian ADA ramp at the street corner. A condition of approval will be to submit a final improvement plan for the street, including utilities, prior to issuance of a building permit.

Public Safety

Signal Hill Police Department

The Signal Hill Police Department reviewed the plans and did not identify any concerns.

LA County Fire Department

A condition of approval will require the applicant to submit plans to the LA County Fire Department for review and approval prior to issuance of a building permit.

Regional Housing Needs Assessment (RHNA)

The RHNA refers to a city's allocation for housing production stratified into four distinct income categories. To secure State certification, the Housing Element must include a plan to accommodate the allocation. The City's Housing Element covers an eight-year period (2022-2029). The State now holds cities accountable for production, not just for having zoning in place to accommodate the allocation. The Signal Hill RHNA allocation for the 6th Cycle is 517 units. If the project is approved and constructed, it is anticipated both the SFD and the ADU count toward the 6th Cycle RHNA allocation for the above-moderate income category, which is 188 units.

CEQA Determination

The California Environmental Quality Act (CEQA) requires all discretionary projects, as defined by CEQA, to undergo an initial study and prepare an environmental determination as to whether the project will have a significant impact on the environment, and if so, what (if any) mitigation measures will be required to reduce the level of impact. An initial study was completed, and Mitigated Negative Declaration 030422(1) was prepared. The City (as lead agency) has determined that the proposed project will not have a significant effect on the environment, with implementation of three mitigation measures. One mitigation measure is outlined under Hazard and Hazardous Materials, and two mitigation measures are outlined under Tribal Cultural Resources, which are included in the Mitigation Monitoring and Reporting Program of the MND.

Conclusion

Staff is recommending approval of the project.

Approved:

Colleen T. Doan

Attachments

RESOLUTION NO. XXX-04-16

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING
SITE PLAN AND DESIGN REVIEW 24-02 TO CONSTRUCT
A ONE-STORY SINGLE-FAMILY DWELLING WITH AN
ATTACHED TWO-CAR GARAGE AND A DETACHED
TWO-CAR GARAGE ON A 0.18-ACRE SITE AT 1900
TEMPLE AVENUE IN THE RESIDENTIAL LOW DENSITY
(RL) ZONING DISTRICT**

WHEREAS, in 2021, the applicant, Bozena Jaworski formerly with RPP Architects & Associates, Inc., on behalf of the property owner, Roger Vititow Family Trust, submitted an application to construct a single-family dwelling (SFD) with an attached two-car garage and detached two-car garage on a 0.18-acre site at 1900 Temple Avenue in the Residential Low Density (RL) zoning district; and

WHEREAS, the site is legally described as all of lot 15 of the Park Lane Tract No. 2 as per map book recorded in book 11 page 175, together with that portion of lot 53, of Tract 48512 as per map book recorded in book 1189 pages 70 through 78 also known as Assessor's Parcel Number 7217-009-056, in the City of Signal Hill, in the County of Los Angeles, State of California; and

WHEREAS, pursuant to Signal Hill Municipal Code (SHMC) Chapter 20.52, "Site Plan and Design Review (SPDR)," building placement and design is properly a matter for Planning Commission review and determination; and

WHEREAS, on November 23, 2015, in accordance with Oil and Gas Code SHMC Chapter 16.24, a previous applicant located the abandoned well, gas leak tested it and it was found to be compliant with methane requirements, and a vent cone was installed. The oil well leak test was valid for 24 months; and

WHEREAS, in accordance with the Oil and Gas Code SHMC Chapter 16.24, a previous applicant prepared a NAD 83 well survey, noting the location and depth

of the well and prepared a well access exhibit using the proposed site plan that maintains access to the abandoned well. Having completed all the prerequisite items under the City's Oil and Gas Code to proceed to SPDR, the project was cleared to proceed; and

WHEREAS, on May 15, 2018, a duly noticed Planning Commission public hearing was held and the Planning Commission unanimously approved SPDR 17-03 to construct a new custom two-story SFD with attached three-car garage; and

WHEREAS, on November 14, 2019, the previous applicant informed staff that they had sold the property to a new entity (the current applicant) who would submit new plans for a new project; and

WHEREAS, on December 10, 2020, the current applicant submitted a new application package for a new single-story SFD with an attached two-car garage fronting on E. 19th Street and a detached two-car garage near the northern property line, with a second-story Accessory Dwelling Unit (ADU) proposed on top of the detached garage; and

WHEREAS, the current applicant conducted developer outreach including a level one view analysis, and installed story poles for the second story ADU to assist surrounding neighbors in determining if the project will impact their views and therefore qualifies the applicant to conduct a more intense view photo analysis, and no neighbors requested a view analysis report; and

WHEREAS, on December 17, 2021, the current applicant re-leak tested the abandoned well and it was found to be compliant with methane requirements, and a vent cone was re-installed; and

WHEREAS, because the Planning Commission had previously approved a two-story SFD at this location in 2018, and neighbors had already been contacted through the applicant's developer outreach and view analysis, City staff waived the requirement

of a new neighborhood meeting and cleared the project to proceed directly to a public workshop; and

WHEREAS, on November 16, 2021, the Planning Commission held a duly noticed public workshop to receive public comments and provide direction to the applicant. There were no public comments and the Planning Commission directed staff to bring the project forward to a public hearing, following completion of a CEQA determination, with a 4-0 vote (with one recusal); and

WHEREAS, pursuant to SHMC Section 20.66.170, front lot lines for lots with two street frontages are determined based on the highest street classification, which for this property would be Temple Avenue; however, for consistency with setbacks for adjacent homes on E. 19th Street, in consideration of the abandoned oil well, and due to the narrowness of the lot, the applicant has requested a determination that E. 19th Street be designated as the front lot line; and

WHEREAS, pursuant to SHMC Section 20.66.170, the Planning Commission has authority to select an alternate front property line where circumstances related to size, shape, topography, or intended use of the property cause compliance with the front lot determination to result in a poorer overall project design; and

WHEREAS, the Planning Commission has previously determined under SPDR 17-03 that E. 19th Street shall be designated as the front lot line and Temple Avenue shall be designated as the street side lot line; and

WHEREAS, on January 10, 2022, the applicant submitted a minor change to expand the proposed detached two-car garage by 69 square feet, and staff determined that the minor change did not significantly affect the overall project; and

WHEREAS, the project is considered a “project” pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the City prepared an Initial Study and Mitigated Negative Declaration (MND) 032522(1) that analyzed the proposed project's environmental impacts in compliance with the provisions of CEQA. The Initial Study/MND was made available to the public for review and comment for 25 days between March 25, 2022, and April 19, 2022. During the public review period, the City did not receive any comment letters on the project. The final Initial Study/MND indicates that the proposed project would not result in significant impacts with the implementation of mitigation measures; and

WHEREAS, on April 19, 2022, the Planning Commission conducted a duly noticed public hearing to consider the proposed project and its potential environmental impacts, and all interested parties were given an opportunity to be heard regarding the proposed project and the project was approved with a 4-0 vote (with one recusal); and

WHEREAS, pursuant to the Signal Hill Municipal Code Chapter 20.52 "Site Plan and Design Review", Section 20.52.060, "Expiration and Revision", construction of the improvements set forth in the approved site plan shall be commenced within one year from the date of approval. Thereafter, the SPDR approval shall expire and become null and void, unless a written request for an extension is received by the Director of Planning and Community Development at least thirty days prior to such expiration. The Director may approve the requested extension or may refer the item to the Planning Commission. The Section further states that in no event shall any such extension be granted for a period which exceeds one year from the original expiration date; and

WHEREAS, the project was approved on April 19, 2022, and the SPDR was good for one year until April 19, 2023. Due to the loss of a family member involved with the development of the property, the Director received and approved two six month extension requests which expire on April 19, 2024. Therefore, the applicant is requesting approval of a new SPDR (24-02) for the same project initially approved; and

WHEREAS, Mitigated Negative Declaration 032522(1) was prepared in 2022 in conjunction with the subject project, based on initial study findings and the Planning Commission approved and adopted the Mitigated Negative Declaration along with the project under Resolution No. 855-04-19, in accordance with California Code of Regulations Section 15162 no subsequent Mitigated Negative Declaration is required for SPDR 24-02 in that no changes to the previously approved project are proposed.

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

Section 1. The proposed project, subject to the attached conditions, is in conformance with the zoning ordinance, other ordinances and regulations of the City, and the following General Plan Goals and Policies:

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

Land Use Policy 1.2 – Provide opportunities for a variety of residential densities and housing styles.

Finding regarding Policy 1.2 – The new SFD meets the development standards of the Residential Low Density (RL) zoning district. The dwelling's Tuscan-inspired design incorporates modern materials and will contribute to the various housing styles in this residential area.

Land Use Policy 1.5 – The distribution and intensity of land uses shall be consistent with the land use map and descriptions for each of the land use categories in Section VI of the Land Use Element.

Finding regarding Policy 1.5 – The project is for one custom SFD dwelling with an attached two-car garage and detached two-car garage (subject to SPDR) with a second story ADU above the detached two-car garage at the rear (not subject to SPDR). This is consistent with the Generalized Land Use Map and the 1.1 Low Density Residential, Land Use District as described in Section VI of the Land Use Element.

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

Land Use Policy 3.7 – Maintain and enhance the quality of residential neighborhoods.

Finding regarding Policy 3.7 – The proposed project will enhance the quality of the residential neighborhood by providing a new SFD on a previously vacant lot containing an abandoned oil well.

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

Finding regarding Policy 3.12 – The project incorporates a Tuscan-inspired design with modern materials including red roof tile, tan stucco, bark-colored framed windows, decorative stone veneer, and aluminum bronze awnings. It also includes efficient CalGreen features including low-flow fixtures, energy efficient appliances, high-R value insulation, high efficiency light fixtures, and infrastructure for future solar and electric vehicle chargers.

Section 2. The following are so arranged as to avoid traffic congestion, to ensure the public health, safety, and welfare, and to prevent adverse effect on surrounding properties: street improvements, parking, height of buildings, intensity of land use, landscaping, and stormwater compliance.

Street Improvements – This approval requires public improvements on both E. 19th Street and Temple Avenue. These improvements include relocation of the fire hydrant, installation of new curb, gutter, sidewalk, and pavement (per City standards), removal of an existing drive approach and construction of a new drive approach (in conformance with City standards and ADA cross slope standards), replacement of any cracked and vertically displaced sidewalk panels, installation of parkway landscaping and street trees consistent with adjacent development to the north, and construction of a new ADA ramp at the south-east street corner.

Parking – The minimum number of required off-street garage parking spaces for the proposed SFD is three parking spaces to accommodate four bedrooms (or rooms that could be used as bedrooms). The project incorporates a total of four interior garage spaces with four additional off-street parking spaces in the two driveways. The project exceeds the number of required off-street parking spaces.

Height of Buildings – The maximum building height allowed in the RL zone is 25 feet. Per the plans, the height of the structures is below the maximum 25-foot height limit.

Intensity of land use – The SFD with attached and detached garages is permitted in the RL zoning district.

Landscaping – Upon full build-out, the perimeter landscaping areas will substantially conform to the conceptual site plan and preliminary landscape plan. SPDR requires installation of landscaping and irrigation prior to the issuance of a certificate of occupancy, including installation of a mature tree at the south-west corner of the site to replace the previous mature tree adjacent to E. 19th Street that was removed.

Stormwater Compliance – The proposed Low Impact Development (LID) plan includes installation of pervious concrete pavers and rain barrels to capture the tributary areas of the project site. SPDR requires installation of the devices contained in the approved LID plan.

Section 3. The topography of the site is suitable for the proposed site plan. The site plan, subject to the attached conditions, is suitable for the intended use. The land is currently vacant and can accommodate the structures, landscaping, and configuration.

Section 4. The proposed development provides for an appropriate exterior building design and appearance, consistent with and complimentary to present and proposed buildings and structures in the vicinity of the subject project, while still providing for a variety of designs, forms, and treatments.

Section 5. The design includes variation in building material and colors, and articulation of building facades to provide visual interest. The exterior appearance will be consistent and complementary to present and proposed structures in the vicinity of the project in that it does not impact any current or future views and it exemplifies a modern architectural style which is complimentary to surrounding residential development in the area.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of Signal Hill, California, does hereby approve Site Plan and Design Review 24-02, subject to the Conditions of Approval attached hereto as Exhibits A, B, and C.

PASSED, APPROVED AND ADOPTED at a regular meeting of the
Planning Commission on this 16th day of April 2024.

CHRISTOPHER WILSON
CHAIR

ATTEST:

COLLEEN T. DOAN
COMMISSION SECRETARY

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

I, COLLEEN T. DOAN, Secretary of the Planning Commission of the City of
Signal Hill, do hereby certify that Resolution No. XXX-04-16 was adopted at a regular
meeting of Planning Commission held on the 16th day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

COLLEEN T. DOAN
COMMISSION SECRETARY

SITE PLAN AND DESIGN REVIEW 24-02
RECOMMENDED CONDITIONS OF APPROVAL

PROJECT: NEW ONE-STORY SINGLE-FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE AND DETACHED TWO-CAR GARAGE

LOCATION: 1900 TEMPLE AVENUE SIGNAL HILL, CA 90755

PROPERTY OWNER: ROGER VITITOW FAMILY TRUST

APPLICANT/AGENT: BOZENA JAWORSKI WITH DCS – CONSTRUCTION DESIGN SERVICES INC.

1. The applicant/owner shall indemnify, protect, defend, and hold the City of Signal Hill (City), and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant/owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This provision to indemnify shall survive the expiration, termination, suspension or revocation of this permit.
2. Approval of Conditional Use Permit (CUP) 23-01 is subject to Planning Commission review and recommendation to City Council for final determination and approval.
3. The project shall substantially conform to the approved site plan, building plans, landscaping plans, etc. on file with the Community Development Department, as herein or as modified by the Planning Commission. It shall be the responsibility of the applicant, the architect, and the contractor to develop the project consistent

with the approved plans. Any substantial modification to the approved site and building plans shall be subject to approval of the Planning Commission.

4. The applicant shall pay all building plancheck and permit fees as estimated in Exhibit B and comply with all Public Works improvements conditions as shown in Exhibit C attached hereto. Fee estimates are based on the current year's fee schedule and are intended as an informative tool for the applicant. Fees are subject to annual change and will be re-calculated to the current fee amounts at the time of payment. Additional fees may apply for outside agencies including (but not limited to) LA County Sanitation District, LA County Fire Department, and City consultant's fees for NPDES and methane mitigation.
5. Pursuant to Signal Hill Municipal Code (SHMC) Section 20.52.060.A, construction of the improvements set forth in the approved SPDR shall commence within one year from the date the approved plans are signed by the Director of Community Development. Thereafter, the Site Plan and Design Review (SPDR) approval shall expire and become null and void, unless a written request for extension is received by the Director of Community Development at least thirty days prior to such expiration. Upon receipt of written request for extension, the SPDR approval shall be subject to extensions as outlined in SHMC Section 20.52.060.A.
6. Pursuant to SHMC Section 20.52.085, after a building, grading, or demolition permit has been issued authorizing work at the subject property, the site shall be secured, screened, and maintained in neat and orderly condition to the satisfaction of the Building Official.
7. Pursuant to SHMC Section 20.52.100, the Building Official or Director of Community Development may deem any building, grading, or demolition permit to be null and void if a Certificate of Occupancy has not been issued within 540 days, starting from the date of issuance of the first building, grading, or demolition permit for the project. Construction time periods may be extended as provided in SHMC Section 20.52.110 in accordance with the procedures specified therein.
8. The following notes shall be included on the final plans:
 - a. All SPDR Conditions of Approval.
 - b. Exterior colors and materials shall be specified on the approved plans on file in the Community Development Department.
 - b. Any exposed metal flashing or trim shall be anodized or painted to match the building.
 - c. Street address numbers shall be installed and shall be visible from the street.
 - d. Exterior lighting shall be shielded and directed to not interfere with adjacent properties.
 - e. All new gas meter locations shall be approved by the Long Beach Energy Resources Department.

- f. All new electric meter locations shall be approved by Southern California Edison.
- 9. The project disturbs more than 500 square feet of permeable ground surface and is subject to the City's Small-Site Low Impact Development (LID) Ordinance to capture and treat stormwater runoff. Prior to issuance of Certificate of Occupancy, the applicant is required to comply with all Small-Site LID requirements (see Public Works Condition under Exhibit C).
- 10. The height of the structure shall not exceed the height shown on the approved plans.
- 11. Submit a final landscape plan for review by the City's Landscape Architect that is consistent with the previously approved preliminary landscape plan distributed to the Planning Commission for review. Final plans shall show size, location, type of proposed trees, shrubs, groundcover, soils, automatic irrigation systems, planting/staking details, hardscape features, lighting, etc. The final landscape plan shall be consistent with the grading and LID plans, and also comply with the City's Water Conservation in Landscaping Ordinance as outlined in SHMC Chapter 13.10.
- 12. The property owner will contact the City immediately if they would like to do any landscaping or paving at the project site. A plan must be prepared and submitted to the City for review, prior to any improvements being performed in the field. The plan should demonstrate compliance with all methane mitigation and LID stormwater requirements.
- 13. The applicant shall comply with the mitigation measures contained within the approved Mitigated Negative Declaration (MND) 032522(1) and associated Mitigation Monitoring and Reporting Program and shall include a minimum 50% of permeable materials and vent boxes as determined by the City's Oil and Gas mitigation consultant during plan check.
- 14. All new and existing on-site utilities must be underground (electrical, telephone, cable, internet, etc.).

Prior to issuance of building permits, the applicant shall satisfactorily address all of the following items as required by the Building Department:

- 15. All plans and documents shall comply with the current edition of the 2019 California Code Collection in their entirety "California Code of Regulations (CCR), Title 24, Part 1,2,2.5,3,4,5,6,8,9,10,11,12", and any and all State laws, and the City of Signal Hill Municipal Code requirements.
- 16. Submit one electronic set of construction plans to the City for review and approval demonstrating compliance with the 2022 California Building Codes including:

buildings, fences/walls, landscaping, and equipment foundations/slabs and pits. Submit one electronic set of structural engineering.

17. Submit a soils report prepared by a registered soils engineer and implement the recommendations contained in the report.
18. Submit a separate site plan showing all easement areas.
19. Submit a soils management plan to provide guidance to building contractors if discolored or odiferous soils are discovered during on-site excavation and grading activities.
20. The applicant shall comply with all LA County Fire Department Code requirements and must submit plans for review to the LA County Fire plan check division, through their EPIC-LA online permitting system. Documentation of LA County Fire approval must be provided to the City when submitting the plan check submittal package.
21. All new dwellings shall be required to have fire sprinklers under the California Building Code. The ADU must also have fire sprinklers because the main dwelling is required to have fire sprinklers. The applicant shall submit to the City a copy of the plans stamped "approved" by the LA County Fire Department.
22. All new dwellings shall be required to comply with the 2022 California Energy Code for solar, electrical readiness, and Energy Storage System (ESS).
23. All new dwellings shall be required to comply with the 2022 California Green Code for EV charging.
24. A fire flow test shall be required. The applicant shall submit plans and Fire Flow Availability Form #196 as required by the LA County Fire Department for review and approval. The Fire Flow Availability shall demonstrate the required fire flow for public hydrants to be 2,000 gallons per minute at 20 psi for a duration of 2 hours, over and above the maximum daily domestic demand. Two hydrants flowing simultaneously may be used to achieve the required fire flow.
25. Submit a separate electronic "as-built" site plan showing all on-site underground utilities, electrical, sewer, and plumbing, including connection points, manholes, and clean-outs.
26. All dwellings shall be provided with separate gas, electrical, and water meters. However, under current California State Law, the Accessory Dwelling Unit (ADU) may share utilities with the main house. If the applicant chooses to share the gas, electrical, and/or water meters, applicant shall provide load calculations and pipe size diagrams for approvals. Final construction plans must clearly identify the configuration of the utilities.

27. Applicant must contact Long Beach Energy Resources for the gas meters and provide notice of approval for the location of the gas meter(s). All new electrical meters must be approved by Southern California Edison (SCE). Applicant must provide SCE notice of approval for the location of the electrical meter(s). Applicant must obtain City of Signal Hill Water Department approval for the location of the water meter(s).
28. Prior to issuance of a grading permit, applicant must provide confirmation that grading construction activities comply with AQMD Rule 403 for dust and emissions control.
29. Prior to issuance of a grading permit, applicant must provide a Dig Alert case number to ensure they have complied with notification requirements.
30. Prior to issuance of a building permit, the applicant shall pay all applicable School Developer Impact Fees directly to the Long Beach Unified School District (LBUSD) and provide a Certificate of Compliance, per LBUSD memorandum dated June 1, 2023. If the project is exempt from paying impact fees, the applicant shall provide documentation from LBUSD confirming that the project is exempt from paying School Developer Impact Fees. As mentioned in Condition #4, fee amounts are subject to change and are calculated at the time of payment.

The applicant shall satisfactorily address all of the following items as required by the Oil Field Services Division:

31. Provide a well exhibit to identify all active wells within a 100' radius of any residential structure for review by the LA County Fire Department pursuant to the LA County Fire Code Section 7904.3.2.3.
32. Pursuant to SHMC Section 16.24.080.B, a methane site assessment permit is required on all development sites where construction permits are required, whether or not there are wells located within the area of development. No methane site assessment shall be conducted without a permit and an approved work plan issued by the City's Oil Services Coordinator.
33. Pursuant to SHMC Section 16.24.080.C, the methane site assessment shall be conducted to the satisfaction of the Oil Services Coordinator and in accordance with the City's "methane assessment minimum requirement standard" on file in the Community Development Department and publicly available. The assessment report shall be signed and stamped by a State of California registered geologist and submitted for review to the Oil Services Coordinator. Methane assessment shall be conducted not less than 30 days following any soil disturbance on the site.
34. Pursuant to SHMC Section 16.24.080.D, if the methane site assessment requires

mitigation, a methane mitigation plan shall be prepared in accordance with the City's "methane mitigation minimum requirements standard" on file in the Community Development Department and publicly available. The methane mitigation plans shall be submitted for review and approved by the City's Oil Services Coordinator prior to the issuance of a grading or building permit.

Prior to issuance of building permits, the applicant shall satisfactorily address all of the following as required by the Public Works/Engineering Department:

35. Pursuant to SHMC Section 8.08.055, submit a plan for City review and approval that complies with AQMD Rule 1403 and demonstrates that at least 65% of the construction and demolition debris generated by the project is recycled/diverted to comply with the State-mandated waste diversion requirements pursuant to SHMC Section 8.08.055 and CALGreen Sections 4.408 and 5.408. A contractor producing construction and demolition debris shall contract with the City's franchise refuse hauler (EDCO Disposal) for the removal of the debris, or (with approval from the City) shall self-haul the debris to an approved disposal site. Prior to receiving a permit from the City for construction or demolition, the contractor shall develop and submit a plan to recycle and salvage the projected construction and demolition debris to the greatest extent feasible. The recycling plan may include source-separated recycling, mixed debris recycling, salvaging and disposal of non-recyclables and non-salvageable debris. Include a note on the building plans that EDCO disposal service will be used and is required as the exclusive franchise refuse hauler for the City, or that you will be self-hauling to an alternate City-approved disposal site. C&D hauling using other non-City approved contractors or haul service providers is not permitted. Failure to comply with the approved plan may result in enforcement action from the Public Works Department.

Prior to issuance of Certificate of Occupancy, the applicant shall satisfactorily address all of the following as required by the Public Works/Engineering Department:

36. Comply with all Public Works requirements in Exhibit C of the recommended Conditions of Approval for SPDR 24-02, pursuant to approval of the City Engineer.
37. Prior to the issuance of the Certificate of Occupancy, contractor/developer shall provide an invoice, waste haul tickets, or other similar documentation from the City's refuse contractor or a State-certified disposal facility that indicates the type of material(s) disposed, the total tonnage of debris disposed, and the estimated percentage of recyclable materials for each load of debris removed from the construction site. The name of the disposal facility and their contact information shall be clearly identifiable on the invoice that is submitted to the Public Works department for review. Failure to comply with the approved plan may result in assessment of penalties in addition to permit fees.

38. The applicant shall accommodate a third trash bin for organic waste in accordance with Senate Bill 1383 for organic waste recycling. All trash bins shall be stored in a location that is screened from view from the public right-of-way (i.e., street).

Prior to issuance of Certificate of Occupancy, the applicant shall satisfactorily address all of the following as required by the Planning Department:

39. Pursuant to SHMC Section 13.10.130, the applicant shall submit a certificate of completion for landscaping and irrigation. The certificate shall include project information sheets, certification by the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the project has been installed per the approved landscape documentation package, irrigation scheduling parameters used to set the controllers, landscape and irrigation maintenance schedule, irrigation audit report conducted by a local agency irrigation auditor or third party certified landscape contractor and soils analysis report shall be submitted to the City for review and approval. Such plan is subject to City review and approval, prior to issuance of Certificate of Occupancy. Final adequacy of landscape and hardscape materials shall be subject to field inspection by the Community Development Department. Additional landscaping deemed necessary upon inspection shall be installed by the applicant at their sole expense.
40. After the final landscaping has been installed per the approved landscaping plan, the applicant shall submit a final WELO landscape documentation package including the project information, water efficient landscape worksheet (Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed, soils management report, landscape design plan, irrigation design plan, and grading design plan. The WELO submittal package shall be reviewed and approved by the City's Landscape Architect for WELO compliance (as outlined in SHMC Chapter 13.10.
41. The applicant shall install a mature tree at the south-west corner of the site (per the approved final landscape plan) to replace the previous mature tree adjacent to E. 19th Street that was removed.

Prior to issuance of Certificate of Occupancy, the applicant shall satisfactorily address all of the following as required by the Building Department:

42. It is the applicant's responsibility to contact the California Department of Conservation Geological Energy Management Division (CalGEM) directly to inquire about requirements for participating in their Construction Site Plan Review Program.
43. Submit pad elevation and building locating verifications stamped by a licensed surveyor or civil engineer prior to requesting a foundation inspection. The pad

elevation and building locations shall be substantially consistent with the approved plans.

44. Applicant must install a sewer lateral clean-out in an easily accessible location between the house and the sewer main.
45. Applicant must provide LA County Fire Department or City-approved building access numbers prior to occupancy.
46. Pursuant to SHMC Chapters 21.40, 21.44, and 21.48, the project is subject to Development Impact fees as estimated in the attached worksheet (Exhibit B). Prior to the issuance of a Certificate of Occupancy, the applicant shall pay the following:
 - a) A Park and Recreation Impact Fee in the amount of \$25,542.00—pursuant to SHMC, Chapter 21.40, “Parks and Recreation Impact Fees,” (the amount is adjusted annually).
 - b) A Water Impact Fee in the amount of \$27,152.00—pursuant to SHMC, Chapter 21.44, “Water System Impact Fees,” (the amount is adjusted annually).
 - c) A Traffic Impact Fee in the amount of \$684.56—pursuant to SHMC, Chapter 21.48, “Traffic Impact Fees,” (the amount is adjusted annually).

Note: Fee amounts are based on the current fee schedule and are subject to change. Fee amounts are assessed based on the rates at the time they are paid. The applicant may voluntarily pay the impact fees “up-front” to avoid annual increases.

End of Conditions.

FEE ESTIMATE

Project	New SFD and ADU
Address	1900 and 1900 1/2 Temple
Owner	
Phone	
Designer	
Phone	

Zone	
Lot Size	

Building Area	Living	Garage	Deck
Sq Ft	2343	625	
		Other	
		190.8	

Stories:	2 Units on Lot:	1
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Description:	
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Valuation	\$ 478,810.44
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Building Plan Check	\$ 2,907.62	
T-24 Energy Review	\$ 35.00	
Total	\$ 2,942.62	

Building Permit Fees		
	\$ 3,420.73	Structural
	\$ 684.15	Electrical
	\$ 513.11	Plumbing
	\$ 513.11	Mechanical
	\$ 62.25	Field Energy
	TBD	S.M.I.P. cat 1
		Grading
	\$ 75.32	Issue
	\$ 5,268.66	Total Permits
	\$ 20.00	BSC Fee
	\$ 5,288.66	Total on Permit

Development Impact Fees		
	\$ 25,542.00	Parks
	\$ 27,152.00	Water
	\$ 684.56	Traffic
	\$ 53,378.56	Total

Estimates are based on current fee schedules which change annually.

Fees not included on this sheet: Public Works, Planning, NPDES
L.A. County Sanitation, LBUSD
L.A. County Fire Department R-3 Form

Long Beach Unified School District fees eff 12/19/2022 = \$4.79 per sq.ft.

Exhibit B

**CITY OF SIGNAL HILL
DEPARTMENT OF PUBLIC WORKS
PROPOSED CONDITIONS OF APPROVAL – Revised 4/8/24**

Public Works requirements for issuance of a Building Permit (2024 valuation limit, \$100,236) and for a Land Subdivision. In addition, a Subdivision must fulfill all requirements of the California Subdivision Map Act, and the City of Signal Hill Subdivision Ordinance.

Project: **SPDR 24-02 FOR NEW CUSTOM ONE-STORY SFD**

Address: **1900 TEMPLE AVENUE**

Owner: **ROGER VITITOW FAMILY TRUST**

Date: **April 8th, 2024**

1. GENERAL REQUIREMENTS OF DEVELOPER/APPLICANT

Prior to issuance of any permits (grading, excavation, etc.) all improvement plans (street, sewer, water, alley, grading, etc.) must be approved to the satisfaction of the City Engineer.

The developer/applicant shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the developer/applicant to the satisfaction of the City Engineer.

2. GRADING PLAN

The applicant shall submit a Grading Plan prepared by a registered Civil Engineer, subject to the review and approval of the City Engineer.

3. IMPROVEMENT PLANS

Applicant shall have plans for Public Works Improvements (separate plan set using City format) prepared by a Registered Civil Engineer (retained by the applicant) and subject to the review and approval of the City Engineer for the following:

- a. E. 19th Street Improvements – Relocate fire hydrant and install curb, gutter, sidewalk, and pavement in accordance with City standards.
- b. Temple Avenue Improvements – Remove existing drive approach and construct new drive approach in conformance with City Standards and ADA cross slope standards. Remove and replace any cracked and vertically displaced sidewalk panels. Note that the proposed stairway cannot be within the public right of way (parkway). Add parkway landscaping consistent with adjacent development to the north and street trees in

1 of 4

accordance with Street Tree Master Plan. Construct new ADA corner ramp at Temple Avenue and E. 19th Street.

4. WATER SERVICES

New domestic water service, meter and backflow protection device are required per Public Works Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 1-inch in size.

Any existing domestic water service and meter are not to be utilized, they shall be properly abandoned by the developer per Public Works Standard Plan No. 409.

The Developer shall hire a properly licensed contractor for the connection to the City water main and installation of the water services required for the project. The Developer shall contact the water department for the latest water meter specifications, to coordinate inspections, and for any water service shutoffs.

5. SEWER SERVICES

The City of Signal Hill will perform a preliminary review of the applicant's method of connection to the sewer. Based on the City's review, a review form will be issued by the City. The applicant is to bring the signed review form to the County Sanitation District of Los Angeles County (District), 1955 Workman Mill Road, Whittier, CA 90601 or (562) 699-7411 for any sewer connection information and/or design standards for preparation of a sewer extension. An appointment may be scheduled with the Public Counter by calling (562) 699-7411, extension 1204.

If an extension of a collector sewer is required, the applicant shall design and construct the sewer to District's standards. The applicant is responsible for design and construction costs, reimbursement of District's design review cost and District's construction inspection costs. Applicant is required to have an executed agreement with District outlining these financial responsibilities prior to District reviewing the design plans. After construction is completed and approved by District, applicant shall file Notice of Completion and prepare a Bill of Sale in accordance with the agreement.

6. IMPACT FEES

Applicant shall make a cash payment to the City of Signal Hill for Impact Fees as required by Signal Hill Municipal Code Title 21 prior to Certificate of Occupancy, request for utilities, or final inspection.

7. PERFORMANCE BOND FOR PUBLIC WORKS IMPROVEMENTS

Prior to the issuance of an encroachment permit, applicant shall post a Surety Bond in a form approved by the City or cash deposit equal to the construction value of the improvements in the public right of way:

- (a) An amount equal to at least one hundred percent (100%) of the estimated cost of improvements, as determined by the City, as security for faithful performance.

8. MAPPING & PLAN CHECK DEPOSIT

Applicant shall submit a developer deposit upon first submittal of Construction Plans prepared by developer's Registered Engineer in the amount of \$10,000.00 following entitlement approval at a public hearing. This deposit covers actual public works staff review and coordination time (Refer to latest City fee schedule for Public works rate, currently \$171/Hr.) and consultant expenses (consultant invoices are assessed a 20% administrative fee per the City fee schedule) incurred on the project including, but not limited to, plan checking, preparation of staff reports, development meetings, field review, submittal review, and inspections. The City may request additional funds as the project progresses if it determined that the initial deposit will not be sufficient to cover City expenses. Any remaining balance shall be refunded to the developer following final Certificate of Occupancy.

9. EXCAVATION PERMIT & INSPECTION FEE

Prior to the commencement of any work in the Public right-of-way, applicant shall submit an engineered Traffic Control Plan for review by the City Traffic Engineer, obtain a City business license, submit insurance documents in accordance with the executed "Agreement to Install Public Works Improvements", and pay all applicable permit fees as required to obtain an Encroachment Permit for the work in the right-of-way.

10. STORM WATER POLLUTION PREVENTION

This project will result in soil disturbance of less than 1 acre. Prior to the issuance of a grading permit, the applicant shall submit a completed Owners Certification form (OC-1). This form is available in the Building and Safety Department.

11. STORM WATER POLLUTION PREVENTION/LOW IMPACT DEVELOPMENT

- (a) In accordance with Municipal code 12.16.116, Small site new development/redevelopment pollutant reduction, the Applicant shall submit to the City for review and approval a small site Low Impact Development (LID) Plan incorporating Best Management Practices (BMP) in conformance with the requirements of the City's LID manual. Requirements of the LID Plan will include construction of onsite water treatment, and maximization of infiltration.
- (b) Applicant shall demonstrate that all LID and other structural Best Management Practices (BMPs) described in the LID Plan have been constructed and installed in conformance with approved plans and specifications.
- (c) Applicant shall properly maintain all LID and other structural Best Management Practices (BMPs) installed in new developments, as listed in the approved Low Impact Development Plan (LID Plan).
- (d) Applicant shall identify parties responsible for the long-term operation and maintenance of all LID and other structural Best Management Practices (BMPs) for the life of the project and a funding mechanism for operation and maintenance prior to approval of the LID Plan. This shall be identified and recorded with the County Recorder's office by the property owner or any successive owner.



STAFF REPORT

4/16/2024

AGENDA ITEM

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

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

SUBJECT:
**REQUEST FOR PROPOSALS TO PREPARE AN ECONOMIC ANALYSIS AND LAND
USE STUDY FOR THREE PROPOSED OPPORTUNITY STUDY AREAS**

Summary:

Staff will present an update on the City Council approval to circulate a Request for Proposals to prepare an economic analysis and land use study for three proposed Opportunity Study Areas.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

Recommendation:

Receive and file.

Background and Analysis:

Staff will provide a presentation made to City Council at the March 26, 2024, City Council meeting, regarding a City initiated comprehensive rezoning process to achieve specific long range land use, planning, and economic development goals (Attachment A). The Council unanimously approved circulation of a Request for Proposals as the first step in initiating a comprehensive analysis of three specific sectors of the community. The initial goal is to obtain economic, marketing, land use, and

4/16/2024

design information in preparation of development of a comprehensive long-range plan for the three key sectors. The envisioned secondary goal is for the City to proactively identify sectors of the City suitable for comprehensive land use changes, consistent with the current and future economic landscape, to provide greater opportunities to attract and accelerate redevelopment.

Attachment

A. Staff Report from March 26, 2024, City Council meeting



STAFF REPORT

3/26/2024

AGENDA ITEM

**TO: HONORABLE MAYOR
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO
CITY MANAGER**

**BY: CARLO TOMAINO
CITY MANAGER**

**SUBJECT: REQUEST FOR PROPOSALS TO PREPARE AN ECONOMIC ANALYSIS AND LAND
USE STUDY FOR THREE PROPOSED OPPORTUNITY STUDY AREAS**

Summary:

One of the City's primary objectives is to strengthen and diversify the local economy. The City's most important tool to incentivize redevelopment and create new economic development opportunities is its ability to update land uses. Cities update zoning regulations to better accommodate evolving market demands, encourage investment, and foster innovation. Developing an integrated approach that begins with data-driven economic analysis to inform future land use decisions may incentivize development of underutilized properties, increase property values, and diversify the City's tax base. With these goals in mind, staff prepared a Request for Proposals (RFP) to develop an economic analysis and land use plan for three potential Opportunity Study Areas (OSAs). Staff recommends the City Council authorize staff to issue an RFP to engage qualified consultants to conduct the necessary economic, land use, and technical studies to explore potential overlay zone options. Based on the proposed schedule, staff would anticipate recommending a contract award in June 2024.

Strategic Plan Goal(s):

- Goal No. 1 Financial Stability: Ensure the City's long-term financial stability and resilience.
- Goal No. 3 Economic Development: Improve the local economy, support local businesses, and create a vibrant downtown core.
- Goal No. 4 Infrastructure: Maintain and Improve the City's physical infrastructure, waste system, and recreational spaces.

Recommendation:

Staff recommends the City Council authorize staff to issue a Request for Proposals to solicit proposals from qualified consultants to prepare an economic analysis and land use study for three proposed Opportunity Study Areas.

Fiscal Impact:

The Fiscal Year 2023-24 Economic Development division budget has sufficient funds in its Contract Services account (#100-47-5400) to fund the cost of the proposed economic and land uses studies. Staff would carryover funds not utilized in the current fiscal year to Fiscal Year 2024-2025.

Background:

One of the City's key strategic goals is to improve the local economy, support local businesses, and create a vibrant downtown core. For many decades, cities across California relied on tax increment funding, associated with redevelopment activities, to promote economic growth and incentivize land use transformation into commercially productive areas. In Signal Hill, having a dedicated funding source to promote economic development enabled the City to enter into public-private partnerships that resulted in the successful development of auto dealerships and commercial centers. In Signal Hill, the commercial corridor along Cherry Avenue is a primary example of the many positive outcomes that redevelopment agencies had on our local economy.

With the dissolution of redevelopment, cities have fewer options to address blight, improve public infrastructure, and create significant redevelopment opportunities. In today's post-redevelopment landscape, the most important tool cities have is the ability to update local zoning ordinances to create new economic development opportunities. By updating zoning regulations, cities can better accommodate evolving market demands, encourage investment, and foster innovation. Updated local zoning ordinances can bring the City's land use plan closer to current market demand, streamline the permitting process for new businesses, and better repurpose underutilized properties. This flexibility allows for a more dynamic urban environment, attracting diverse economic activities and enhancing the City's attractiveness to both businesses and residents.

The most common land use scenario at the local level tends to be more incremental and occurs when a developer applies for a proposed change to zoning, typically limited to the scope of its proposed development. The advantage of this approach is that cities can consider individual land use applications within the specific context of nearby uses and concentrate on the project's impacts. A disadvantage of this approach is that when cities rely exclusively on an individual development proposal to advance economic growth without a defined plan, these development proposals may become incompatible with the City's broader economic development priorities. Without careful planning, a series of individual development proposals over time may create an unintended land use plan that fails to integrate with the broader community and its underlying economic development and housing goals.

Cities typically initiate a comprehensive rezoning process to achieve specific long range land use planning economic development goals. Staff believes initiating a comprehensive review of specific sectors of the community at this time could have beneficial outcomes. Developing a comprehensive plan for key sectors of the community has significantly broader benefits to support the City's long-term planning and economic development goals. Proactively rezoning properties mitigates developer

risk and increases opportunities for development in alignment with local land use policies set by the City Council. Staff believes identifying sectors of the City suitable for comprehensive land use changes, consistent with the current and future economic landscape, would provide greater opportunities to attract and accelerate redevelopment.

Analysis:

Given Signal Hill's rich history, strategic location near major freeways, and proximity to residential and commercial zones, there exists a unique opportunity to leverage these advantages for comprehensive community and economic development. Unfortunately, Signal Hill was not historically developed with a traditional "main street" downtown. The recent Strategic Plan update highlighted the community's continued desire for a centralized downtown core with a greater selection of shops and restaurants. To work toward this goal, the City will need a comprehensive study to identify areas of the community ready for redevelopment.

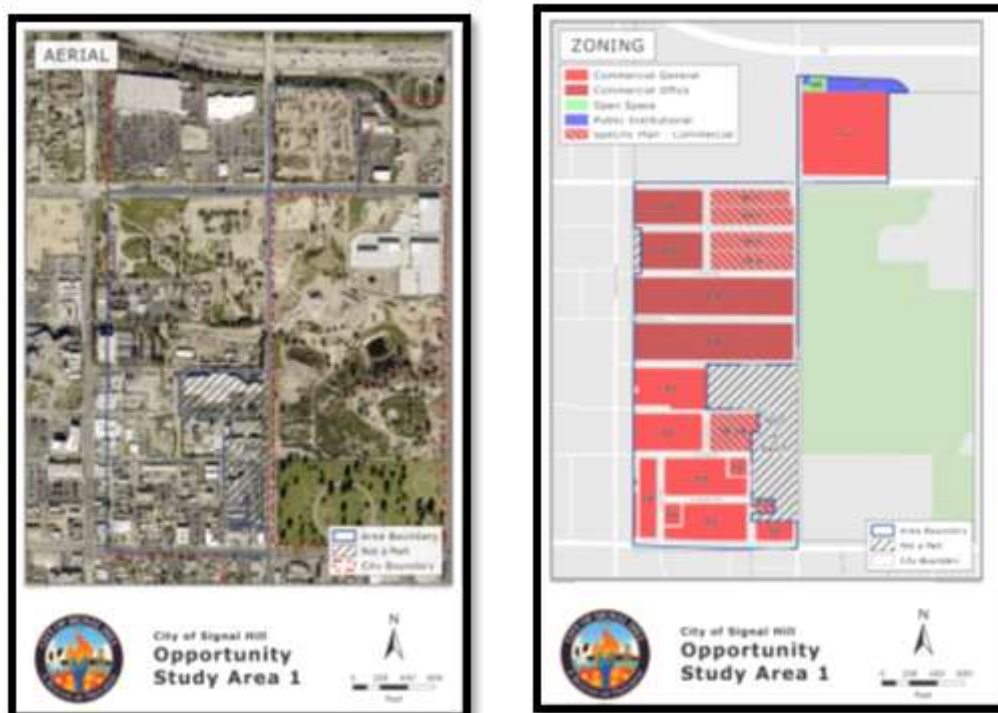
In keeping with the strategic goal note above, staff developed the concept of Opportunity Study Areas (OSAs) for future development. The OSAs consist primarily of areas with heavy and light manufacturing, industrial flex, office buildings, vacant properties, and minimally developed parcels with expansive storage yards. Staff identified the OSAs based on their potential for redevelopment and economic growth over the next several years. The OSAs include older underdeveloped industrial properties that no longer attract strong interest for redevelopment, especially smaller lots that may require consolidation to be economically viable projects. The OSAs also include parcels that likely require significant environmental remediation needs, including the abandonment of oil wells, and new infrastructure. Without a strong and consistent vision that address challenges in these areas, staff believes many of these parcels will remain undeveloped or underdeveloped for many years.

Based on an economic study to assess current market demand, the OSAs could become candidates for possible overlay zones that would act as a financial incentive for future redevelopment. The overlay zones would preserve the underlying land use while permitting for a potential land use conversion by the property owner or future developer.

Importantly, staff would note that while an OSA encompasses various properties, not all parcels within each zone may undergo potential changes in land use. Nonetheless, staff deem it prudent to analyze each area within a broader context to better position each OSA to align with the City Council's land use and economic policy objectives. The section below describes each of the OSAs proposed by staff to be included in the study.

Opportunities Study Area 1

This study area includes the westernmost section of the City. The general boundaries of this area include Atlantic Avenue to the west, California Avenue up to the 405-Freeway to the north, and Willow Street to the south. The OSA 1 includes the Spring Street and Atlantic Avenue property owned by the City. The General Plan Land use designations for this OSA includes Commercial General, Commercial Office, Commercial Industrial, General Industrial, Public Institutional, and Open Space (Attachment A).



Opportunities Study Area 2

This study area is located toward the mid-section of the community. OSA 2 is generally bordered by Orange Avenue to the west, East 29th Street to the north, Cherry Avenue to the east, and East Willow Street to the south. The General Plan Land use designations for this OSA includes Commercial Town Center, Commercial Industrial, General Industrial, Light Industrial, and Public Institutional. This study area includes the sites for the two proposed workforce housing sites, Heritage Square, and Town Center Northwest (Attachment B).

AERIAL MAP



ZONING MAP



Opportunities Study Area 3

This study area is located adjacent to OSA 2 and is generally bordered by Cherry Street to the west, East 28th Street to the north, Temple Avenue to the east, and East Willow Street to the south. The General Plan Land use designations for this OSA includes Commercial Town Center, Commercial Industrial, General Industrial, and Light Industrial (Attachment C).

AERIAL MAP



ZONING MAP



Request for Proposals

The proposed RFP outlines the scope of services required, including economic analysis, community outreach, coordination with the pending Land Use and Circulation General Plan Element updates, and the development of a comprehensive redevelopment plan (Attachment D). The formation of the OSAs aims to achieve several strategic objectives, such as developing a community-driven vision, engaging stakeholders, assessing land use, identifying economic incentives, as well as addressing infrastructure needs and potential funding mechanisms.

Project Goals

Staff's goal is to select a consultant team with expertise in economic development, urban planning, and community engagement. The RFP process is designed to ensure the selected team can deliver a

holistic redevelopment strategy that aligns with the community's vision and the City's economic development objectives. The RFP outlines a comprehensive scope of services aimed at achieving several strategic objectives for the Opportunity Study Areas including:

1. **Vision and Branding:** Develop a well-defined, community-driven vision for the Opportunity Study Areas that is reinforced by distinct branding and an inspiring district name that resonates with the community.
2. **Stakeholder Outreach:** Engage with property owners and community stakeholders in a robust outreach process to formulate effective and inclusive redevelopment strategies.
3. **Business and Development Outreach:** Conduct outreach to businesses and the broader development community to gain a comprehensive understanding of market demands and untapped opportunities.
4. **Land Use Evaluation:** Thoroughly assess the current land uses within the Opportunity Study Areas and conduct a detailed analysis of potential optimum land uses based on prevailing and projected economic trends.
5. **Opportunity Areas-Boundary Identification:** Define the recommended boundaries through a combination of community outreach, economic analysis, and market assessment to ensure the district's feasibility and effectiveness.
6. **Vibrant Downtown:** Recommend and identify potential locations suitable for the creation of the downtown area. The establishment of a vibrant downtown area within one of the identified opportunity study areas. The creation of a downtown space aims to enhance community engagement, economic development and urban vitality.
7. **Leveraging Land Use Authority:** Discern the most effective means to utilize the City's land use authority to motivate existing and future property owners to redevelop their properties, particularly with a focus on creating new housing opportunities and commercial centers.
8. **Economic Feasibility and Incentives:** Conduct an economic feasibility study analysis to assess the potential viability within each opportunity area. Evaluate factors such as market demand, business potential, and revenue generation opportunities. Develop a list of economic incentives that promote lot consolidation and redevelopment and encourage existing owners to collaborate with potential developers on transformative large-scale projects.
9. **Infrastructure:** Develop a plan that incorporates current and future infrastructure needs of the Opportunity Study Areas; prepare a series of recommendations related to potential opportunities to fund desired improvements, including recommendations for the upcoming updates to the Land Use, Circulation, and Safety Elements estimated to begin this calendar year.
10. **Comprehensive Redevelopment Plan:** Create a holistic development plan, inclusive of development standards and zoning regulations, either through an Overlay District or Specific

Plan. This approach will provide the City with the opportunity to translate the community's vision into actionable plans, complimenting updates to the Land Use Element, and diversity City revenues.

- 11. Conceptual Designs and Planning:** Develop conceptual designs and plans for the Opportunity Areas. Develop an implementation strategy outlining the recommended approach. Identify specific action steps and milestones.

Scope of Services

The proposed scope of work, further detailed below, encompasses a process that evaluates market demand for sites location within the study areas, engages the community, and prepares the areas for comprehensive rezoning, including the required environmental analyses. Alongside the implementation of the stated Objectives, the selected Consultant Team will be expected to complete the following comprehensive set of services:

- 1. Economic Analysis:** The Consultant will prepare an economic gap analysis, to provide critical insights into the local commercial environment and identify unfulfilled needs within the broader Signal Hill market. The Consultant will identify and recommend the highest and best use land development proposals that enhance ongoing revenue opportunities for the City within the Opportunity Study Areas. The City is specifically interested in understanding whether Opportunity Study Areas are candidates for new commercial, mixed-use, research/development, and hotel uses. The economic analysis should provide data-driven strategic decision-making regarding potential land use decisions.
- 2. Community Outreach:** The Consultant will undertake a comprehensive outreach initiative engaging diverse stakeholders including the Signal Hill Chamber of Commerce, property owners, local businesses, residents, potential developers, and other community stakeholders. The goal is to ensure a broad-based consensus for the OSA districts.
- 3. Public Infrastructure Improvements:** Segments of the Opportunities Study Areas lack infrastructure such as sidewalks and stormwater improvements. The Consultant will identify ways to overcome these obstacles to attract future development opportunities.
- 4. Fiscal Analysis:** The Consultant will prepare a fiscal analysis that broadly outlines the potential revenue and cost impacts to the City's General Fund resulting from the proposed land use changes. The City's goal is to ensure that proposed changes in land use create a positive return to the General Fund.
- 5. CEQA Documents:** The Consultant will prepare an environmental document in accordance with the CEQA guidelines. This document will analyze the potential environmental impacts of the new land uses, densities, and development intensities that would be established through potential Overlay Zones.
- 6. Comprehensive Land Use Plan:** The Consultant will prepare a comprehensive land use plan

through an Overlay District or Specific Plan. This plan should align with the City's outlined objectives and reflect the community's vision, setting the path for transforming the OSAs into vibrant, economically prosperous, and community-oriented destinations. The Consultants must include proposed recommendations in conjunction with the updates to the Land Use, Circulation, and Safety Elements estimated to begin this calendar year.

7. District Naming and Branding: The Consultant will create an inspiring, community-driven name for the Opportunity Study Areas, complemented by associated imagery and/or a logo that captures the unique identity and aspirations of the Opportunities Study Areas. This effort should promote the City as a place for art, culture, education, and scientific achievement.

8. Direct Marketing to Development Partners: Once the analysis is complete, the City will retain the Consultant to provide direct marketing of opportunity sites to the development community. The Consultant should have a demonstrated history of working with various development partners to implement the City's redevelopment goals. As part of its proposals, the Consultant will identify prior work examples of which resulted in bringing new development to the community.

Proposed Schedule

The RFP process will establish a ranking for each firm based on the qualifications and requirements. The following schedule shows the timeline for the RFP process and selection of firms:

1	RFP Release Date	Thursday, March 28, 2024
2	Q & A Deadline	Thursday April 18, 2024, 4:00 p.m.
3	Proposal Due Date	Thursday, May 9, 2024, 5:00 p.m.
4	Estimated City Council Award Date	Tuesday, June 11, 2024
5	Estimated Project Start Date	June 2024

The RFP is scheduled to be released on Thursday, March 28, 2024. Notice will be posted in the following locations:

- PlanetBids website
- City website
- City public notice locations

Staff would convene a Selection Committee to evaluate all proposals and make a professional recommendation regarding the most qualified firm to perform these services. As reflected in the above schedule, staff estimates the review, selection, and award of the contract would take approximately two months.

Staff recommends the City Council authorize staff to issue a Request for Proposals to solicit proposals from qualified consultants to prepare an economic development plan and land use study for the Signal Hill Redevelopment OSAs and the Atlantic Avenue and Spring Street property.

Conclusion:

The OSAs provide the City with an opportunity to evaluate these areas for potential redevelopment with the goal of transforming these areas into vibrant, economically sustainable, and community-centric spaces. Selecting a consultant team with expertise in these strategic areas is critical to realizing the project's objectives and leveraging the unique opportunities presented by the Signal Hill area. This initiative represents a significant investment in the community's future and would provide a roadmap for potential developers to follow, enhance the fabric of our community and create a vibrant, centralized space that serves as a potential future downtown for Signal Hill. Subject to City Council authorization, staff would keep the City Council and the community apprised of the project's progress.

Reviewed for Fiscal Impact:

Sharon del Rosario

Attachment(s):

- A. RFP - Opportunity Study Area
- B. Opportunity Study Area 1
- C. Opportunity Study Area 2
- D. Opportunity Study Area 3



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/16/2024

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

PREVIOUS MINUTES

Summary:

Regular meeting of March 19, 2024.

Recommendation:

Approve.



CITY OF SIGNAL HILL

2175 Cherry Avenue • Signal Hill, California 90755-3799

MINUTES OF A REGULAR MEETING SIGNAL HILL PLANNING COMMISSION March 19, 2024

DRAFT

A Regular Meeting of the Signal Hill Planning Commission was held in-person in the Council Chamber on March 19, 2024.

(1) **CALL TO ORDER – 7:00 P.M.**

(2) **ROLL CALL**

PRESENT: CHAIR CHRIS WILSON
VICE CHAIR SONIA SAVOULIAN
COMMISSIONER VICTOR PARKER

ABSENT: COMMISSIONER PERICA BELL

LATE ARRIVAL: COMMISSIONER SAEIDA MILLER

(3) **PLEDGE OF ALLEGIANCE**

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

Ryan Lee, a Signal Hill resident, spoke about the proposed project at 2550 Orange Avenue, including concerns about noise, air pollution and light disturbance.

(5) **PUBLIC HEARING**

- a. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO CONDITIONAL USE PERMIT 00-05 WHICH ALLOWS OPERATION OF A SELF-STORAGE FACILITY, AMENDING EXISTING CONDITIONS AND ADDING NEW CONDITIONS OF APPROVAL TO RESTRICT OPERATIONS ADJACENT TO ELLIS AVENUE, AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PURSUANT TO STATE CEQA GUIDELINES SECTION 15301

Director Doan read the form of notice. Planning Manager Luis gave the staff report.

Chair Wilson opened the public hearing.

The applicant, John Romero, spoke about the CUP.

Operations Lieutenant Crigler spoke about the CUP.

Mark Willis, Signal Hill resident, spoke about the CUP.

A second Signal Hill resident spoke about the CUP.

There being no further comments, Chair Wilson closed the public hearing.

Commissioners noted that compliance with the Conditions of Approval is not related to possible illegal activity on the site, and expressed frustration with lack of compliance.

It was moved by VICE CHAIR SAVOULIAN and seconded by COMMISSIONER PARKER to Adopt the Resolution recommending City Council amend Conditional Use Permit 00-05.

The following vote resulted:

AYES: CHAIR WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER PARKER

NOES: NONE

ABSENT: COMMISSIONER BELL

ABSTAIN: NONE

LATE ARRIVAL: COMMISSIONER MILLER

(6) DIRECTOR'S REPORTS

a. PLANNING COMMISSIONER ACADEMY CONFERENCE FOLLOW-UP

Vice Chair Savoulia and Commissioner Miller shared their experiences of attending the Planning Commissioners Academy conference.

(7) CONSENT CALENDAR

a. PREVIOUS MINUTES

b. CITY COUNCIL FOLLOW UP

- c. DEVELOPMENT STATUS REPORT
- d. IN THE NEWS

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

The following vote resulted:

AYES: CHAIR WILSON
VICE CHAIR SAVOULIAN
COMMISSIONER MILLER
COMMISSIONER PARKER

NOES: NONE

ABSENT: COMMISSIONER BELL

ABSTAIN: NONE

(8) COMMISSION NEW BUSINESS

Commissioners encouraged the public to attend upcoming Centennial Celebration events.

Commissioner Savouljian asked for an update on the Long Beach project at Orange Avenue and East Spring Street. Associate Engineer Saldana provided an update.

(9) ADJOURNMENT

It was moved by VICE CHAIR SAVOULIAN and seconded by COMMISSIONER MILLER to Adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 16, 2024, at 7:00 p.m. in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

CHAIR WILSON adjourned the meeting at 7:57 p.m.

CHRIS WILSON

CHAIR

Attest:

COLLEEN T. DOAN

COMMISSION SECRETARY



CITY OF SIGNAL HILL

STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/16/2024

AGENDA ITEM

TO:

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

FROM:

**COLLEEN T. DOAN
COMMUNITY DEVELOPMENT DIRECTOR**

SUBJECT:

CITY COUNCIL FOLLOW UP

Summary:

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

Recommendation:

Receive and file.

Background and Analysis:

- 1) At the March 26, 2024, City Council meeting:
 - Natalie Vela, a student from Alvarado Elementary School, called the meeting to order and led the Pledge of Allegiance.
 - Chief Byerly introduced Susana Garcia, Records Clerk.
 - City Council authorized staff to issue a Request for Proposals from qualified consultants to prepare an economic analysis and land use study for three proposed Opportunity Study Areas.
- 2) At the April 9, 2024, City Council meeting:
 - Leah Pinceno, a student from Alvarado Elementary School, called the meeting to order and led the Pledge of Allegiance.
 - Parks, Recreation, and Library Services Director introduced Erendira Hernandez, Recreation Coordinator.
 - Mayor Woods presented a proclamation in recognition of National Library Week.
 - Mayor Woods presented a proclamation in recognition of National Public Safety Telecommunications Week.
 - The Public Works Director gave a presentation on multiple capital improvement projects currently underway or pending citywide.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/16/2024

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: 1180 E 23RD ST

Project Title	Durant Remodel	Staff	CTD/EK
Address	1180 E 23 rd St	Zoning	LI
Applicant	WT Durant	Dep Acct #	6078
Current Status	Under Review		
Next Step			

A-SPDR #	18-03
Approval Date	11/15/2018
SPDR Exp Date	05/24/2020
1 st Extension Exp Date	08/12/2020
2 nd Extension Exp Date	

Date	Notes/Updates
	Project included a building remodel, installation of a trash enclosure, and parking. The applicant completed the 1ldg.. remodel but added exterior items not per plan and hasn't completed street improvements. In addition, trash enclosure was installed within the future ROW of the alley and must be relocated.
09/5/2023	Plans for Phase I completion under open permit submitted and under review.
09/2023	Owner has demo'ed trash enclosure and moved back 30" removed gate and fence back 30" from PL. Working on demolition of Orange Ave driveway and sidewalk.
10-11-2023	Precon shows LID requirements on North and South Lots. Need Public Works approval before beginning. Street improvements for phase one permit completed and approved. Alley, gate, and sidewalk. Investigation of alley retaining wall with excavation. Alley wall to be retro fitted under engineer supervision.
12-6-2023	Final review with Public Works. Preliminary work completed with grading.
02-13-2024	Contractor submitted for final recording to Public Works. Once Public Works approves the permit can be opened and work start.
03/11/2024	Street improvements completed and LID plan approved. LID device installation is pending.
04/11/2024	Permits issued for south retaining wall. Project started and foundation is being installed.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1450 E 27TH ST & 2655 WALNUT AVE



Project Title	New Industrial Buildings	Staff	CL
Address	1450 E 27 th 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 st Extension Exp Date	
2 nd 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 OEHHHA (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.

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.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 1701 CRESTON

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

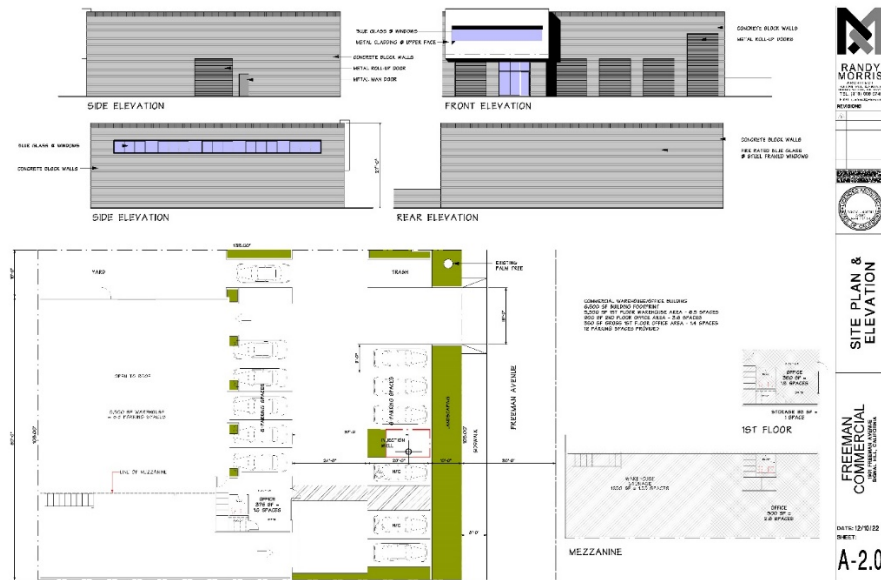
SPDR #	Pending
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

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

04/26/23	City's consultant, Orion Environmental, provided comments to the applicant requesting missing information.
04/28/23	ROUX Engineering submitted revised workplans and are currently under review by the City's consultant.
06/07/23	Orion and the City approved the revised workplans.
06/08/23	Payment link was emailed to applicant.
06/29/23	Permit was issued.
07/11/23	On-site work started for purposes of soil sampling. Awaiting findings and report to be submitted to the City of review.
09/21/23	Soil Management Memorandum was submitted for review. Currently under review by staff and consultant.
10/17/23	Review was completed by staff and the consultant. Response letter was provided to applicant by staff indicating the proposed soil management plan is not acceptable to the City's protocol.
12/08/23	Additional soils delineation work is required on the site. Work is scheduled to occur the week of 12/18 and 12/25. Results of additional work will be submitted to the City for review.
01/10/24	Awaiting report/findings of additional soil work to be submitted to the City for review.
03/08/24	The applicant's geologist submitted a request to submit additional information supported by data for the City to consider other methods of site remediation. The request is currently under review.
03/28/24	Response provided to applicant informing them of previous recommendations of addressing the soils on the site still stood; however, the City would review additional data should the applicant's geologist submit for review.

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 st Extension Exp Date	
2 nd 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.

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 st Extension Exp Date	05/09/2023
2 nd Extension Exp Date	11/09/2023

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
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
03/11/24	Owner has re-initiated completion of final Tract Map and street vacation.
4/11/24	Owner called meeting to discuss next steps for Tract Map

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 queueing problem must be part of the amendment.

01/11/2023	On 1/11/23, staff held a virtual meeting with COSTCO staff, ShopCore reps. engineers hired to design alternative 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.

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.

COMMERCIAL – INDUSTRIAL

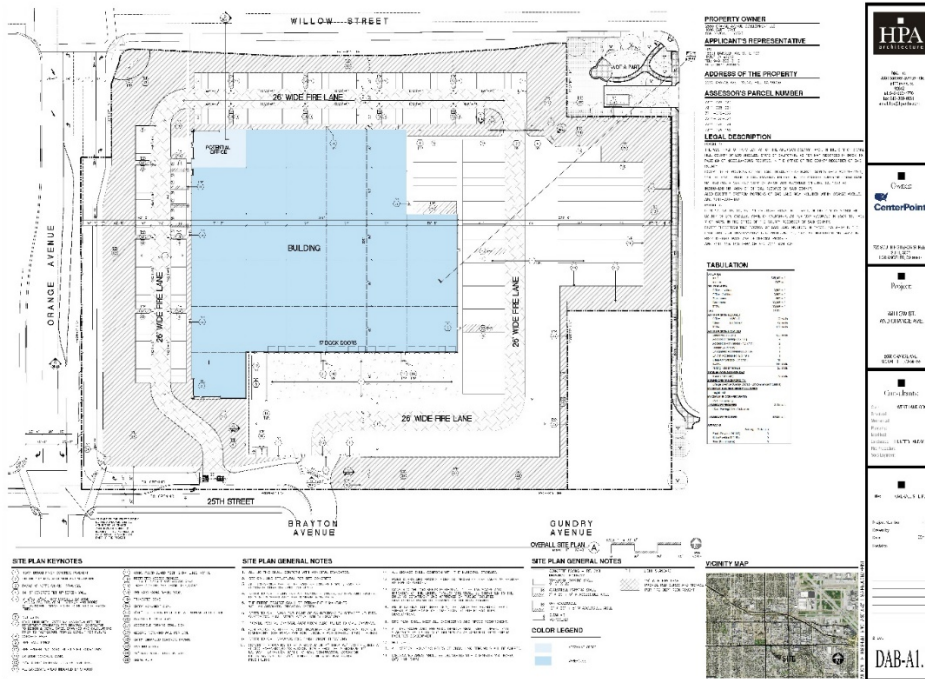
DEVELOPMENT STATUS REPORT: 2457 BRAYTON

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

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

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

COMMERCIAL – INDUSTRIAL DEVELOPMENT STATUS REPORT: 2550 ORANGE



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

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

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

Date	Notes/Updates
9/19/2020	Well discovery.
9/14/2020	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.
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.

COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3177 CALIFORNIA



Project Title	Self-Storage	Staff	Colleen Doan
Address	3177 California Ave	Zoning	SP-12
Applicant	Nick Zent	Dep Acct #	6096
Current Status	Grading permit issued 5/24/2023.		
Next Step			

SPDR #	SPDR 21-04
PC Approval Date	4/20/2021
SPDR Exp Date	5/25/2022
1 st Extension Exp Date	11/25/2022
2 nd Extension Exp Date	5/25/2023

CUP #	CUP 21-02
PC Approval Date	4/20/2021
CC Introduction Date	5/11/2021
CC Adoption Date	5/25/2021
COA Signed Date	

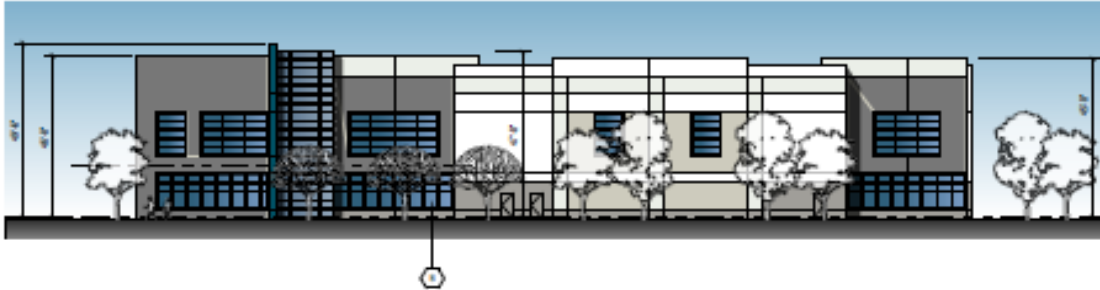
ZOA #	ZOA
PC Approval Date	4/20/2021
CC Introduction Date	5/11/2021
CC Adoption Date	5/25/2021

Date	Notes/Updates
11/2022	PC approved SPDR for freeway-oriented sign.
12/2022	Abandoned wells were re-leak tested
02/2023	Self-storage plans are in 2 nd round of plancheck.
03/2023	Plancheck comments from all depts provided to applicant.
04/2023	Site testing with borings 4 ft deep to characterize soil for hauling.
05/2023	Suspended grading permit due to changes in grading scope. Waiting for revised plan submission.
05/26/23	Grading Permit issued. The issuance of the permit allows the SPDR approvals and time extension approvals to run with the life of the permit.
07/12/23	Bldg. permit 2nd round plan check pending revised site and GCN commercial center site plans submittal per orientation of retail pads.
09/2023	Plan check completed, and Phase I grading and foundation construction permit issued. Full-buildout permit pending following final approvals for staging and work near and in Target loading area.
09/2023	Sewer Permit was approved. Full permit may be issued for construction of structure. CMU walls being built. Well head lowered.
10/10/23	Self-Storage representatives submitted a conceptual plan to install a new separate underground fire service. New service would be separate from Target's service and would be only for the self-storage facility. Formal submittal as a revision to approved plans would be required should they opt for the alternative design of the underground fire service.
10/11/2023	Construction in full progress. CMU walls being built. Interior plumbing being installed. Methane Mitigation methods being installed.
12/06/2023	Construction in full progress. Exterior walls being built, first floor framing and portion of second floor poured. South side drainage system installed. Sign permit being reviewed by PW.
01/09/2024	Deferred plan check for stairway calculations is underway.
02/13/2024	Contractor has poured third floor and will start to frame walls. Driveway access from California to the Target store was blocked off for interior site improvements.
03/12/2024	The project has progressed substantially. The exterior cmu walls are completed. First and second floor framing is complete. LID drainage equipment has been installed on south side. Currently, they are framing third floor and roof. Glass, stairs, and elevators ordered. The freeway sign has a permit and will be scheduled for demolition. Footing shall be a deep footing not a pad. The grading of the new parking area between Target and the freeway is being conducted. Slopes shall deliver water to on site LID equipment on the north of the Self-Storage building. The fire line was installed. Street improvements are scheduled that will temporarily block California as utilities are brought over.
04/11/2024	Progress continues to be substantial. Parking lot grading and curbs installed. The CMC exterior wall completed. Window glass ordered.

	Elevators being installed. Roof line was raised 22" to eliminate a fire feature. Developer sent back for fire and planning approvals. Target sign removed and foundation for new sign being installed.
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COMMERCIAL – INDUSTRIAL

DEVELOPMENT STATUS REPORT: 3201 WALNUT



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

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

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

11/28/23	A revised DRAFT Development Agreement was submitted for City Review. Development Agreement includes a public benefit which is currently being reviewed in more detail.
01/10/24	Public Benefit calculations continue to be reviewed by Staff. Staff is working closely with the Department of Public Works to determine appropriate costs of ROW improvement maintenance.
02/13/24	Temporary power pole installed on south west corner of property for future work.
02/14/24	Staff is preparing a written response to the Developer's proposal for public benefit and anticipates providing response the week of February 19, 2024.
02/20/24	Staff emailed written response to the Developer informing them that the City would be requesting the initial amount proposed by the City.
	A Temporary Use Permit (TUP) was also issued for the property allowing for a temporary construction storage yard. The temporary storage yard is associated with a Capital Improvement Project 33 rd Street Improvement project.
03/04/24	Staff met with the developers at City Hall to discuss the City response. Attending the meeting were the Community Development Director, the Public Works Director, and Planning Manager. The developer was provided with an explanation of the amount requested and possible payment options.
03/11/24	The developer emailed a new proposal outlining a proposed payment option for the City to consider. The proposal is currently under review.
04/11/24	Staff is preparing a written response to the most recent Developer's proposal for public benefit and anticipates providing response the week of April 15, 2024.

COMMERCIAL – AUTO CENTER

DEVELOPMENT STATUS REPORT: 1500 E. SPRING ST

Project Title	Service Department Outdoor Patio and Gate	Staff	CL/EK
Address	1500 E Spring St	Zoning	SP-4
Applicant	David Nearer – Honda	Dep Acct #	
Current Status	Preliminary Review		
Next Step	Awaiting resubmittal		

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

Date	Notes/Updates
07/12/2023	City Staff met with David on site to discuss location of patio cover that was installed without City review. Discussed submittal requirements and additional requirements. Awaiting submittal.
12/06/23	Follow up with Planning to contact owner and obtain approvals.
12/13/23	Code Enforcement to follow-up with manager for status updates.
02/13/24	Staff met with manager. Permits submitted for approvals. New temporary construction fence observed on vacant city lot on west side of business.
04/08/24	Staff notified Honda Manager of permits required for the installation of the gate that was observed to be in progress. Staff provided the contractor with submittal information and submittal requirements. Application is currently under review. Staff also reiterated requirements for the submittal of the patio to the Honda Manager. Awaiting submittal of Building Permit application.
04/11/2024	Parking lot being re slurred and stripped. New gate permit applied for driveway on Walnut.

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 st Extension Exp Date	
2 nd 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.

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.

COMMERCIAL – WCF

DEVELOPMENT STATUS REPORT: 3200 E. WILLOW ST

Project Title	AT&T	Staff	CL / BS
Address	3200 E Willow St	Zoning	CTC
Applicant	Kelsey Moore	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
12/12/22	Preliminary plan submittal on 12/12/22. Plans are currently under review. Site history is also being reviewed to determine if a CUP or CUP modification is required for the proposed co-location request.
4/10/23	On 4/10/23 contract planner provided second round of corrections as applicant did not provide a compliance report, letter of authorization, sims, and an eligible facility request cover letter.
5/23/23	On 5/23/23 contract planner emailed applicant asking for a status update on resubmittals. Applicant responded on 5/23/23 stating that the project manager is just waiting for the authorization letter from the landlord.

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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 1100 23rd Street

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

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

Date	Notes/Updates
	Project is for the construction of two two-story single-family dwellings on a vacant lot.
03-26-2024	Applicant submitted application and plans. Project is under review.

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.		
Next Step	2 nd 6-month extension for SPDR.		

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

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

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.
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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
Current Status	Under Staff Entitlement Review and CEQA Analysis		
Next Step	Neighborhood Meeting Tentatively Scheduled for 3/21/24		

SPDR #	16-02
PC Approval Date	05/17/2016
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

ZOA #	16-03
PC Approval Date	
CC Introduction Date	
CC Adoption Date	
COA Signed Date	

TTM #	74232
PC Approval Date	
CC Introduction Date	
CC Adoption Date	

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.
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.

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.
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2056 DAWSON



Project Title	2056 Dawson	Staff	SM
Address	2056 Dawson	Zoning	RLM-2
Applicant	Chad and Kuong Yan	Dep Acct #	6149
Current Status	Expired		
Next Step	Awaiting submittal of new application.		

SPDR #	21-02
PC Approval Date	06/15/2021
SPDR Exp Date	07/15/2022
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
04/24/2020	On 4/24/20, the applicant submitted conceptual plans to the City.
01/06/2021	On 1/6/21, the applicant paid the developer deposit and submitted their summary of developer outreach efforts.
01/11/2021	On 1/11/21, the applicant submitted revised plans.
02/08/2021	On 2/8/21, the applicant resubmitted the revised LID plan.
03/11/2021	On 3/11/21, a virtual Neighborhood Meeting was held to get comments and feedback from the public. The project was cleared to bypass a Public Workshop and proceed directly to a Public Hearing.
06/15/2021	Public Hearing held on 6/15/21. The project was cleared to move forward.
09/21/2021	On 9/21/21, the applicant submitted the plans for plan check and provided the signed Conditions of Approval.
09/28/2021	On 9/28/21, Planning cleared the plans to proceed to building plan check review.
12/11/2021	On 12/11/21, the agent resubmitted revised arch plans.
01/07/2022	On 1/7/22, the agent submitted the methane mitigation plan.
	The previous SPDR has expired. Project requires new application and submittal. PC review is also required. Applicant has been informed and awaiting submittal of new application.

02/14/2024	Reached out to applicant multiple times as follow up. No response to move forward with project.
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RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2095 FREEMAN

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

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

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

09/27/2023	Applicant submitted Phase II workplan for City review. Currently under review by City consultant and staff.
10/09/2023	Comments were emailed to the applicant. Comments required revisions to the Phase II workplan. Awaiting resubmittal.
10/18/2023	A revised Phase II workplan was submitted by the applicant. Revised plans reviewed by the City's consultant.
10/20/2023	Revised Phase II workplan was approved by the City. The applicant also requested copies of Well Abandonment Reports for neighboring properties. Electronic copies were provided to the applicant.
01/10/2024	Awaiting submittal of Phase II report and other studies.
01/22/2024	Geologist required resampling of the property in order to properly analyze per the ASTM method. Awaiting submittal of findings.
02/22/2024	The applicant's geologist submitted revised Phase II report to the City. Report was sent to City's consultant for review.
03/01/2024	The applicant submitted the fault study to the City for review. The fault study was sent to the City's consultant for review.
03/12/2024	Corrections and comments were emailed to the applicant for both the Fault Study and the Phase II Report. Revisions are required on both reports. Awaiting applicant resubmittal.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2100 OHIO

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

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

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

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2250 OHIO



Project Title	2250 Ohio	Staff	SM
Address	2250 Ohio Ave	Zoning	SP-2
Applicant	Salvador Cerda & Khanh Nguyen	Dep Acct #	6074
Current Status			
Next Step	PC Public Hearing		

SPDR #	19-03
PC Approval Date	
SPDR Exp Date	
1 st Extension Exp Date	
2 nd Extension Exp Date	

Date	Notes/Updates
05/16/2019	Story pole plan approved and notices for story poles mailed 5/16/19.
06/2019	Applicant conducted initial view photos (6/19).
08/2019	Applicant revised the plans by lowering the building pad (8/19).
09/2019	Applicant conducted second round of view photos with the revised story poles (9/19).
12/05/2019	Neighborhood Meeting held on 12/5/19.
01/15/2020	Final View Analysis Report was approved on 1/15/20.
04/21/2020	Public Workshop #1 held on 4/21/20. The Commission voted unanimously to come back for a second public workshop, and specifically directed the applicant to revise the plans to address view concerns and displacement of street parking.
01/19/2021	Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD).
07/19/2021	On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant.
08/11/2021	On 8/11/21, the applicant resubmitted the grading and LID plan for City review.

09/10/2021	On 9/10/21, the methane site assessment permit was issued and expired due to no activity or response to Notices sent of expiration pending.
05/2023	Applicant rep. submitted Phase II report which was completed without an approved workplan which must be re-submitted per comments (5/23).
10/12/2023	The applicant was emailed with the required information to move the project forward.
11/22/2023	Applicant has request a pause on the project.
02/28/2024	Followed up with the applicant on status of project.
04/11/2024	Current owner has decided to sell property and project is TBD.

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 st Extension Exp Date	
2 nd Extension Exp Date	

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

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

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

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

09/14/2023	Applicant submitted and paid for demolition permit and C&D permit and permit was issued. The Bldg. Inspector will reach out to the contractor to schedule and pre-construction meeting. Residents were notified via mail and email and site will be posted with demo. Commencing tentatively on Sept. 28, 2023.
10/12/2023	Buildings and one retaining wall have been demolished. Meet with owner and contractor for final requirements to approve demolition permit.
12-06-2023	Owner is maintaining the property. Code enforcement conducts two inspections per day to monitor.
01/11/2024	Applicant submitted hydrology report. Pending submittal of updated traffic study. Preparing reimbursement agreement.
02/13/2024	Owner is maintaining the property but entitlement items from January are still pending.
04/11/2024	Meet with Traffic Engineer regarding traffic report and finalized reimbursement agreement for distribution.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: SH SMART HOMES



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

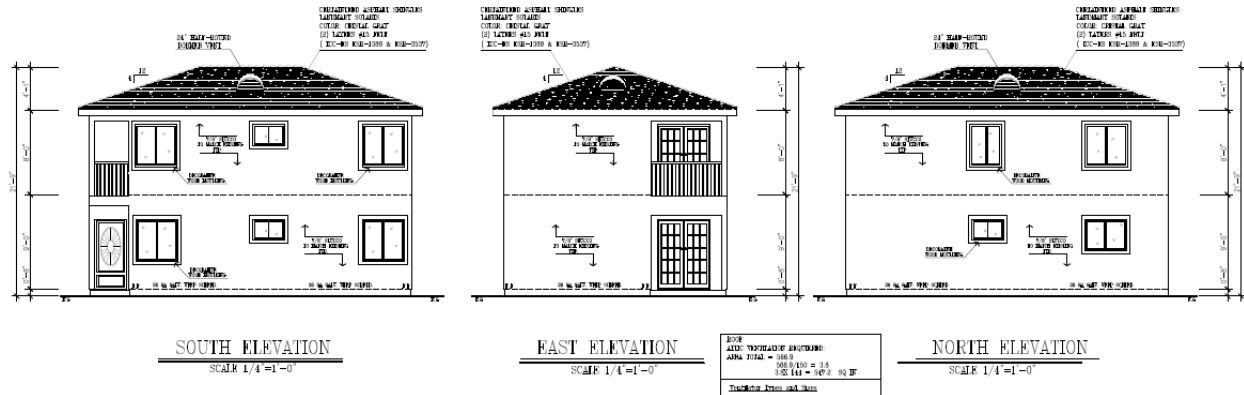
SPDR #	19-02
PC Approval Date	10/18/2022
SPDR Exp Date	10/18/2023
1 st Extension Exp Date	9/7/23
2 nd Extension Exp Date	9/7/23 – Extended to 10/18/24

TTM #	082172
PC Approval Date	10/18/2022

Date	Notes/Updates
05/19/2018	Application was submitted.
10/30/2018	First neighborhood meeting was held.
07/31/2019	Applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two.
10/10/2019	Second neighborhood meeting was held to review the modified plans.
02/26/2020	The limited Environmental Phase II soil sampling was completed.
03/17/2020	Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing.
04/08/2020	HHRA was submitted to OEHA on 4/8/20.
05/28/2020	OEHA memo received on 5/28/20.
08/20/2020	Tribal consultation conducted on 8/20/20.
09/01/2020	EDCO approved trash pick-up operations on 9/1/20.
11/19/2020	On 11/19/20, staff facilitated a joint meeting between the project applicant and the project applicants to the immediate south (Courtyard) to discuss possible options to coordinate sewer and drainage systems between the two sites.
09/02/2021	On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property.

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

DEVELOPMENT STATUS REPORT: 909 ½ E 25th St

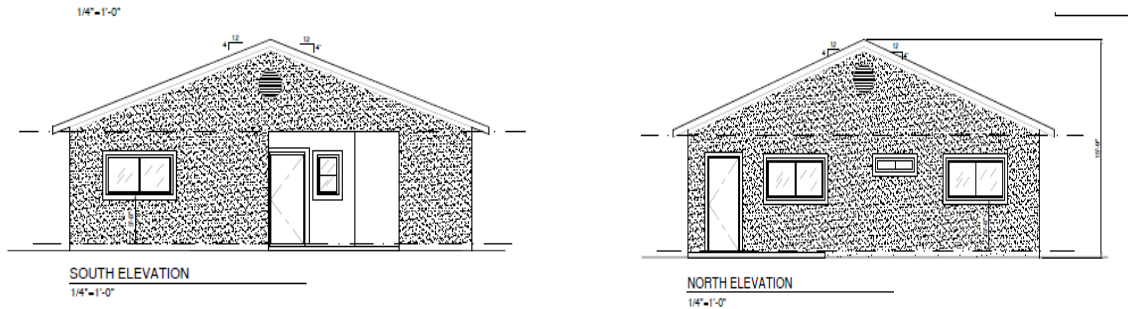


Project Title	909 ½ E 25 th St	Staff	Carlos Luis
Address	909 ½ E 25 th St	Zoning	
Applicant	Godfrey Nzeogu	Dep Acct #	
Project Description	Detached ADU on lot developed with an existing single-family dwelling.		
Current Status	In Building Plan Check Submittal		
Next Step	Complete Plan Check review and obtain Building Permits		
11/13/2023	Building and Safety Plan Check application submitted via the City's electronic portal.		
11/14/2023	Building and Safety completed first review and emailed applicant corrections. Awaiting resubmittal or revised plans.		

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.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 921 ½ E 25TH ST



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

Date	Notes/Updates
	Preliminary review was completed for project. Applicant informed that well discovery and well abandonment report is required. Also informed of methane assessment requirements. Awaiting additional information from applicant.
	Applicant submitted a desktop study to determine if the well identified on the CalGem website was in fact located on the subject site. The applicant paid for a deposit and staff has initiated review. Documentation was also submitted to City's Oil Consultant for review and recommendations.
	Oil Consultant completed review and has recommendations for next steps.
	Staff reviewed recommendations and also require a methane assessment and work plan be prepared for the project in order to confirm desktop study results. The applicant has been informed of requirements and we are awaiting submittal of work plan.
04/06/2023	On 04/06/23, the applicant submitted a Methane Assessment Workplan. Plan has been routed to S. Mearns for review. Currently under review.
04/18/2023	On 04/18/23, the Methane Assessment Workplan was approved by S. Mearns.
04/26/2023	On 04/26/23, the permit was issued after payment was received on 04/21/23. Currently performing work per approved workplan.
06/07/2023	On 06/07/23, methane report was submitted to the City for review.
07/03/2023	On 07/3/23, comments were provided to applicant identifying a data gap and additional requirements. Applicant is currently working with consultant on addressing gap. Awaiting submittal of additional information from applicant.
07/20/2023	Applicant was provided with comments from the City's consultant. Awaiting resubmittal.
	Applicant resubmitted report.
08/23/2023	City consultant and City approved the report. Next step is for the applicant to submit plans for Building and Safety Plan Check review. Awaiting submittal.
12/11/2023	Applicant submitted Building and Safety Plan Check application and plans. Currently under review.
12/13/2023	Corrections provided to applicant. Awaiting additional information regarding easements on property, if any.

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 23RD ST

Project Title	1357 ½ A&B E 23 rd St	Staff	SM
Address	1357 ½ A&B E 23 rd 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.

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: 1870 1/2 TEMPLE



Project Title	1870 1/2 Temple Ave	Staff	EK
Address	1870 1/2 Temple Ave	Zoning	RH
Applicant	Akram Tawfic	Dep Acct #	
Project Description	Converting (E) 5 car garage spaces to (N) one ADU unit with total area (1062 sq ft)		
Current Status	Under Construction		
Next Step	Inspections ongoing.		

Date	Notes/Updates
03/02/2020	Applicant-agent submitted for building plan check on 3/2/20.
04/01/2020	First plan check completed on 4/1/20. Corrections were routed to the applicant.
01/26/2021	On 1/26/21, the agent resubmitted revised plans.
06/29/2021	Construction permit issued.
04/13/2022	Follow up on expired permits and spoke to owner. Demolition was conducted but plans must be revised to continue. Owner has not responded. Permit expired 4/13/2022.
02/07/2023	Revisions to approved plans was submitted on 02/07/23 for the conversion of the 6th garage into the proposed ADU. All garages will be converted into ADU. Plans are in Building and Safety Plan Check.
03/14/2023	Corrections were provided to the applicant on 03/14/23 and awaiting resubmittal of revised plans.
05/08/2023	Received response to correction and revised plans and sent out back to building (TRB) for 2nd review on 05/08/23.
	Revised plans approved.
10-11-2023	completed
01/10/2024	Project obtained Final Inspection approval. Item will be removed from DSR in February.

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 st floor garage is completed.
04/11/2024	Property owner has resubmitted their SPDR due to pending expiration which will be heard by PC on 04/16/2024.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 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

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: 2027 1/2 JUNIPERO

Project Title	2027 1/2 Junipero Ave	Staff	CL
Address	2027 1/2 Junipero Ave	Zoning	RLM-2
Applicant	Marie Rumion	Dep Acct #	
Project Description	Convert (283) of an existing house into JADU. New BA & Studio Area w/ Kitchenette		
Current Status	Under review.		
Next Step	Submit covenant agreement.		

Date	Notes/Updates
12/19/2022	1st email with Covenant Agreement was emailed to group on 12/19/22.
01/19/2023	Followed up with a 2nd email to applicant, designer, and property owner requesting status of the Covenant Agreement on 01/19/23.
10-11-2023	completed
01/10/2024	Applicant did not complete the Covenant Occupancy Restriction required for the JADU. Verifying with Building and Safety if plan check approvals have expired.
02/07/2024	Building and Safety sent letter to owner informing them of status of application. If no response is provided, the application will be closed out.
02/23/2024	Pre-expiration letter was sent to property owners informing them their permit will be void if they do not respond within 90 days of the letter. Awaiting response from owner.

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: 2211 1/2 Cherry Ave

Project Title	2211 ½ Cherry Ave	Staff	CL
Address	2211 ½ Cherry Ave	Zoning	CR
Applicant	Michael Sabo	Dep Acct #	
Project Description	Proposed New detached ADU		
Current Status	Methane Assessment under review		
Next Step	Submit building permit and construction plans		

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.

RESIDENTIAL

DEVELOPMENT STATUS REPORT: 2225 1/2 Cherry

Project Title	2225 ½ Cherry Ave	Staff	CL
Address	2225 ½ Cherry Ave	Zoning	CR
Applicant	Michael Sabo	Dep Acct #	
Project Description	Proposed New detached ADU		
Current Status	Methane Assessment under review		
Next Step	Submit building permit and construction plans		

Date	Notes/Updates
11/14/23	Workplan submitted, payment made, and submitted to City's consultant for review.
01/16/24	Workplan approved and permit issued for testing.
02/12/24	Corrections received and provided to applicant. Awaiting resubmittal
02/13/24	Revised report submitted and routed to City's consultant for review.
03/20/24	Corrections received and provided to applicant.
03/22/24	Revised report submitted and routed to City's consultant for review.
03/26/24	Planning and City Consultant approved report. Project will require methane mitigation measures in design of ADU. Awaiting construction plans and Building Permit submittal.

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.

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.

City of Signal Hill
Community Development Department
Development Status Report
April 16, 2024

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 4 business licenses.
- The Building Department staff issued 24 permits. There were 0 solar permits issued. The valuation of the projects is approximately \$537,000 with permit revenues at approximately \$13,300.

Training/Tours/Events/Miscellaneous

- Director Doan continued working with the City's CEQA consultant and Signal Hill Petroleum on the environmental analysis for the long-term extension of the Drill Sites CUP.
- Planning Manager attended the employee Leadership Academy on 03/18/24 provided by the City of Signal Hill.

Potential Development Projects

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6th Cycle Housing Element.
- Illustrative plans for Orange Bluff at E. Willow St. and Orange Ave. and Walnut Bluff at E. Willow St. and Walnut Ave. are proposed as 2 of 4 affordable housing sites for the 6th Cycle Housing Element.
- 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 and an Exclusive Negotiation Agreement for development was approved by City Council in February 2024.



CITY OF SIGNAL HILL
STAFF REPORT

2175 Cherry Avenue • Signal
Hill, California 90755-3799

4/16/2024

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:

- Bringing Culdesac's Car-Free Vision into Focus - Planning Magazine
- California spent billions on homelessness without tracking if it worked - Los Angeles Times
- L.A. County supervisors voted to limit Airbnb, Vrbo and other short-term rentals in unincorporated areas - Los Angeles Times
- Long Beach breaks ground on Luxury Inn motel conversion for people who are homeless - Press Telegram



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PLANNING MAGAZINE

Bringing Culdesac's Car-Free Vision into Focus

A bold experiment in human-centric development relies on the city's long-term planning that puts density, transit access, and walkability first.

[INTERSECTIONS \(/PLANNING/SECTION/INTERSECTIONS/\)](#) [HOUSING](#)



The residential units and communal areas at Culdesac, a carless community in Tempe, Arizona, are designed to bring people together.
Photographs by Rebecca Noble.

April 2, 2024

By PATRICK SISSON

As the bright winter sun starts waning one late February afternoon, Carmen, 25, steps out of a white, driverless, Waymo SUV. It's my first encounter with a resident at Culdesac, a newly opened car-free community in Tempe, Arizona — and it feels like I have traveled into the future.

The experience — bumping into a new resident at the development's entrance, across from a light rail stop along Apache Boulevard — is exactly the kind of serendipitous encounter Carmen says happens often in her new home. Consisting of clusters of three-story alabaster apartment complexes that have been called "Mediterranean sugar-cube white (<https://www.theguardian.com/cities/2023/oct/11/culdesac-car-free-neighborhood-tempe-arizona>)," the neighborhood is arrayed around pathways, shared greenspace, and a redbrick main walkway that runs past a row of small retail stores.

The community feels like it was "built to bring people together," Carmen says. Culdesac also provides built-in mobility options, such as complimentary light rail passes and free and discounted driverless rides, allowing her to avoid the expense of car ownership in one of the most auto-dependent areas in the U.S.

"When I found this place, it was perfect," she says. "I don't have a car and didn't want to buy one." As far as transit goes, it's not France, where she taught English for a time. But it is something new for American development. (Carmen, like some other residents quoted in the story, chose to not have her last name published.)



Culdesac's design and functionality offer an oasis from the car-centric communities that surround it in Tempe and the greater Phoenix area.

The startup behind this 17-acre infill experiment hopes that the blend of community-focused design and a car-lite lifestyle becomes a selling point. Since it was announced in 2019, the \$170 million work-in-progress, which is roughly one-third complete, has been nothing short of an urbanist celebrity. Its rapturous reception included a feature in *The New York Times* (<https://www.nytimes.com/2020/10/31/business/culdesac-tempe-phoenix-sprawl.html>), adoring videos (<https://www.youtube.com/watch?v=hf0L3blkNA4>), and excitement over the promise of car-free living — there's only onsite parking for retail customers — in a metro where more than 92 percent of households own a car (<https://www.moneygeek.com/insurance/auto/car-ownership-statistics/>).

Culdesac certainly sticks out from its sprawl-focused surroundings of asphalt and strip malls with red rock landscaping and a smattering of cacti. It's an attempt to be a hipper, car-free version of urban living — a village of Euro-style, white buildings, highlighted with multihued murals, terra-cotta accents, and an occasional green or blue door as vivid as the cloudless sky. And, with shaded brick or gravel paths, it does feel noticeably cooler than its surroundings.

The community's design and functionality offer a departure from where decades of car-centric planning have gone wrong, and a place where creative work and flexibility by urban planners and developers has made a difference. It offers an oasis of sorts — a vision of what's possible. But, like any oasis, it's a fragile ecosystem, with surroundings that aren't necessarily compatible. After all, an island of walkability surrounded by a sea of cars can only go so far.

"It takes a level of openness to say, 'Hey, codes and regulations aren't just one-size-fits-all,'" says

Ryan Levesque, deputy director of the Community Development Department's planning division in Tempe, who worked on the project. "If we bend the code or do different things here, we need to be able to self-reflect and ask if we're doing them for the right reason."

Culdesac is the brainchild of founders and Arizona natives Ryan Johnson and Jeff Berens, who saw an opportunity to add to the small supply of in-demand, walkable real estate in the U.S. The start-up and its developer partners zeroed-in on Tempe because of long-term transportation and development planning. The city long ago realized it needed to grow *up* and not *out*, and it has focused on creative ways to densify without cars, because there simply isn't much space for more, says Deborah Salon, a professor at Arizona State University (ASU), who studies transportation. She has an ongoing research project focused on transit options, Culdesac, and figuring out what infrastructure, policy, and changes can inspire mode shifts away from cars.



Tempe Deputy Director of Planning Ryan Levesque and other planners worked side by side with Culdesac's developers to find creative and flexible solutions to move the project forward.



A Culdesac resident waits for a Valley Metro Rail train to pass before crossing the street on his e-bike. Tempe created the Tempe Transportation Overlay District for the area in 2005, opening the way for denser development.

The Apache Boulevard area had long been a focus of redevelopment, according to Levesque, making it an ideal space for Culdesac's experiment. Once a major thoroughfare, the strip had fallen on hard times and become home to transient lodgings, mobile homes, and motels. By the time developers broke ground in 2019, the lots two miles from the ASU campus were empty. But, unlike so many sites around the Phoenix metro, it had potential for density.

When plans were announced in 2000 to run the [Valley Metro](https://www.valleymetro.org/) down Apache Boulevard and a half-cent countywide sales tax was approved in 2004 to fund more transit options, Tempe planners seized the opportunity and adopted a transit-oriented development overlay in 2005 — the [Tempe Transportation Overlay District \(TOD\)](https://library.municode.com/az/tempe/codes/zoning_and_development_code?nodeId=ZONING_DEVELOPMENT_CODE_PT5_OVZODI_CH6_TROVDI) — that created additional incentives for higher density. Salon says those decisions made the site ripe for what Culdesac is attempting to do, as both Mesa and Phoenix's downtowns are accessible within 20-minute light rail rides.

"That's really the city's commitment to saying, 'Hey, build here, create that density so you can have alternate modes of transportation,'" says Levesque.

Building a 'dream project'

Designer and lead architect Daniel Parolek, of Berkeley-based Opticos Design, describes Culdesac as a dream project. An advocate of legalizing more urban infill projects — as well as the person who is credited with the term "missing middle" housing — Parolek knows from experience that "not a single zoning code in the country would allow a project like this by right."

But that didn't stop him and the Culdesac design team from proposing something significantly different. Drawing from myriad strains of vernacular architecture — coastal Italian enclaves, adobe homes across the Southwest, a handful of still-standing early 20th-century neighborhoods in Tucson, and Greek island architecture — Parolek and his team devised a kind of urban village concept, with small pods of relatively unadorned three-story buildings surrounding communal courtyards, interspersed with walking paths called *paseos* and knitted together with a grand walkway, a commercial main street, flanked by small, 500-square-foot storefronts.

Culdesac was designed to exemplify what housing advocates dub gentle density; by eliminating cars and standard-sized roads, which typically take up a third of U.S. developments, it achieves a density of about 40 units per acre while allocating lots of room for parks and greenspace. Parolek calls the concept "fabric buildings."



The community has a density of about 40 units per acre, while allocating lots of room for parks and green space.



The neighborhood draws on elements of Mediterranean design and the placement of buildings, walkways, and shared spaces create a quiet coziness.

The irregular placement and angles of the buildings create nooks and crannies, some with benches and communal grills, and others that allow revelations when, turning a corner, a bright sunburst-shaped mural pops out vibrantly from a staircase wall. Lines of string lights hang overhead. And despite the closeness of roaring traffic on Apache Boulevard and numerous nearby construction crews, both seem out of sight and out of mind. The walk is relaxing and quiet, with just the ambient crunching of gravel beneath my feet and the occasional call of birds.

Initially, another developer had proposed a more traditional project for the lot in 2016, aiming to meet existing TOD standards with a three-tower development that included 1,000 parking spots. But Culdesac and developer Sunbelt Holdings convinced the other developer to sell them the land. Then, they shared their vision with Tempe planners — who spent a year working with the Culdesac team to create a Planned Area Development master plan that could meet the developer's vision and be approved by the city's Development Review Commission.

Parolek says it was an extensive lift and credits the collaborative nature of planners for making the whole thing possible. Parking requirements were waived due to the extensive investment in mobility resources. Culdesac offered to build a protected sidewalk to access the light rail stop to encourage more rail trips (Salon's research found about a quarter of those moving into Culdesac came from car-free households). The development also worked to test the city's new mobility hub concept, working with planners to design their bike- and car-sharing areas so they could be used as a feasibility study for future development. Developers included bike parking, showers, space for scooters and bike repairs, as well as granting a bike shop prime retail space facing Apache Boulevard.

The partnership helped the city refine its own vision, says Chase Walman, Tempe's principal transportation planner, creating a model they could later show to developers and that will help the city create an eventual network of such hubs.



With developers building a protected sidewalk to encourage use of the Valley Metro Rail light rail stop, parking requirements were waived.

"This isn't on an island," he says. "It's not by chance this is happening, it's a design supported by the Transportation Overlay District and the city transportation master plan." The city-developer collaboration also has carried over into the infrastructure expansion, as Walman says future bike boulevard projects are under development to connect Culdesac to other bike paths.

"Once Culdesac came in, it really elevated the importance of filling in this system gap," he says.

One significant sticking point was the main paseo. Culdesac wanted a narrower street, to match the rest of the development, but Tempe planners needed to make sure that even in a pedestrian-first environment, emergency vehicles could access every unit. Overall, the development is set to have 636 rental apartments when complete. The compromise widened the main paseo to 26 feet to fit ambulances and emergency vehicles but left the overall pod structure intact.

Other big questions around trash pickup and the color of the buildings — Tempe didn't authorize white exteriors for fear of glare but settled for slightly off-white — slowly were resolved. To avoid additional external staircases and fire escapes, they agreed to hide ladders within chimney elements on the buildings. They even relaxed certain building code rules about downspouts and color variation on the exteriors.

Biweekly meetings helped refine the project. Since it was set to be done in phases, Levesque says the city approved a special site plan that allows the staff to administratively approve additional phases to avoid additional design reviews and speed up the process. He adds that the parking was finished in the first phase to ease the city's concerns.

Culdesac's biggest challenge

While sitting out at the wooden tables laid out on the main walkway in Little Cholla plaza, and under a steel shade structure, I meet a couple coming back from a morning workout. Frankie, 27, and Stephanie, 26, have spent six months in Culdesac — they were among the first 30 residents — and love having easy access to the on-site gym. They say it's easier to meet people at Culdesac than in other places, including the CEO, Ryan Johnson, who is also a resident. There are barbecues in the pods and weekly nighttime markets on Thursdays.



A covered, communal patio area along Llectic Avenue, the main paseo, which was widened from the original concept to accommodate emergency vehicles.

"We like New York but wanted outdoor space; and we loved LA but hated driving — so, [we] thought this was a nice middle ground," says Frankie, a designer and engineer. "It felt like something historic was happening, and we wanted to experience it."

"We jumped at the chance to sell the car," says Stephanie, an illustrator. "We're both big city people, and I think we've felt the same sense of comfort here."

It hasn't all been easy, mostly because Tempe itself simply isn't set up for life without a car. Frankie described it as operating within a "zone of convenience." Outside a relatively small radius where car-free living is simple, transportation can be challenging.

But when it works, it really works. Ally Merschant, 23, an actress who lives at Culdesac, can take light rail to and from her production of *A Midsummer Night's Dream* at the Mesa Arts Center. On the right night, you might hear her practicing her Shakespeare on the westbound train.

Still, unless a destination is directly walkable from a light rail stop or walkable from Culdesac — unlikely, as the development has a railroad on one side and a string of mostly under-development apartment complexes along Apache Boulevard — it's inconvenient without a car.

Case in point: the previous weekend, Frankie and Stephanie wanted to go to an escape room. What would typically be a 20-minute drive would be 90 minutes using public transportation. A ride-hailing service was charging \$50 each way. Ultimately, they booked a Culdesac-provided rental vehicle for \$25 total.



The community does a good job of supporting residents, says Culdesac residents Brad Biehl and Ally Mershan, who bike and use the light rail to get around Tempe.

Brad Biehl, a former Culdesac intern and now resident who operates a recording studio in one of the micro-retail spaces, where he also records his own urbanism-focused podcast, Good Traffic (https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKFwjZjOj-OEAxXiLEQIHwaiDfcQFnoECBEQAO&url=https%3A%2F%2Fpodcasts.apple.com%2Fus%2Fpodcast%2Fgood-traffic%2Fid1707603110&usg=AOvVaw2Rgk55BUohZo_sX5utx09E&opi=89978449), says the challenge is that the community does a great job of supporting you with the right infrastructure, but Phoenix and Tempe don't. And while he is comfortable, with years of experience, biking down a busy main arterial road on an e-bike, other residents new to the experience may not be.

But perhaps the biggest challenge facing Culdesac right now is reaching critical mass. During my short stay, I don't witness the utopian vision that promoters have been selling — that car-free life can knit together a neighborhood culture otherwise ruined by autocentric development. There aren't spontaneous meetings in the shared common spaces, or neighbors walking together from the train stations, or flocks of cyclists heading to work. To be fair, the Little Cholla Markets on Thursday, which I'm not able to see during this visit, are said to be big draws. But I mostly see more staff members in Culdesac-branded shirts than Culdesac residents.

I see very few cyclists during my stay — maybe in part due to the subpar biking experience on nearby streets, especially the main drag, which just has painted bike lanes. On a neighborhood ride, a few motorized scooters and bikers buzz by, rarely straying from the sidewalks. But change is coming: a forthcoming bike lane is anticipated to start construction this year that will connect Culdesac to a nearby mall; paths and trails exist within a short ride; and Salon says there are extensive ongoing efforts to expand the bike network. As Culdesac property managers there tell me, residents overwhelmingly use the light rail.

Even as construction workers toil away on the upcoming phases of Culdesac, which are set to bring in hundreds of additional residents when they open in 2025 and 2026 — not to mention several under-construction apartment developments nearby on Apache Boulevard — right now, it's tough.



Cocina Chiwas — Armando Hernandez and Nadia Holguin's James Beard Award-nominated restaurant — is a hot spot for the community and Tempe. It recently was named to the 2024 USA TODAY Restaurants of the Year list. But other businesses with less fanfare have struggled to find a footing at Culdesac.

The coworking hub located above the gym is rarely used. Operators say they plan to close it and convert it into more retail space, owing to underutilization and more residents working from their homes. The owner of the tea shop, Complete Comforts, tells me that the shop was especially empty the first few months of operation last fall, especially during the rainy season. The existing food market is a week from closing when I visit — though a Culdesac rep says a new one will be taking its place shortly. The largest crowd comes from Cocina Chiwas, the James Beard-nominated restaurant located in the corner of the development, which also plans to open a coffee shop and wine bar later this year. The restaurant remains constantly crowded — a walk-in table isn't available on the Tuesday night I'm there — but it's also an existing business with a draw of its own.

It's a reminder that Culdesac remains a bold experiment that isn't finished. Parolek believes it will take a few more years of renting units and steady operations to make a business case for rapid expansion of similar projects and to show that even in one of the most car-dependent parts of the county, car-free living is possible.

But replicating that kind of development without the planning prescience of Tempe won't be easy. There have been other U.S. developers, in cities like Houston and Charlotte with TOD ordinances similar to Tempe's, that have experimented with car-lite apartment complexes. Even Culdesac can't necessarily repeat the same level of car-free living without similar investments in transportation infrastructure and planning policy; in Mesa, the firm has plans to build a 1,000-unit project downtown that'll have 800 parking spaces, owing to the lack of transit options.

One project can't instantly change an entire region's development and travel patterns. But Culdesac, by using the foresight and flexibility of planners in Tempe, is making a case that noteworthy change is possible.

"They're selling it like they're going to create this situation where you're actually going to have a better life without a car than you've ever had," says Salon. "I think it remains to be seen whether they're successful in doing that. But I love that approach, because it's not the approach most people have been bold enough to take."

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

California spent billions on homelessness without tracking if it worked



A homeless encampment in San Francisco in 2023. (Jeff Chiu / Associated Press)

By Mackenzie Mays
Staff Writer

April 9, 2024 Updated 3:18 PM PT

SACRAMENTO — California has failed to adequately monitor the outcomes of its vast spending on homelessness programs, according to a state audit released Tuesday, raising questions about whether billions of dollars meant to thwart the crisis has been worth it as the number of people living unsheltered has soared.

A [new report](#) from the California State Auditor’s Office found that a state council created to oversee the implementation of homelessness programs has not consistently tracked spending or the outcomes of those programs.

That dearth of information means the state lacks pertinent data and that policymakers “are likely to struggle to understand homelessness programs’ ongoing costs and achieved outcomes,” the audit says.

“The state must do more to assess the cost-effectiveness of its homelessness programs,” California State Auditor Grant Parks said in a letter sent to Gov. Gavin Newsom and state lawmakers Tuesday accompanying the audit.

California has spent \$20 billion over the past five years dedicated to the state’s homelessness crisis, including funneling money toward supporting shelters and subsidizing rent. Still, homelessness grew 6% in 2023 from the year prior, to more than 180,000 people, according to federal “point in time” [data](#). Since 2013, homelessness has grown in California by 53%.

The California Interagency Council on Homelessness — created in 2016 to oversee the state’s implementation of programs dedicated to the worsening crisis — has not ensured the accuracy of the information in a state data system and has not evaluated homelessness programs’ success, according to the state auditor.

The audit recommends that the state Legislature require that the council report spending plans and outcomes of state funded homelessness programs annually and to make that information public. It recommends a type of “scorecard” to track the success of programs.

The council consists of state officials including Health and Human Services Secretary Dr. Mark Ghaly and California Department of Corrections and Rehabilitation Secretary Jeff Macomber.

The governor’s office referred questions about the audit to the California Business, Consumer Services and Housing Agency, which cited [a law](#) Newsom signed in 2021 that requires entities receiving state homeless funds to collect data. Since the law took effect last year, the California Interagency Council on Homelessness has made “significant progress,” spokesperson Russ Heimerich said in an email.

“The State Auditor’s findings highlight the significant progress made in recent years to address homelessness at the state level, including the completion of a statewide assessment of homelessness programs. But it also underscores a need to continue to hold local governments accountable, who are primarily responsible for implementing these programs and collecting data on outcomes that the state can use to evaluate program effectiveness,” he wrote on behalf of the California Interagency Council on Homelessness.

The response echoes frustrations among state and local leaders over which level of government is responsible for solving California’s homeless problem. In 2022, Newsom got tough on mayors when he [rejected every local homeless action plan in the state](#), deeming them not ambitious enough.

Out of five state programs analyzed, auditors found that two were likely cost effective: Project Homekey — Newsom’s COVID driven project to [convert hotels into housing](#) — and the CalWORKs Housing Support Program, which offers financial assistance and other services to low income residents. The others analyzed, including a state rental assistance program, could not be reviewed because “the state has not collected sufficient data on the outcomes of these programs,” according to auditors.

“Collecting and reporting all state homelessness programs’ financial data allows for more complete and timely information about the state’s overall spending on homelessness. It also makes possible greater coordination of

homelessness programs’ funding and may enable cost-effectiveness comparisons,” the audit stated.

Based on the data available, the audit also revealed that most people involved in state programs are placed into interim housing such as shelters and do not end up in permanent housing.

A bipartisan group of lawmakers including state Sen. Dave Cortese (D-San Jose) and Assemblyman Josh Hoover (R-Folsom) requested that the Joint Legislative Audit Committee authorize a state audit of the efficacy of state homeless funding last year as California’s unhoused population — the nation’s largest — has continued to grow despite [record state funding](#) invested to combat it.

“The biggest conclusion that the auditors came back with is there’s just inadequate transparency and data and information available,” Cortese told reporters in Sacramento on Tuesday.

Cortese said the audit will act as a blueprint for the Legislature to consider stricter reporting on homelessness spending in the future and said it should not deter the state from funding homelessness responses.

“I think our constituents want us to continue to invest, and I think our constituents are going to want us to continue to audit the effectiveness of our efforts,” he said. “I don’t think it’s a time to stop.”

State Republicans chastised the Newsom administration for the lack of data and said it’s proof that Democrat-backed strategies are not working as the state grapples with a [multibillion-dollar budget deficit](#).

“California is facing a concerning paradox: despite an exorbitant amount of dollars spent, the state’s homeless population is not slowing down,” Sen. Roger Niello (R-Roseville) said in a statement. “These audit results are a wake-up call for a shift toward solutions that prioritize self-sufficiency and cost effectiveness.”

Assemblymember Gregg Hart (D-Santa Barbara), chair of the Joint Legislative Audit Committee, said Tuesday he plans to conduct an oversight hearing to “further investigate” the audit results.

Tuesday’s audit comes just weeks after voters approved [Proposition 1](#), Newsom’s \$6.4-billion bond measure that aims to address one aspect of homelessness by building more treatment facilities for people who have problems with drug addiction or mental illness.

Another part of the [audit](#) examined spending by the cities of San José and San Diego, which have both struggled to help unhoused residents. The audit found that neither of those cities have “evaluated the effectiveness” of their programs despite millions in funding to respond to homelessness.

“San José and San Diego identified hundreds of millions of dollars in spending of federal, state, and local funding in recent years to respond to the homelessness crisis. However, neither city could definitively identify all its revenues and expenditures related to its homelessness efforts because neither has an established mechanism, such as a spending plan, to track and report its spending,” the audit states. “The absence of such a mechanism limits the transparency and accountability of the cities’ uses of funding to address homelessness.”


Cortese — whose Silicon Valley district has long been home to some of the nation’s [largest homelessness encampments](#), a stark juxtaposition against the backdrop of stunning wealth — said the findings regarding the two major cities could be a harbinger for future data discoveries.

“If those two cities are experiencing issues or if there’s symptoms of challenges that we need to correct, that probably exists in many, many other cities in the state of California,” he said.

More to Read


L.A. agrees to pay up to \$2.2 million for outside audit of homelessness programs

April 6, 2024




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March 22, 2024



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March 21, 2024



Mackenzie Mays

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Crackdown on Airbnb and other short-term rentals likely coming to unincorporated L.A. County



L.A. officials say Airbnb rentals have proliferated across the county's unincorporated areas. (Toshifumi Kitamura / AFP/Getty Images)

By Rebecca Ellis
Staff Writer

March 20, 2024 3 AM PT

Airbnbs and other short-term rentals in unincorporated areas will be restricted to hosts who are renting out their primary residence, under a proposal that gained preliminary approval from the Los Angeles County Board of Supervisors on Tuesday.

Officials say the rentals have proliferated across the county's unincorporated areas, sometimes leaving a trail of raucous parties and trash-strewn streets.

The proposed [ordinance](#), five years in the making, would prohibit hosts from listing second homes, guesthouses, accessory dwelling units or investment properties in unincorporated L.A. County.

The supervisors, who unanimously passed the ordinance on Tuesday, must vote on it one more time, likely early next month, before it becomes law.

Under the proposed ordinance, hosts in unincorporated areas — home to roughly 1 million residents — would have to register with the county and pay an annual fee of \$914. A property could be rented for no more than 30 consecutive days at a time. And so-called “corporate hosts,” who rent out multiple properties, would have to pull their listings.

“It takes them right out of the game,” said Randy Renick, head of [Better Neighbors LA](#), which pushes for regulations on short-term rentals.

Better Neighbors LA says the ordinance would return desperately needed housing to the market. The group has estimated that there are more than 2,600 houses available for short-term rental in unincorporated county areas.

The ordinance was supported by several tenant advocacy groups and public officials, who argued that short-term rentals were displacing long-term residents and replacing them with unruly tourists. Some residents have [told news outlets](#) that their street has been turned into a “de facto hotel.”

“All around the County, residents must suddenly deal with commercial enterprises in the middle of their neighborhoods, bringing in rowdy parties, parking difficulties, high volumes of trash, loud noise, and guests that have no stake in safeguarding the community,” a coalition of city officials wrote in a [joint letter](#).

Some hosts — as well as the rental platforms they use — have opposed the proposed ordinance, arguing that it is an “attack” on mom-and-pop landlords, disincentivizes tourists from visiting and cuts off a much-needed income stream.

At a county board meeting last month, Airbnb host Ellen Snortland said she felt she was being unfairly lumped with corporate landlords. She said she is in her 70s and uses Airbnb to stave off foreclosure.

“Do you think people like us Airbnb hosts do it to get rich?” she said. “We do it for survival.”

Vrbo, an online platform for vacation rentals, said it believes the county’s regulations would harm both tourists and the families that want to host them.

The proposal “severely limits the options available to traveling families visiting the area and economic opportunity for residents who own, manage, and service these accommodations,” a spokesperson for the Expedia Group, which oversees Vrbo, wrote in a statement.



CALIFORNIA

L.A. approves new rules for Airbnb-type rentals after years of debate

Dec. 11, 2018

The county’s crackdown comes more than five years after the city of Los Angeles [passed its own](#) short term rental restrictions, which barred Angelenos from renting out second homes on platforms such as Airbnb. The county’s version would bring unincorporated areas roughly in line with the city.

Maria Patiño Gutierrez, director of policy with the tenant rights group Strategic Actions for a Just Economy, said residents will sometimes report illegal vacation rentals in their neighborhoods, only to discover that the homes are actually in unincorporated L.A. County and, therefore, completely legal.

“The housing crisis is in all of L.A. County,” she said.

Some supporters of the ordinance hope there will be one significant difference from L.A. city: enforcement with teeth.

Researchers have found that hosts in L.A. regularly flout the city’s rules, with little consequence. A study [from 2022](#) found that nearly half the short-term rentals in the city were illegal.

Renick with Better Neighbors LA said he believes the county will do a better job of enforcement, though he said details on how that will be done are “thin.”

“We’re confident, given what the various supervisors have told us, that the county’s going to take enforcement seriously,” he said.

Nichole Alcaraz, operations chief with the county’s treasurer and tax collector, which spearheaded the ordinance, said they’re still hammering out the penalties for hosts that don’t comply. She said there will be more details in the coming month.

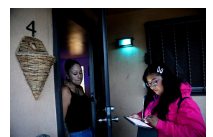
“We do know there’s going to be an enforcement arm. We do have some general ideas about how that’s going to work,” she said. “But the amount [of the penalty] may change.”

The ordinance would go into effect six months after the final vote and would include all property owners in unincorporated L.A. County with the exception of those [along the coast](#). Residents in unincorporated coastal areas — including Marina del Rey, Catalina Island and the Santa Monica Mountains — will need to wait for the California Coastal Commission to consider the ordinance.

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Feb. 11, 2024



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Feb. 1, 2024



Rebecca Ellis

Rebecca Ellis covers Los Angeles County government for the Los Angeles Times. Previously, she covered Portland city government for Oregon Public Broadcasting. Before OPB, Ellis wrote for the Miami Herald, freelanced for the Providence Journal and reported as a Kroc fellow at NPR in Washington, D.C. She graduated from Brown University in 2018. She was named a finalist for the 2022 Livingston Awards for her investigation into abuses within Portland's private security industry.

Long Beach breaks ground on Luxury Inn motel conversion for people who are homeless



Various city officials, including Long Beach Mayor Rex Richardson, celebrate the start of construction on a new 78-unit interim housing facility on Long Beach Boulevard. (Photo courtesy city of Long Beach).



By [KRISTY HUTCHINGS](#) | khutchings@scng.com

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Long Beach has officially begun work to convert a motel into a new interim housing facility for people who are homeless.

Various city officials, including Mayor Rex Richardson, recently gathered at the housing site to celebrate the start of construction. The site, formerly a Luxury Inn, 5950 Long Beach Blvd., will be converted into a 78-unit interim housing shelter as part of the state’s Project Homekey program.

Long Beach [received a \\$30.5 million grant from Project Homekey](#) last year — about half of which was used to buy the motel. The other half was allocated to the [city’s efforts to build 30 to 35 tiny home shelters](#) at the Long Beach Multi-Service Center. It will cost the city an additional \$6.5 million to convert the existing Luxury Inn to the interim housing facility, according to a Wednesday, March 27, press release — which is covered by the Project Homekey grant, as well as money from the city’s general fund and Measure A revenue.

All 78 rooms within the facility will be upgraded with new bathrooms, lighting, fixtures and other amenities, the city’s news release said.

The motel will also be upgraded with disability access improvements, a new fire sprinkler system and drought-tolerant landscaping — alongside various updates to the building’s exterior.

“Today marks a significant stride forward in our efforts to expand interim housing options within our community,” Richardson said in the news release. “This initiative will provide a stable and supportive space for individuals as they pursue pathways to secure permanent housing.”

Each unit, upon construction completion, will provide residents with a new bed, dresser, table and chairs, mini-fridge and television, the press release said.

Those who move into the facility will be permitted to stay there until they are able to secure permanent housing, Department of Health and Human Services spokesperson Jennifer Rice Epstein said in a Wednesday email.

“Our new Project Homekey site will not only offer a safe space to sleep and three meals a day,” Deputy City Manager Teresa Chandler said, “(but) it will also offer the level of case management that is usually only available at the Multi-Service Center.”

Construction on the new facility is expected to finish in early 2025, the city said.