

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Industrial  
September 20, 2022

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Director Approval	Review			SPDR / CUP			CTL			Notes	Status
								PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext			
Preliminary Environmental Assessments	1901 Freeman Avenue	New 7,290 SF Industrial Building	CL/CTD	Greg Gills	Admin SPDR												Phase II workplan approved. Phase II needed to be completed. Phase II and HHRA completed. Preliminary Comments provided to applicant on 5/5/22.	Environmental items completed and preliminary comments provided on revised plans.
Preliminary Review	1701 Creston Avenue	New 11,024 SF industrial building on subdivide one parcel into two	CL/CTD	Tim Collins	Preliminary Review												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. Applicant completed geotechnical investigations and proceeded with well discovery on 5/9/22. 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.	returned to applicant on proposed site plan. Applicant completed a portion of well discovery and is working on revising the Phase II workplan. Pending formal application submittal upon
Under Review	2020 Walnut Avenue (Signal Hill Business Park)	Construction of a 151,075 SF industrial park.	CTD	Signal Hill XC LLC (Agent: Stephen Christie, Xebec Realty)	GPA, ZOA Parcel Map, St Vacation and SPDR	Yes	NA	10/19/2021	11/9/2021								Revised CEQA document is complete and re-circulation dates are June 28-July 28, 2021. PC approved SPDR & TTM, recommended ZOA/GPA/RMND to CC and found vacation in conformance to SP at PH Oct. 19, 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.
Under Review	2550 Orange Avenue	Construct new industrial building (100,886 SF), with 17 loading docks, 147 surface parking stalls, 73 surface trailer stalls, and other related improvements.	RA/CTD	Property Owner: 2550 ORANGE AVENUE DEVELOPMENT LLC  Applicant: CenterPoint Properties Inc.	SPDR 21-05  Parcel Map  ZOA for New Specific Plan	Yes	NA	Required	Required								Well Discovery was initiated on site (9/19). Applicant submitted a new industrial conceptual plan on 9/14/20. On 12/17/20, the new applicant (CenterPoint) held a Neighborhood Meeting for nearby residents and interested parties. On 4/26/21, the applicant submitted application package. On 5/20/21, staff sent a Determination of Incomplete Submittal email to the applicant. On 6/28/21, the rough grading permit was issued. On 8/23/21, the applicant submitted a revised conceptual plan of a re-oriented building with new access routes. On 10/12/21, staff emailed the Site Work Status Letter to the property owner. On 12/20/21, the applicant resubmitted a new application package containing the Traffic Study Area (TSA) report. On 1/19/22, a Notice of Incomplete Submittal letter was mailed to the applicant. TSA deemed inadequate. On 3/23/22, the demo permit for the wooden poles, netting, and four light poles was issued. Work completed on 4/7/22. On 4/4/22, the applicant provided the signed Reimbursement Agreement. On 4/7/22, the applicant submitted Developer Deposit payment. On 6/9/22, City staff participated in a joint meeting with the applicant, their legal team, and DTSC to discuss the CLRRA review process. 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/CLRRA review process. On 7/7/22, City staff (including City Traffic Engineer) met with applicant and their traffic consultant to discuss outstanding corrections for the TSA report. On 7/28/22, City selected Orion Environmental, Inc. as the City's consultant, and on 8/1/22, Orion returned the signed letter agreement. On 8/10/22, meeting held between CenterPoint, EnSafe, DTSC, City staff, and Orion Environmental (City's consultant).	TSA report is under review.

Under Construction	950 E. 33rd Street ( SP-12, GATEWAY CENTER N/ TARGET REMODEL)	TI of TARGET; construct new building pads for new retail	CTD/EK/CL	Helen Pope et al, Lucky Stores Inc.	Signal Hill Petroleum	Lot Line Adjustment	Yes	NA	4/20/2021	5/11/2021								720 days from 12/23/21	<p>Planning Commission public hearing held 4/20/21. Two SPDRs approved and recommendations of approval to City Council 5/21. Remodel permit was issued 12/21. Staging of construction materials and other construction prep is underway.</p> <p>City Council approved CUPs @ public hearing on 5/11/21 and introduced ZOA and Ord. for SP-12 and Development Agreement.</p> <p>Contractor erected tent without permit; first footing inspection failed; Approved upon reinspection (6/21). Mailing of CTL letters is complete and comments were received regarding proposed nighttime construction.</p> <p>Target has reported they will postpone construction until January 2022. A neighborhood meeting is scheduled for 9/15/21 to discuss nighttime tower construction (9/21).</p> <p>A neighborhood meeting was held on 9/15/21; no residents attended. Target revised the tower work to be daytime only.</p> <p>Remodel and encroachment permits were issued 12/21.</p> <p>Onsite meeting to discuss closure of back road access to California ave. Met with Fire Dept and spoke on phone with PD for approvals. Land to be closed M-F 7am-3pm. Ok framing to drywall employees bathrooms.</p> <p>Customer Bathrooms open, temporary bathroom trailers removed. Work begun on new ADA ramp access from sidewalk to store front entrance. 4/13/2022. Revised staging plan submitted on 5/9/22.</p> <p>Starbucks and Snack bar area to open after Health Inspection. Two front doors installed for online purchases and pick up in parking lot. Landscape curb and plantings installed. Exterior painted and soffits and tower installed. Signs delivered and ready to install. Storage containers and Tent being dismantled. New fitting rms completed. New refrigeration rooms installed for online pick up orders.</p>	<p>Permit for remodel and encroachment was issued Dec. 23, 2021. Remodel work is nearly complete.</p> <p>Planning performed and approved a Final Inspection for the interior and exterior remodel on 08/24/22. Pending Building Final Inspection approval.</p>
Under Review	3177 California Avenue (( SP-12, GATEWAY CENTER N/Self-Storage Facility)	Construction of a new 177,345 sf self-storage facility, a refurbished freeway sign and site improvements	CL/EK	Nick Zent-Contractor		SPDR 21-04/CUP 21-02	YES	N/A	4/20/2021	5/11/2021	5/11/2022							TBD	<p>A self-storage facility was approved on May 11, 2021, as part of the Gateway Center North Specific Plan, a phased commercial center and self-storage facility.</p> <p>In plan check as of 8/10/21</p> <p>Revised plans received 3/10/2022.</p> <p>SPDR time extension approved by Director in April 2022.</p> <p>Plan check approved 5/10/22, but multiple items pending prior to issuance of permit.</p> <p>Pending submittal of additional SPDR approval time extension from the applicant, which would extend through April 2023.</p>	<p>Bldg. plancheck completed, but multiple other items to complete prior to permit issuance.</p> <p>Pending resubmittal of Master Sign Program for Self-Storage Facility. Once application is deemed complete, it will be presented to the Planning Commission for consideration.</p>
Under Review	2598 Cherry Avenue	Reconfiguration of the drive aisles near the Wells Fargo Freestanding ATM and the Costco gas station queuing line	RA		BCORE RETAIL TOWNE OWNER LLC	Admin SPDR	No	Required	NA	NA									<p>Meeting held at City Hall on 2/26/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project.</p> <p>Subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project.</p> <p>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</p> <p>On 3/26/21, the property owner paid Developer Deposit.</p> <p>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.</p> <p>On 9/13/21, the applicant submitted a traffic and parking analysis report for City review.</p> <p>On 9/27/21, the City's Traffic Engineer determined that the report is inadequate because its is lacking data on traffic circulation from the driveways to the gas station.</p> <p>On 10/25/21, the City's Traffic Engineer drafted a correction memo to the applicant's report.</p> <p>On 1/15/22, the applicant resubmitted a revised report.</p> <p>On 1/24/22, the Traffic Engineer's correction memo was sent to the applicant.</p> <p>On 2/22/22, a joint virtual meeting was held between City staff, property owner, and their consultants to discuss correction items.</p> <p>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.</p>	<p>Applicant must resubmit a revised plan to address the outstanding items.</p>

Under Review	1450 E. 27th Street and 2655 Walnut Avenue	New Industrial Development	CL/CTD	2H Property 3060, LLC	SPDR 20-02 Lot Merger													Public Workshop held on 11/17/20. Phase II ESA and Methane Assessment received (1/21). Received comments from City's Environmental Consultant on 1/18/21. Phase II ESA updated and completed on 4/14/21. HHRA (9/21). HHRA response (10/21) Applicant response to OEHHA (11/21) 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. Resubmittal on 08/23/22 and currently under review.	Plans are under review.
Under Construction	1600-1680 E. Hill Street	Interior demolition and remodel of Bldg. 3 for pharmacy school in accordance w/ the Master Plan for additional remodels	CTD/RA/EK	American University of Health Sciences (AUHS) Agent: Morgan Pickard	Bldg. Permit, Demolition and Waste Management plans.		Bldg. and PW approvals required	PC Public Workshop - 6/21/22	PC Public Hearing - 8/16/22	CC Public Hearing - 9/13/22								Approved waste plan 8/24/2018. Permit issued for Bldg. 3 T1s (1/17/18). Master Plan facility tour (3/19). Bldg. 1 demo started (7/19). Fire sprinkler supply plan approved (10/19). All rough inspection complete except mechanical (2/20). Applicant changed contractors and permit has been re-issued for new contractor to continue remodel of Bldg. 3 on 9/9/20. CTL extended 720 days. Applicant indicated there will be revised plans submitted for changes to ceiling (4/21). Smoke damper progress inspected (6/21). Revised plan submittal (7/15/21). Revised traffic and parking report was re-submitted (8/21). Additional comments were provided and a final report is pending (9/21). Revised mechanical plans approved 11/21. Final mechanical inspection conducted 11/21. The revised parking and circulation traffic studies approved on 3/9/22. Applicant wants to process a ZOA for AUHS Specific Plan by Sept. 2022. Staff prepared a timeline and hired MIG contract Planner to assist. 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. Summary of corrected nos. provided on 5/5/22. 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. Neighborhood Meeting held on 5/19/22. PC Public Workshop held on 6/21/22. As-built plan submitted for review. 8/9/22. As-built plans approved 9.8.22. PC approved ZOA on 8/16/22. CC approved ZOA on 9/13/22.	Plans in building 3 plan check approved. ZOA for AUHS/AURA SP approved by CC on 9/13/22.

Under Construction	1180 E. 23 <sup>rd</sup> Street	Building interior and exterior remodel, parking lot repair, install fencing w/screen for vacant parcel, lot merger.	CTD/EK	WT Durant INC. (Agent: Bruce Ruggles)	Admin SPDR 18-03		11/15/2018	NA	NA			5/24/2020	8/12/2020	Temporarily rescinded per COVID19	<p>ASPDR approval (10/18).  Plan check submittal, &amp; demo (11/18).  Permit issued (12/18)  Exterior TIs nearly complete (7/19).  Lot Merger documents pending submittal (7/19).  P. lot plan and retaining wall revisions submitted (10/19).  Rebar footings completed on right side of fence (2/20).  All initial remodel items are nearly complete to final the bldg. permit.  Revised plans submitted 11/20.  Final inspections are underway for 1st permit and revised plans are under review for exterior improvements (12/20).  Comments for Phase II plans completed.  Applicant has proposed additional items which will be completed under a new permit.  Based on COVID19 impacts and no reported nuisances the requirement for a 2nd extension is temporarily rescinded.  No progress has been made on the project and it appears the unimproved dirt lot is being driven across and accessed from e.23rd St.  The applicant was given a 1st notice of a pending expiration of permit (9/21).  Planning, Bldg. and Public Works staff met on site with applicant to review permit items needed for completion and to inspect additional improvements completed outside of the permit. Staff prepared a summary letter of the visit and next steps which was provided on (11/17/21).  New plans for non-completed work, work completed without permits, and Phase II proposed work were submitted on 3/1/22.</p>	New plans for non-completed work, work completed without permits, and Phase II proposed work were submitted on 3/24/22 and comments returned on 4.22. No activity since.
Under Construction	2951 Cherry Avenue	Remodel for Jimmy E's Bar + Grill w/ outdoor seating area.	CTD/EK	Jimmy Eleopoulos	Admin SPDR		2/7/2019	NA	NA			10/30/2020	1/18/2021	Temporarily rescinded per COVID19	<p>TI permit issued (5/19).  Interior TIs and water service installation (9/19).  Construction completed for restaurant and Conditional CofO issued Jan. 2020 with Street improvements on Cherry Ave. to be completed by March 30, 2020.  CofO was extended per COVID19 impacts for 90 days to June 30, 2020.  Traffic control plan was approved and planning for street improvements to begin is pending (9/20).  Based on COVID19 impacts and no reported nuisances the requirement for a 2nd extension is temporarily rescinded.  Street improvements are complete and bond release is pending (1/21).  On 8/5/21, the Building Inspector conducted an inspection of the constructed "cigar lounge" in the landscaping area of the parking lot (8/21).</p>	Applicant must submit plans for the constructed "cigar lounge" in the landscaping area of the parking lot.

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Auto Center  
September 20, 2022

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status	
							Director Approval	CC Approval		Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext			
Approved	1250 E. 28th Street (Auto Storage Lot)	Auto Center Vehicle Storage Yard	CTD	Signal Hill Petroleum for Sonic Automotive	Term = one 3 yr. occupancy w/ temp. improvements	Stormwater BMPs		Under review	NA	NA	Term 1 expires 1/13/2023						Draft compliance plan submitted. Deposit submitted (10/19). Compliance plan approved on 1/13/20. Within one year of initiation of the vehicle storage use, the property owner or applicant shall prepare and submit a term II permanent improvements plan pursuant to Section 20.24.050 unless a statement of intent to terminate the use and vacate the property at the end of term I is submitted. The property currently has no vehicles stored on it (1/22).	Compliance Plan approved on 1/13/20, following approval of percolation test report. Year 2 of 3 of Term 1 has expired and property owner has indicated they will not be seeking a long-term storage option.
Under Construction	1800 E. Spring Street	Tenant improvements for a new TESLA auto dealership and service center at former Nissan site  Amendment to existing sign program	RA/EK	Chris Engemann with CallisonRTKL, Inc. (agent on behalf of TESLA)  Diana Tran (TESLA)	Admin SPDR 21-02	No	3/24/2021	NA	NA					1/14/2023			On 2/8/21, application and dev. deposit submitted. On 2/10/21, applicant submitted narrative letter outlining the proposed uses at the site. On 3/24/21, the Planning Department approved the plans. On 4/20/21, a conformity report was presented to the Planning Commission. On 7/7/21, plans approved by the building plan check firm (Interwest). Building permit issued on 7/23/21. Soils samples taken on 10/13/21. On 12/13/21, Tesla submitted a request letter to extend the expiration date of the permit, which would expire on 1/19/22. On 12/14/21, the Building Department approved a 90-day extension with a new expiration date of 4/19/21. On 2/23/22, Building Inspector inspected underground sweeps from property line to transformer to new cabinet location behind wall. Ok'd to backfill. On 4/6/22, Building Inspector conducted site visit with TI contractor to extend permit. On 4/11/22, applicant initiated TI construction. On 8/10/22, Planning, Building, and Public Works signed off on the TI permit. However, sign permit is still pending installation of the "T" logo sign at the main entrance. Materials are on backorder.	Applicant must install "T" logo sign at the main entrance to close out sign permit.
Under Construction	1800 E. Spring Street	Parking Lot improvement	CL/EK	Rafael Gabai (Hooman's Contractor)  Diana Tran (TESLA)	Admin SPDR	Stormwater BMPs	9/8/2022		NA								Parking lot improvements consisting of grading, landscape planters, pavement, parking stall striping, stormwater measures, and methane vents.	Permits issued.

City of Signal Hill  
 Community Development Department  
 Development Status Report: Commercial-WCF  
 September 20, 2022

Project Category	Address	Project Description	Staff	Applicant	Application	WELO Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	2411 Skyline Drive	Install (1) antenna (AF-24HD); install (5) MW dishes (RD-5G30); install (5) ODUS (RBD23UGS-5HPACD2HNDNM); install (6) CAT5E cables (1/4"); antennas shall be painted to match existing; no ground work	RA	Alyce Read on behalf of California Internet LP	Admin SPDR CUP 99-05	No	Required	NA	NA							Applicant-agent submitted plans on 6/18/21. On 8/2/21, staff had a virtual meeting with the applicant's consultant to discuss the requirement to submit a EME RF Emissions report. On 8/25/21, the applicant submitted the EME RF Emissions report. On 8/26/21, Planning cleared the project to proceed to building plan check review. On 8/27/21, Permit Tech sent payment info to Finance for payment and processing.	Applicant must pay for plan check fees to initiate building plan check.
Under Review	1850 Redondo Avenue	Remove (5) antennas and replace with (6) new antennas and associated equipment, including (6) RRU's and (2) cabinets.	RA	Clay Gallagher with MD7 (on behalf of T-Mobile)	Admin SPDR CUP 07-02	No	Required	NA	NA							On 3/11/21, the applicant submitted the initial submittal package, which was incomplete because it did not include the RF Emissions EME Compliance Report. On 1/14/22, the applicant submitted the revised documents with the RF Emissions Report. On 1/27/22, corrections were emailed to the applicant.	Applicant must resubmit revised plans and associated documents.
Under Review	2411 Skyline Drive	Install (6) antennas, (2) junction boxes, (1) fiber, (1) power cable, and a 3'x3' lease area	RA	Jordan Eddy (with Crown Castle)	Admin SPDR CUP 99-05	No	Required	NA	NA							On 7/13/22, the applicant resubmitted plans to the City to inquire about submittal requirements. On 1/21/22, staff provided a submittal checklist. On 2/22/22, the applicant submitted the outstanding documents. On 3/8/22, staff provided corrections to applicant. On 3/11/22, applicant submitted revised plans. On 3/16/22, Planning cleared the project to proceed to building plan check. 6/6/22, contractor pulled permit. 6/7/22, applicant sent corrected plans.	Plans are under building plan check review.
Under Review	2230 Lemon Avenue	Remove (6) antennas and install (3) new panel antennas and (3) new air antennas; relocate (2) existing antennas; install (1) new rectifier	RA	Deanna Lynn (with Coastal Business Group Inc.)	Admin SPDR CUP 12-02	No	Required	NA	NA							On 5/5/22, application package submitted. On 5/18/22, corrections emailed to applicant agent. All addresses must be consistent with CUP 12-02. On 6/8/22, applicant resubmitted revised plans and supplemental documents. On 7/6/22, applicant submitted photo sims. On 8/8/22, building approved the plans, but they stamped an older set. Correct plans are re-routed to plan check firm for stamp.	Plans are under building plan check review.
Approved	2550 Orange Avenue	Install (3) new antennas, (3) new T-arm mounts, (6) new RRU's, new concrete equipment pad, (1) new cabinet, and other ground equipment within lease area	RA	Carrier: Dish Wireless Agent: Andrea Liu (with SBA Communications Corporation)	Admin SPDR CUP 04-02	No	Required	NA	NA							On 4/5/22, the applicant submitted plans. On 4/15/22, corrections were emailed to agent. On 4/27/22, staff received the \$272 Planning fee. On 5/11/22, staff discussed the RF Emissions Report requirement with the applicant. On 6/13/22, applicant resubmitted revised EME RF Emissions Report, which included data on the adjacent Verizon Wireless monopalm. On 9/14/22, RA stamped plans approved for Planning.	Pending permit issuance.

Approved	1855 Coronado Avenue	Install new 2' FRP box extensions at Alpha and Beta, remove and replace (9) existing antennas with (9) new antennas, relocate (3) existing antennas, remove (3) existing RRU's, install (6) new RRU's, install (6) new raycap boxes (3 at antenna level, 3 in equipment area), install (3) new hybrid cables, and remove and replace (1) existing equipment cabinet with (1) new equipment cabinet. No additional changes are proposed for the modification.	RA	Eduardo Galdamez with Core Development Services (on behalf of Verizon)	Admin SPDR CUP 08-03	No	Required	NA	NA							Applicant-agent submitted application package on 3/29/21. On 3/31/21, Staff emailed correction list to agent. On 4/20/21, The applicant resubmitted the revised plans. On 6/28/21, Planning staff stamped the plans and cleared the project to go to building plan check. On 7/9/21, Building approved the plans. On 8/3/21, The applicant stated that the contractor will pull the permit at a later time. 6/7/22, applicant emailed to extend plan approval. Approval granted based on 2019 Building Codes still in effect. Applicant submitted revised plans. Revisions approved by 4Leaf. Permit link sent to applicant.	Pending permit issuance.
Under Construction	2411 Skyline Drive	Install (1) platform mount at a centerline height of 89'; Install (4) panel antennas, (2) microwave antennas, (6) dish antennas, and (4) remote radio units onto the platform mount; Install (4) coax cable runs; Install (1) equipment cabinet inside the existing shelter	RA/EK	Alexander Lew (Core Development Services) on behalf of One Ring Networks)	Admin SPDR CUP 99-05	No	Required	NA	NA							Applicant submitted application package on 12/15/20. On 1/11/21, correction list was emailed to agent. 1/14/21, the applicant resubmitted revised plans with the outstanding documents. On 1/25/21, Planning approved the project and cleared to go to Building plan check. Plans approved; applicant notified. Permit issued to contractor on 4/23/21. Contractor needs to provide anchoring details for cabinet to pass inspection (4/21). Left voicemail on 8/11/2021-JIM BLDG On 4/14/22 (over a year), I emailed the agent asking for a status update.	Waiting on Anchoring details in order to be finalized.
Under Construction	3275 E. Grant Street	T-Mobile is swapping out 3 antennas, replacing 6 and removing 3 RRUs, adding 2 and removing 1 equipment cabinet within the existing fenced enclosure.	CL/CTD	Molly Kales, Spectrum	Admin SPDR CUP 10-04	No	Required	NA	NA							Application package submitted on 8/24/20 and supplemental items sent on 9/4/20. Permit issued on 10/1/20. Contacted contractor. Waiting on Sprint approval before able to do work. Need extension until Fall 2022. 2/9/2022	Inspection pending.

City of Signal Hill  
Community Development Department  
Development Status Report: Residential  
September 20, 2022

Project Category	Address	Project Description	Staff	Applicant	Application	WELo Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	1900 Temple Avenue	New custom one-story SFD (2,343 SF) with attached 2-car garage (628 SF) and detached 2-car garage (725 SF) with second-story ADU above (1,052 SF)	RA	Property Owner: Roger Vititow Trust  Agent: Bozena Jaworski (RPP Architects)	SPDR 21-08	Req.	NA	Public Workshop - 11/16/21  Public Hearing - 4/19/22	NA							On 3/20/20, applicant submitted conceptual plan. Staff provided initial comments. On 8/10/20, applicant submitted Developer Deposit and Well Abandonment Report (WAR) to verify that the abandon well on the property could be built over. On 1/8/21, incomplete submittal determination letter sent to applicant. OEHHA recommended more soils testing (6/21). Additional tests completed and memo received from OEHHA confirmed residential occupancy (8/21). New revised documents submitted (9/21). PC Public Workshop held on 11/16/21 and the Commission cleared the project to proceed to a future public hearing. 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. Tribal consultation meeting held on 2/3/22. Initial Study and MND were prepared by the City's On-Call CEQA Consultant. PC Public Hearing held on 4/19/22, and the Commission approved the project by a 4/0 (one abstain).	Applicant must sign the approved Conditions of Approval and submit the methane site assessment work plan for City review.
Under Review	2750 E. 20 <sup>th</sup> Street  SH Smart Homes	Demolition of an existing single-family dwelling with detached garage; condominium subdivision for construction of three new detached dwellings with two-car garages per unit, three surface parking spaces (one per unit), and other associated site improvements	RA	Property Owner: Narsimha and Usha Reddy  Agent: Bozena Jaworski (RPP Architects)	SPDR 19-02  TPM 082172 (Condominium Subdivision)	Yes	NA	Neighbor Meeting #1 - 10/30/18  Neighbor Meeting #2 - 10/10/19  Public Workshop - 3/17/20  Public Hearing - 9/20/22	NA						On 5/9/18, application was submitted. On 10/30/18, first neighborhood meeting was held. On 7/31/19, applicant submitted revised plans which eliminated the second story of the northern unit, but reduced surface parking spaces from five to two. On 10/10/19, a second neighborhood meeting was held to review the modified plans. The limited Environmental Phase II soil sampling was completed on 2/26/20. Planning Commission public workshop held on 3/17/20 and the Commission voted unanimously to continue the project to a public hearing. HHRA was submitted to OEHHA on 4/8/20. OEHHA memo received on 5/28/20. Tribal consultation conducted on 8/20/20. EDCO approved trash pick-up operations on 9/1/20. 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. On 9/2/21, the applicant submitted preliminary grading and drainage plan showing an easement for a joint trench on the Courtyard property. Applicant re-leak tested the two wells on 11/16/21. On 9/20/22, the public hearing was continued to a future date uncertain.	Planning Commission public hearing continued to a date uncertain.	
Under Review	2250 Ohio Avenue	Construct new two-story duplex (3,678 SF total) and site improvements.	RA	Applicant: Salvador Cerda and Khanh Nguyen  Agent: Leoh Sandoval (Leoh S. Designs)	SPDR 19-03	Yes	NA	Neighbor Meeting #1 - 12/5/19  Public Workshop #1 - 4/21/20  Public Workshop #2 - 1/19/21  Public Hearing - TBD	NA						Story pole plan approved and notices for story poles mailed 5/16/19. Applicant conducted initial view photos (6/19). Applicant revised the plans by lowering the building pad (8/19). Applicant conducted second round of view photos with the revised story poles (9/19). Neighborhood Meeting held on 12/5/19. Final View Analysis Report was approved on 1/15/20. 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. Public Workshop #2 held on 1/19/21. The Commission voted unanimously to bring the project to a public hearing (date TBD). On 7/19/21, the Phase II Environmental Site Assessment Work Plan was approved by the City's Environmental Consultant. On 8/11/21, the applicant resubmitted the grading and LID plan for City review. On 9/10/21, the methane site assessment permit was issued.	Applicant must complete the Phase II testing and methane site assessment.	



Under Review	2056 Dawson Avenue	Demolish existing detached garage; construct new first-floor addition (967 SF) and second-story addition (1,367 SF) to existing one-story SFD	RA	Applicant: Chad and Kuong Yan Agent: Bill Chiriboga with Only Think Green - Sustainable Designs	SPDR 21-02	Yes	NA	Public Hearing - 6/15/21	NA							On 4/24/20, the applicant submitted conceptual plans to the City. On 1/6/21, the applicant paid the developer deposit and submitted their summary of developer outreach efforts. On 1/11/21, the applicant submitted revised plans. On 2/8/21, the applicant resubmitted the revised LID plan. 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. Public Hearing held on 6/15/21. The project was cleared to move forward. On 9/21/21, the applicant submitted the plans for plan check and provided the signed Conditions of Approval. On 9/28/21, Planning cleared the plans to proceed to building plan check review. On 12/11/21, the agent resubmitted revised arch plans. On 1/7/22, the agent submitted the methane mitigation plan.	Project is under review.
Under Construction	3309 Lemon Avenue	Remodel of existing two-story SFD	CTD	Applicant: Nicklaus Cowan	Admin SPDR	No	Required	NA	NA							Plans submitted to planchecker 2/10/21 (3/21). Plans approved 3/30/21. Permit issued 3/30/21. Small Site LID documents submitted 6/2/21 for ADU (6/21). Tankless water heater inspection passed (7/21). LID and sidewalk must be installed/re-installed prior to finaling permit (1/22). Final Building, Planning and Public Works inspections were completed and Deposit replenishment was received. Future owners reported a sewer leak, Bldg. inspector cannot final permit or issue a CofO until sewer is repaired. Future owners purchased home and are occupying home and ADU without final permit on home or C of O on ADU. A code enforcement letter was sent and code officer/bldg. inspector issued verbal notice and offered repair guidance. Final inspection was conducted with new owners. Sewer permit was finalized and dwellings are habitable. New owners may seek relief from seller for corrections.	Prior to permit final a sewer leak was discovered and has been repaired and repair permit finalized. Final punch list provided for Bldg. and ADU permit.
Under Construction	2060 Raymond Avenue	A 274 SF 2 <sup>nd</sup> story addition of an existing sub-standard SFD in conjunction with a remodel.	CTD	Tae Chun for Lord Construction	SPDR 19-04	NA	NA	5/21/2019	NA						10/12/2020	SPDR submitted, certain conditions approved (10/16). Story pole letters sent 10/25/18, comment date 11/19/18. Comment period extended due to story poles not being installed properly. Certification of re-install submitted (3/19). No view requests received. PC Workshop 4/16. PC approved 5/21/19. Sm Site LID required for ADU (4%) (6/19). A Waste Management Plan is required. (6/19). Plan check approved (9/19). Permit issued (10/17/19). Inspection for rough framing and lathe completed 7/17/20. Construction completed 10/20. Recordation of ADU Sm Site LID documents and final inspections pending. Permit finals require release of substandard lien. Release documents for substandard bldg. pending. C of O pending PW and Planning inspections (10/20). Property was sold and is occupied. Staff contacted new property owner and applicant to notify them that their permits will be expired if they do not complete final items (sub-standard lien) 6/21. A courtesy letter of permit expiration was sent 1/22. Final Bldg inspection completed. Posted a notice to call for final inspection 2/8/22. Minor final corrections provided 3/7/2022.	Minor bldg. corrections completed. Substandard lien release recorded. LID plan approval pending.

Under Construction	1995 St. Louis Avenue	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage	RA/EK	Property Owner: Kimberly Ly	SPDR 15-04	Yes	NA	8/1/2015	NA								<p>Demo permit issued 4/1/16</p> <p>Grading permit issued 4/27/17</p> <p>Building permit issued 9/25/17</p>	<p>9/28/16 (Demo finalized)</p> <p>CTL 10/19/18</p> <p>1/18/2019</p> <p>2/11/2020 Temporarily rescinded per COVID19</p>	<p>Building permit issued on 9/25/17. First CTL extension was granted in October 2018 for a period of 80 days. Construction not completed during extension period. 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). CTL warning letter emailed to applicant on 12/18/19. CTL expired on 2/11/20 and formal expiration letter sent on 2/12/20. Final roof inspection performed (1/21). Progress inspection on 4/18/21; progress on exterior (4/21). Electrical inspection failed; reinspection scheduled (6/21). Shower pan hot mop inspection passed (7/21). Final Inspection for gutters 8/21. Inspection for gutter landscape drain 9/21. 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. Owner has proceed with unpermitted construction and a stop work order was issued. Director has contacted owner on how to proceed. 4/13/2022. 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. On 7/28/22, Building Inspector conducted site inspection; corrections issued. On 8/2/22, applicant resubmitted revised floor plans and elevations.</p>	Applicant must resolve all outstanding corrections.
Under Construction	1908 Junipero Avenue	New single-story addition (172.66 SF) at front of property for living room expansion; adding new loft (208 SF) - not to be used as a bedroom	RA/BLDG.	Property Owner: Jaret Padilla	Admin SPDR 19-04	NA	10/16/19	3/12/20 (REV 1)	NA								<p>Building permit issued on 10/16/19. Property owner informed staff on 2/27/20 that he is making modifications to the approved plans. Staff approved revised plans on 3/12/20. New permit for the revisions issued on 8/19/20. 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). 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. 8/30/21 front house inspection completed. 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) 11/9/21 -BLDG. On 12/8/21, staff emailed the applicant to request a status update on the right-of-way improvements. 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. On 6/3/22, staff emailed applicant to clean up his property.</p>	Applicant must revise wall/fence plans and submit to the City for review.		
Preliminary Review	2100 Ohio Avenue	Demo of damaged SFD, construction of new SFD w/attached ADU	CTD	Lavkumar Barot (Barot Trust)	SPDR 22-01	Yes		TBD									<p>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)</p> <p>Owner notified staff he had released all contracted professional and ay sell the proerty and damaged home.</p> <p>No demolition progress has been made 5/12/22.</p> <p>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.</p> <p>Site has been fenced and secured. Demo permit application has been received. Need asbestos/lead documentation, etc. (7/22)</p> <p>Agent has terminated the project and deposit has been reimbursed (8/22)</p>	Applicant must submit plans for previous and proposed rooflines and methane mitigation. Owner reports progress on demolition activities but no plans submitted to date. Agent has terminated the project.		

Large Subdivisions (5 or more lots) and Multi-family Developments

Project Category	Address	Project Description	Staff	Applicant	Application	WELo Req.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Under Review	The Courtyard 1933-39 Temple Avenue	Residential development 9 condominium units (5 buildings with 2 attached units) two stories and three stories in height.  Initial request was for 10 residential condo units.  Revised request is 8 condominium units (5 buildings, two stories in height.  New request is for 8 detached two-story SFDs with 5 additional off-street parking spaces	CTD	High Rhodes Property Group	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	NA	NA	5/17/2016	Required							City Council denied project without prejudice 1/10/17. Applicant has a potential buyer to proceed with the project (6/18). Story pole plan submitted for review. 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). Story poles installed and 3 View Analysis Reports pending (4/19). 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. Potential buyer has completed View Analysis Reports and reviewed with residents/owners (9/20). Residents & owners noted bldg. heights were taller than previous project and developer has agreed to lower heights (11/20). 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.	New agent reports escrow will soon close on new ownership. New agent will submit new application, plans, and replenish Dev. Deposit.
																Continued: 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. On 5/4/22, the new agent submitted revised plans for 8 detached units with 5 additional off-street parking spaces.	New agent reports escrow will soon close on new ownership. New agent will submit new application, plans, and replenish Dev.
Under Review	2599 E. Pacific Coast Highway	Residential SP-10 on a .4-acre lot  1st concept plan had 14 attached units  2nd concept plan had 12 attached units  3rd concept plan had 10 detached units  4th concept plan has 9 detached units  5th concept plan has 7 units; 3 detached and 4 attached on the 1st floor	CTD	Property Owner: Mike Afiuny	SPDR 19-05, ZOA 19-02, TTM #XXXXX	NA		Required	Required							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. Final inspections (3/17). 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.	Applicant is preparing a new submittal package. A Code enforcement letter was sent due to severe lack of Maintenance items have been completed.

																		Continued:  A traffic study completed and PC workshop held 1/15/19. PC requested additional parking and a subsequent workshop (2/19). Architect submitted bldg. design details and revised site plan to add guest parking. Applicant has completed the Phase I, II and HHRA 12/21. Staff provided design comments and applicant is adding design items. Once design is revised a PC workshop will be scheduled (8/19). PC workshop held 10/15/19. PC requested that project proceed to a Public Hearing and CEQA site work is underway (6/20). The Phase I Report is complete (7/20). 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). Applicant is preparing a new submittal package (12/21). Site visit for code enforcement. contacted owner 4/13/2022
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**Accessory Dwelling Unit (ADU) Projects**

Project Category	Address	Project Description	Staff	Applicant	Application	WELo Reg.	Review			SPDR / CUP			CTL			Notes	Status
							Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext	2nd Ext		
Conceptual Review	1900 ½ Temple Ave.	A new second-story ADU above a detached 2-car garage.	CTD/BLDG.	Property Owner: Roger Vititow Trust Agent: Bozena Jaworski (RPP Architects)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	Applicant's agent submitted conceptual plans for initial comments on 3/20. 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. Additional soils sampling is complete and OEHHA memo received 8/21. 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. 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).	Applicant must submit plans for plan check concurrently with the SFD detached garage.
Conceptual Review	2100 ½ Ohio Avenue	ADU attached to new construction SFD	CTD	Authorized agent: Victor Mendoza for Lavkumar Barot (Barot Trust)	Ministerial review under State ADU regulations.	TBD	NA	NA	NA				NA	NA	NA	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.	ADU plancheck will take place simultaneously with SFD. In 2022, Agent terminated SPDR and ADU projects.
Under Review	1989 ½ Dawson Avenue	New Detached 1,015 SF single-story ADU	RA/BLDG.	Property Owner: Richard Srey Agent: Monica Yu (C&M Associates)	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/28/20. Plans were forwarded on 11/3/20 to the City's Stormwater Consultant for small site LID review. On 1/4/21, PT received plancheck app and payment; plans routed to Interwest. On 1/18/21, corrections were sent from Interwest On 1/19/21, PT forwarded corrections to applicant. Resubmittal is pending.	Resubmittal of corrected plans pending since 1/2021.
Under Review	2132 ½ Ohio Avenue	Convert storage room to ADU (336 SF)	ER	Property Owner: Nooshin Mohajer Agent: Antonio Navarro	Ministerial review under State ADU regulations.	No	NA	NA	NA				NA	NA	NA	Conceptual plans submitted on 9/16/20 and provided to Building for review and comment. Reviewing parking for dwelling units (1/21). Proposing raising garage height.	Bldg. plancheck comments were provided in Feb.2021, but no further resubmittal.
Under Review	1110 ½ E. Burnett St.	Conversion of existing garage with unpermitted studio conversion to ADU	CD/BLDG			No	NA	NA	NA				NA	NA	NA	Plans submitted for Bldg. plancheck (10/13/20). Plancheck comments were provided on 12/3/2021.	Plancheck comments were provided on 12/3/2021.

Under Review	1965 ½ Dawson Avenue	Construct new detached two-bedroom ADU (1,045 SF) in rear adjacent to alley.	RA/BLDG.	Property Owner: Jonathan Carlos Agent: Arutyun Nazaryan	Ministerial review under State ADU regulations.	No	NA	NA	NA								Agent submitted conceptual plans on 1/12/21, which were routed to Public Works for comments. Public Works' comments were provided to agent on 1/19/21. Agent resubmitted revised plans on 1/27/21. 7/7/21 - Construction Plans approved. Agent resubmitted revised LID plans on 9/15/21. On 11/3/21, PW provided LID corrections to applicant. On 11/19/21, the applicant resubmitted revised LID plans. On 12/8/21, PW provided LID corrections to applicant. February 2022 - LID plan approved. May 2022 - applicant received information regarding methane mitigation.	Pending methane site assessment.
Under Review	1991 ½ Junipero Avenue	New detached ADU	BLDG.	Property Owner: Scot Chamberlain	Ministerial review under State ADU regulations.	No	NA	NA	NA								On 6/27/22, applicant submitted Methane Site Assessment workplan. On 7/11/22, corrections were emailed to applicant. Applicant had requested clarification and alteration of one plancheck comment. EK clarified. Applicant should be resubmitting plans (8/22).	Applicant must submit methane mitigation installation plans.
Permit Expired	1870 ½ Temple Avenue	Convert five existing one-car garages into a new two-bedroom ADU	RA/BLDG.	Property Owner: Randy Hughes Trust Agent: Akram M. Tawfic	Ministerial review under State ADU regulations.	No	NA	NA	NA								Applicant-agent submitted for building plan check on 3/2/20. First plan check completed on 4/1/20. Corrections were routed to the applicant. On 1/26/21, the agent resubmitted revised plans. On 6/29/21, permit was issued. 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	Permit is expired.
Under Construction	3373 ½ Orange Avenue	Addition (574 SF) to existing rumpus room (174 SF) to create a new two-bedroom one-bathroom ADU (total 748 SF) at rear of property	BLDG.	Property Owner: Austin Nicassio Agent: Lauren Winegar	Ministerial review under State ADU regulations.	No	NA	NA	NA								On 3/18/21, applicant submitted plans and calcs. On 6/8/21, staff received revised plans and routed to TRB for re-check. Corrections from TRB received on 6/16/21, and staff forwarded to applicant on 6/18/21. 7/12 - applicant emailed corrected plans to PT; PT forwarded to TRB 7/21 - corrections from TRB 7/22 - PT forwarded to applicant 9/8 - applicant sent corrected plans; PT forwarded to TRB On 10/12/21, Building Inspector met with owner on-site for pre construction meeting. Sm. site LID approved 2/2022 and permit issuance is pending. Construction has begun. Next inspection to be insulation.	Project is under Bldg. review.

Under Construction	3309 ½ Lemon Avenue	Convert existing garage to ADU	CTD	Property Owner: Nicklaus Cowan	Ministerial review under State ADU regulations.	No	NA	NA	NA							<p>Plans submitted to planchecker 1/25/21.  First corrections received and sent to applicant 2/1/21  Construction plans approved 2/18/21.  Small site LID approval pending 5/21.  Project started and inspections ongoing. 10/21  Foundation inspections and shear wall 11/5/2021  Rough electrical, plumbing and mechanical inspections conducted 12/9/2021.  Construction completed. LID inspection and CofO pending.  LID approved, but broken sewer line discovered and must be repaired prior to CofO issuance.  New owners moved into home and ADU prior to sewer repair and permit finals of CofO issuance. Bldg. Inspector has called for repair of sewer before will final 4/13/2022</p>	LID installed, sewer repaired, bldg. punch items pending CofO pending.
Completed	2060 ½ Raymond Avenue	Detached 1,198 SF ADU in conjunction with a 2 <sup>nd</sup> story addition of an existing SFD with 2-car garage and third driveway parking space.	CTD BLDG.	Property Owner: Tae Chun for Lord Construction Corporation	Ministerial review under State ADU regulations.	No	NA	NA	NA							<p>Application submitted 6/27/18.  Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18).  Permit issued (12-18).  Utilities and foundation started (1-19).  1st floor framing approved (2/19).  2nd floor framing approved (3/19).  Windows in and stucco started (4/19).  Sm. Site LID plans required prior to final (9/19).  Inspected electrical &amp; Sent clearance to Edison(2/20).  Construction has stalled. Staff is contacting the applicant for status of continuation of construction.  Final Bldg inspection completed;  CofO pending PW and Planning inspections and release of recorded substandard status by owner (10/20).  Posted notice to call for final 2/8/22  Minor building corrections 3/7/2022  Waiting on owner to call for final 4/13/2022</p>	Small site LID submitted. Installation and inspections pending. Property as been sold and is occupied. Sr. Bldg Inspector conducted an inspection and provided minor corrections. Release of sub-standard lien was recorded. Applicant is preparing their LID report.

**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**September 20, 2022**

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 11 business licenses.
- Building Department staff issued 13 permits. There were 2 solar permits issued. The valuation of the projects is approximately \$185,000 with permit revenues at \$3,500.

**Training/Tours/Events/Miscellaneous**

- Planning Manager Luis attended the Gateway Cities COG Energy Working Group on September 13, 2022.
- Director Doan chaired the Gateway Cities COG Director's meeting on September 14, 2022.
- 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.

**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 6<sup>th</sup> Cycle Housing Element.
- Conceptual plans for Town Center Northwest: A mixed-use project on Willow St. and Walnut Avenue proposed as 1 of 4 housing sites for the 6<sup>th</sup> Cycle Housing Element.
- 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 6<sup>th</sup> Cycle Housing Element.