



## CITY OF SIGNAL HILL

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2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

November 16, 2021

### **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.

City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-Industrial  
November 16, 2021

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			
Under Review	2020 Walnut Avenue	Construction of a 151,075 SF industrial park.	ER/CD	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								CEQA determination pending staff and consultant(s) review of multiple documents and development of soils mitigation measures. PC public hearing to follow (9/19). Soils mitigation measures are pending (11/19). MND 30 day public comment period completed 3/30/2020. Responses to comments completed from the CEQA consultant (7/20). The applicant re-circulated the MND and responses on Aug. 28, 2020 for 30 days on advice from their CEQA consultant (9/20). Additional CEQA comments were received and revised CEQA document is being prepared for re-circulation (5/21). Revised CEQA document is complete and re-circulation dates are June 28-July 28, 2021. The project is scheduled for a PC PH Oct. 19, 2021.	Scheduled for CC PH 11/9/21
Under Review	2550 Orange Avenue	Construct new industrial building (101,300 SF), with 17 loading docks, 179 surface parking stalls, 67 surface trailer stalls, and other related improvements.	RA/CD	Property Owner: Signal Hill Petroleum Applicant: CenterPoint Inc.	SPDR 21-05 Lot Merger ZOA for New Specific Plan	Yes	NA	Required	Required								On 8/28/19, an on-site meeting was held between the project planner, the Building Official, and the applicant. Project changed from residential to a large industrial building. Well Discovery was initiated on site (9/19). Virtual meeting held on 5/11/21 with property owner, traffic consultant, City's Traffic Engineer, and City staff. Aplicant submitted a new industrial conceptual plan on 9/14/20. Applicant is conducted methane leak testing for oil wells at the site (10/20). 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 the 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 7/29/21, City staff conducted a summit meeting with the applicant to discuss concerns related to views, circulation, access, pedestrian trail connection, etc. 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.	Applicant must submit the complete application package including a TSA Report and Street Improvement Plan.

Under Review	950 E. 33rd Street (TARGET)	TI of TARGET; construct new building pads for new retail	EM/CD	Signal Hill Petroleum	ZOA 21-01 SPDR 21-03 SPDR 21-04	Yes	NA	4/20/2021	Required						Applicant mailed outreach letters to property owners within a 300' radius of the site on 11/12/19. Public outreach meeting held at the Salvation Army Conference Room at 3000 Long Beach Blvd on 11/25/19. Vapor probes for soil samples testing were installed on 2/18/20 and 2/19/20. Samples collected on 2/26/20. Applicant provided the conceptual plans and color/materials board on 3/9/20. Virtual meeting with property owners, traffic consultant, City's Traffic Engineer, and City staff on 5/11/20. Applicant's shared parking and circulation study was reviewed by the City's traffic consultant and corrections are required 11/20. A second neighborhood meeting was held 11/18/2020. A workshop was held on 3/16/21. The Commission voted unanimously to proceed to a public hearing. Planning Commission public hearing held 4/20/21. Two SPDRs approved and recommendations of approval to City Council 5/21. City Council approved CUPs @ public hearing on 5/11/21 and introduced ZOA and Ord. for SP-12 and Development Agreement. 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. Target has reported they will postpone construction until January 2022.	
Under Review	3177 California Avenue (Self-Storage Facility)	Construction of a new 177,345 sf self-storage facility, a refurbished freeway sign and site improvements	ER/CD	Nick Zent- Contractor	SPDR 21-04/CUP 21-02	YES	N/A	4/20/2021	5/11/2021						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. Construction plans have been returned to applicant for revisions (9/30).	Plan Check submitted and paid for 8/10/21. Comments returned to applicant 9/30/21
Under Review	2598 Cherry Avenue	Reconfiguration of traffic 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						Meeting held at City Hall on 2/26/20 between City staff, Wells Fargo, and Costco personnel to discuss the status of the project. Subsequent meeting was held with ShopCore (property owner) on 3/4/20 to discuss status of project. On 6/24/20, Wells Fargo submitted revised plans. On 6/29/20, the City approved the conceptual plans. On 1/4/21, staff reached out to the property owner/property manager for a status update. On 1/21/21, the property manager provided an alternate plan to remove 36 parking spaces in that parking lot to create designated drive aisles to funnel cars into the queuing lines. The plans were shared with the City Admin office and City Engineer. On 3/26/21, the property owner provided the required Developer Deposit payment. On 5/6/21, a joint virtual meeting was held between City staff, the property owner, and applicant to discuss the scope of work for the on-site parking and circulation analysis. On 9/13/21, the applicant submitted a traffic and parking analysis report for City review. 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.	Applicant must resubmit a revised report which analyzes circulation from the driveways to the gas station.

Under Review	2623-2627 Gardena Avenue	Paving of an existing Trucking Yard	JS/BLDG.	Property Owner: 2H PROPERTY 4101 LLC	Public works review and Oil Services Coordinator for methane assessment	NA	NA	NA										<p>Prelim. grading plan submitted (1/19).  Review comments provided for LID and grading on 1/03/19 and 1/14/19.  Two active oil wells on site.  Site Methane Assessment required (2/19).  Applicant has indicated they will be paving only a portion of the yard and installing gravel to comply with stormwater regs.  Permits issued (10/19).  On 7/22/20, staff participated in a virtual meeting with the property owner and their consultants regarding site improvements.  Methane testing in progress (10/20). Complete 1/21) Phase II ESA submitted and comments provided (1/11/21).Additional work required on Phase II.  A L.I.D. plan has been approved (10/20). Phase II ESA completed (4/9/21).  HHRA was reviewed by on OEHHA on 8/30/21.  A soils management plan is required and is pending (9/21).</p>	Property owner is in the process of recording a Master Covenant Agreement for the LID device. OHHEA review of the HHRA is complete and a soils management plan is required and pending.
Under Review	1450 E. 27th Street and 2655 Walnut Avenue	New Industrial Development	ER	2H Property 3060, LLC	SPDR 20-02 Lot Merger													<p>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).</p>	City reviewing applicant Memo
Under Construction	1600-1680 E. Hill Street	Demolition and remodel of Bldg. 3 for pharmacy school in accordance w/Master Plan for additional remodels	CD/BLDG./GK	AUHS	Bldg. Permit, Demolition and Waste Management plans.	Bldg. and PW approvals required	NA	NA										<p>Approved waste plan 8/24/2018.  Permit issued for Bldg. 3 TIs (11/18).  Master Plan facility tour (3/19).  Bldg. 1 demo has started (7/19).  Fire sprinkler supply plan approved (10/19)  All rough inspection complete except mechanical (2/20).  Traffic and parking analysis report is being prepared and will be included in the Master Plan.  Fire line with Water Dept. has completed work.  Applicant has 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).  Interior TI continuing.  The City's contract traffic engineer has provided comments on the parking and traffic study.  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.</p>	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 11/4/21.

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.	CD/BLDG.	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>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 unpaved 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 is preparing a summary letter of the visit and next steps (10/21).</p>	Final bldg and planning inspections approved, but required street improvements are still pending. A site visit was conducted on 10/21 to get the project back on track and a summary letter is being prepared for next steps.
Under Construction	2951 Cherry Avenue	Remodel for Jimmy's Grill w/outside seating area.	CD/BLDG.	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  
November 16, 2021

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	2875 Junipero Avenue	TI for Mercedes Benz Sprinter Building; install 2" (max) overlay in asphalt areas to repair "alligator cracks"; rehab curbs, broken gutters; construct new sprinkler lateral and sewer lateral	RA/BLDG.	Property Owner: Signal Hill Properties LLC Tenant: Mercedes-Benz Sprinter Vans	Admin SPDR	No	Required	NA	NA							On 5/7/20, the applicant emailed civil drainage and LID plans to the City. On 5/12/20, the applicant emailed TI plans to the City. On 6/10/20, the applicant confirmed that they intend to proceed with the project, including the proposed catch basins. Planning corrections emailed to architect-agent on 8/11/20. Plans approved (1/21). On 10/12/21, the applicant informed staff that they would like to pursue the project, which was on hold due to COVID.	Pending permit issuance.
Approved	1250 E. 28th Street	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.	Compliance Plan approved on 1/13/20, following approval of percolation test report. Year 1 of 3 of Term 1 has expired and property owner has indicated they will not be seeking a long-term storage option.
Under Construction	2998 Cherry Avenue	EchoPark Auto Dealership Amendment to existing sign program; TI for buildings A and B; demolition of building G	RA/BLDG.	EchoPark Automotive (tenant) Velma M Robinett Trust (property owner)	SPDR 19-01	No	NA	8/20/2019	NA	8/21/2020			3/12/2021 Temporarily rescinded per COVID19			On 8/20/19, the Planning Commission unanimously approved SPDR 19-01 for the sign program and tenant improvements. Permit for TI issued on 9/10/19. Temp CofO was issued on 12/20/19. Permit for screening fence along Cherry Avenue issued on 1/16/20. Permit for new parking lot lighting issued on 1/21/20. Final LED lights and rough electrical (2/20). Decorative screening fence was finalized (2/20). Conformity Report for changes to exterior paint presented to the Planning Commission on 4/21/20. On 1/11/21, the business manager informed staff that the elevator should be inspected by the State soon. On 3/1/21, the replenishment payment for the Developer Deposit was received. Final building inspection performed; permits finalized (4/21). On 8/25/21, staff provided specific instructions to the contractor to record the street corner document.	Applicant has received comments and re-submitted the document for the ramp at the street corner with to the LA County Surveying Department.

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	Chris Engelmann with CallisonRTKL, Inc. (agent on behalf of TESLA) Diana Tran (TESLA)	Admin SPDR 21-02	No	3/24/2021	NA	NA								<p>On 1/11/21, the applicant submitted initial schematics design package.  On 2/8/21, the applicant submitted a completed application with applicable fees.  On 2/10/21, the applicant provided a narrative letter outlining the proposed uses at the site.  On 3/23/21, the applicant resubmitted revised sign plans.  On 3/24/21, the Planning Department approved the plans and routed to Building for plan check review.  A conformity report was presented to the Planning Commission at the 4/20/21 meeting.  The TI plans were routed to Interwest for plan check review on 5/7/21.  Plan check corrections were sent to the applicant on 5/21/21.  On 6/4/21, the applicant resubmitted revised plans with corrections addressed.  Plans approved by the building plan check firm (Interwest) on 7/7/21.  Building permit issued on 7/23/21.  Observe soils report (taking samples) on site 10/13/2021</p>	Applicant must initiate construction and call for inspections.
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City of Signal Hill  
Community Development Department  
Development Status Report: Commercial-WCF  
November 16, 2021

Project Category	Address	Project Description	Staff	Applicant	Application	Review			SPDR / CUP			CTL			Notes	Status	
						WELO Req.	Director Approval	PC Approval	CC Approval	Expires	1st Ext	2nd Ext	Expires	1st Ext			2nd Ext
Under Review	2525 Cherry Avenue	radios, (2) cabinets, (1) rack, and all unused cabinets; install (6) antennas, (6) radios, (9) 6x24 HCS cables, (1) equipment rack, (1) new power 6230 with battery pack, (3) BB6648 baseband units, (1) RBS 6601 with DUG20, (1) PSU 4813 voltage booster, and (1) IXRe router	RA	Clay Gallagher with MD7 (on behalf of Sprint/T-Mobile)	Admin SPDR	No	Required	NA								On 8/12/21, the applicant-agent submitted application package. Staff provided immediate corrections. On 8/16/21, the applicant resubmitted revised plans and documents. On 8/18/21, the applicant submitted an EME RF Emissions report. On 10/29/21, the applicant submitted the plan check application with complete submittal package. On 11/4/21, plans were routed to the Permit Tech to coordinate building plan check review.	Applicant must pay for plan check fees to initiate building plan check.
Under Review	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	RA	Eduardo Galdamez with Core Development Services (on behalf of Verizon)	Admin SPDR	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.	Pending permit issuance.
Under Review	3275 E. Grant Street	decommission and remove existing rooftop wireless equipment for Sprint including panel antennas, microwave antennas, mounts, framing, cables, equipment cabinets, wiring, and all other related	RA	Isaiah Ireys (Telcom Engineering Group) on behalf of Sprint.	Admin SPDR	No	Required	NA	NA							On 7/29/21, the applicant inquired about City procedures for decommissioning an existing WCF site. On 8/31/21, staff informed the applicant that a demo permit is required. On 9/10/21, staff emailed the plan check application to the applicant to complete and return to the City.	Applicant must submit completed plan check application and C&D documentation.
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	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 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/BLDG.	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	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 RRU's, adding 2 and removing 1 equipment cabinet within	EM/CTD	Molly Kales, Spectrum	Admin SPRDR	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.	Inspection pending.



City of Signal Hill  
Community Development Department  
Development Status Report: Residential  
November 16, 2021

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	A new one-story 2,365 sf SFD with attached 2-car garage and detached 2-car garage with ADU above	RA/ BLDG.	Property Owner: Roger Vititow Trust Agent: Bozena Jaworski (RPP Architects)	SPDR 21-08	TBD	NA	TBD	NA							Applicant submitted a conceptual plan (3/20/20). Staff provided initial comments. The applicant has submitted a Developer Deposit and Well Abandonment Report (WAR) to determine whether the abandoned well on the property can be built over 8/10/20. Incomplete Submittal determination sent 1/8/21. OEHHA recommended more soils testing 6/21. Additional tests completed and memo received from OEHHA confirming residential occupancy (8/21). New items submitted and determination of Complete Submittal pending (9/21). View Analysis was completed. At the request of OEHHA a site plan was submitted. Applicant was notified of determination of complete submittal. Plans were circulated and reviewed by the various City Departments. PC Public Workshop is scheduled for 11/16/21.	PC Workshop is scheduled for 11/16/21.
Under Review	2750 E. 20 <sup>th</sup> Street SH Smart Homes	Demolition of one single-family dwelling with detached garage; construction of three new detached SFD(s) with two-car garages per unit, three surface parking spaces (one per unit), and associated site improvements	RA	Property Owner: Narsimha and Usha Reddy Agent: Bozena Jaworski (RPP Architects)	SPDR 19-02 Subdivision	Yes	NA	Neighbor Meeting #1 - 10/30/18 Neighbor Meeting #2 - 10/10/19 Public Workshop - 3/17/20 Public Workshop #2 - 11/16/21	NA							On 5/9/18, application was submitted. On 10/30/18, the 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 was 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 11/15/21.	Preliminary grading and drainage plans are under review.

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.	Phase II testing and methane site assessment are pending.
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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 Workshop - 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.	Submittal of methane site assessment workplan for City review is pending.
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).	Building inspections ongoing.
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 submittal, datum line exhibits approved (10/18). 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 Final Bldg inspection completed. C of O pending PW and Planning inspections (10/20). Staff will be contacting 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.	Construction completed 10/20. Recordation of ADU Sm Site LID documents and final inspections pending. Release documents for substandard bldg. pending. Property was sold and is occupied.

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/BLDG.	Property Owner: Kimberly Ly	SPDR 15-04	Yes	NA	8/1/2015	NA	Demo permit issued 4/1/16 Grading permit issued 4/27/17 Building permit issued 9/25/17			9/28/16 (Demo finalized) 10/19/18	1/18/2019	2/11/2020 Temporarily rescinded per COVID19	Building permit issued on 9/25/17. First CTL extension was granted in October 2018 for a period of 80 days. Construction was not completed in this 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. On 5/26/20, property owner informed staff that her previous Final roof inspection performed (1/21). Progress inspection on 4/18; progress on exterior (4/21). Electrical inspection failed; reinspection scheduled (6/21). Shower pan hot mop inspection passed (7/21). Final Inspection for gutter landscape drain 9/21	Project is under construction and progress is slow.
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	Property Owner: Jaret Padilla	Admin SPDR 19-04	NA	10/16/19 3/12/20 (REV 1)	NA	NA							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. On 10/13/21, staff emailed the applicant to request a status update. New addition has been approved for final (waiting for PW issues to be resolved before we sign off on it) 11/9/2021-BLDG.	Applicant must revise wall/fence plans and submit to the City for review.

**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 1939 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.	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, new project can be submitted without a 1 year waiting period. Applicant has a potential buyer who states they will adjust plans and proceed with the project (6/18). A story pole plan has been 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). 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, revise story poles and View Reports (11/20). On 11/19/20, staff facilitated a joint meeting between the applicant and the project applicant to the immediate north (SH Smart Homes) to discuss possible options to coordinate sewer and drainage systems between the two sites.	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. New owner has plans to re-start the project.
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							(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.	Submittal to State and review of a Human Health Risk Assessment (HHRA) by OEHHHA is complete.

Under Construction	1375 E. 23 <sup>rd</sup> Street Summerland Residential Specific Plan (SP-22)	Small lot subdivision of 16 detached SFD(s): 3 bedroom, 2 ½ bathrooms (1,650 square feet each); with ten surface parking spaces and associated site improvements	RA	John Fitzpatrick with RC Homes, Inc.	ZOA 19-01 TTM 82304 SPDR 19-01													On 4/16/19, Planning Commission public hearing held and Commission recommended City Council approval. On 5/21/19, a City Council public hearing was held and the Council approved the ZOA by a 5-0 vote. On 6/11/19, second reading for the ZOA approved at City Council meeting. Demo permits for the two existing homes issued on 12/3/19. On 12/18/19, grading and retaining wall permits issued. On 3/17/21, conformity report for exterior changes presented to Planning Commission. Building permits for Phase 1 (front 8 units) was issued on 7/10/20. Building permits for Phase 2 (rear 8 units) was issued on 1/6/21. On 9/9/21, CofO was issued for Lots 2, 3, 4, 13, 14, 15, and 16. On 9/22/21, CofO was issued for Lot 1. On 10/12/21, Planning approved the plans for the proposed concrete step pad and utility platform to access the electrical meters for Lots 8 and 9.	Phase II is under construction.
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**Accessory Dwelling Unit (ADU) Projects**

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		
Conceptual Review	1900 ½ Temple Ave.	A new two-story 1,052 sf ADU w/attached 3-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.	View Analysis completed by applicant and no view impacts reported.
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. 1/4 - PT received plancheck app and payment; plans routed to Interwest 1/18 - corrections sent from Interwest 1/19 - PT forwarded corrections to applicant	Project is under Bldg. review.
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 providing to Building for review and comment. Reviewing parking for dwelling units (1/21). Proposing raising garage height.	Project is under Bldg. review.
Under Review	1110.5 E. Burnett St.	Conversion of existing garage withunpermitted studio conversion to ADU				No	NA	NA	NA				NA	NA	NA	Plans submitted for Bldg. plancheck (10/13/20).	Plancheck is underway.

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. Agent resubmitted revised LID plans on 9/15/21.	Project is under Bldg. review.
Under Review	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. Email sent to agent on 6/10/20 to confirm if project is still moving forward. No response received. On 1/26/21, the agent resubmitted revised plans.	Project is under Bldg. review.
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	RA/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.	Project is under Bldg. review.

Under Construction	3309 1/2 Lemon Avenue	Convert existing garage to ADU	CTD	Property Owner: Nicklaus Cowan	Ministerial review under State ADU regulations.	No	NA	NA	NA							Plans submitted to planchecker 1/25/2021. First corrections received and sent to applicant 2/1/2021. Construction plans approved 2/18/21. Small site LID approval pending 5/21. Project started and inspections on going. 10/21. Foundation inspections and shear wall 11/5/2021	Applicant submitted permit application. LID approval pending.
Under Construction	2154 1/2 Gaviota Avenue	Convert existing detached two-car garage (484 SF) into new ADU	RA/BLDG.	Property Owner: Pouyan Broukhim Designer: Edgar Cortes	Ministerial review under State ADU regulations.	No	NA	NA	NA							Permit issued on 6/24/21. On 7/12/21, the Building Inspector dropped off the job card at the project site. As of 11/05/21, work has not been initiated.	Applicant must initiate work and call for inspection.
Completed	2060 1/2 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							Submitted 6/27/18. Plan check submittal is pending approval of SPDR for SFD 2nd story addition (7/18). Permit issued (7/18). 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 & 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).	Small site LID submitted and installation inspections pending. Property as been sold and is occupied.



**City of Signal Hill**  
**Community Development Department**  
**Development Status Report**  
**November 16, 2021**

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**Business Licenses and Permit Summary**

- Planning Department staff reviewed and approved 11 business licenses.
- Building Department staff issued 23 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$1,198,900 with permit revenues at \$14,877.

**Training/Tours/Events/Miscellaneous**

- Director Doan and Planning Manager Ramirez attended the PLHA Grant Program Office Hours mtg. with HCD and LA County staff on Oct. 20, 2021.
- Planning Manager Ramirez attended a SCAG Housing Policy forum on Nov. 1, 2021.
- Planning Manager Ramirez attended a virtual preliminary review meeting with HCD staff regarding the 6<sup>th</sup> Cycle Housing Element Update on Nov. 2, 2021.
- Contract Building Inspector Jose Murillo attended the Commercial Building Inspector Institute on 11/1/21 and the Means of Egress (Plan Review) training on Nov. 2, 2021.
- Director Doan, Planning Manager Ramirez and Associate Planner Agbayani attended a virtual class on installation and procedures for installing vent cones on abandoned wells on development sites on Nov. 2, 2021.
- Director Doan, Economic Development Manager McCaleb, and Planning Manager Ramirez attended a meeting with the City Attorney's office regarding the Surplus Land Act on Nov. 4, 2021.

**Potential Development Projects**

- Conceptual plans for a revised Heritage Square: A mixed-use project at Cherry Avenue and Burnett Street is 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 is being 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.