



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

May 21, 2019

AGENDA ITEM

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

**FROM: SCOTT CHARNEY
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
May 21, 2019

Commercial-Industrial

Address	Project Description	Application	REVIEW			SPDR/CUP			CTL			Status
			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2200 E. Willow Street	Amendment to CUP 13-01 to extend the gas station hours of operation from 5 am to 10 pm seven days a week. <u>Applicant:</u> Costco Wholesale	Amendment to CUP <input checked="" type="checkbox"/> WELO req.	N/A	7/15/15	Required							<ul style="list-style-type: none"> Amendment to CUP is currently on-hold until relocation of Wells Fargo ATM is complete (5/19). RA
2499 E. Pacific Coast Highway	Remodel of commercial laundry. <u>Applicant:</u> Bill Mylonas	Admin. SPDR <input type="checkbox"/> WELO req.						03/23/19 	6/21/19 			<ul style="list-style-type: none"> Final inspections were completed. (4/19). Final lot merger documents are pending. Applicant indicated he wants to pursue a CUP amendment to extend hours of operation but no application has been filed (5/19). CTD/JH
2020 Walnut Avenue	Construction of a 151,075 SF industrial park. <u>Applicant:</u> Signal Hill XC LLC <u>Agent:</u> Steven Christie, Xebec Realty	GPA, ZOA Parcel Map, St Vacation and SPDR <input checked="" type="checkbox"/> WELO req.		TBD	TBD							<ul style="list-style-type: none"> Developer outreach mtg. and City's neighborhood mtg. (12/17). Incomplete, conceptual plans reviewed at PC workshop (Jan. 16, 2018). 2nd PC workshop (5/15/18). As requested by PC, a second developer outreach meeting with neighbors, rooftop screening details and traffic analysis was held (6/18). 3rd PC workshop held (10/16) with status reports on traffic study, outreach, bldg. design, and CEQA determination per HHRA. (10/18). Contract CEQA consultant approved by CC 2/26/19. CEQA determination pending receipt of multiple documents. CTD

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Commercial-Industrial

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1136 E. Willow Street	Application for a ZOA to allow brewing and tasting rooms w/allowance for food trucks in industrial zones. <u>Applicant:</u> Daniel Sundstrom - Ten Mile Brewing Co.	ZOA 16-04 CUP 16-02 CUP 16-02 Amendment <input type="checkbox"/> WELO req.	N/A	6/21/16	7/12/16	Building Permit Issued: 11/28/16 Building Permit Finaled: 9-1-17						<ul style="list-style-type: none"> City Council approved ZOA and CUP (7/12/16). Neighborhood meeting held 3/12/18 per CUP and no negative impacts or concerns reported. Brewery owners request to amend CUP for extended hours, music and outdoor seating is pending (3/18). PC recommended approval of CUP Amendment (6/19/). Council approved CUP amendment (7/10/18). 2nd CUP amendment to allow events and music in the parking lot. Approved by PC (11/18) and CC (12/18). Neighborhood meeting per CUP held Jan 28, 2019. Outdoor event with Event Application approval held 3/17/19. CTD
999 E. Willow Street	Remodel of commercial bldg. <u>Applicant:</u> 2H Construction LLC	Admin SPDR						06/10/20 			<ul style="list-style-type: none"> Planning approval 3/18. Plan check approved (6/18). Re-submittal to add elevator (8/18). Plan check approved to add elevator. Encroachment permit & Core and Shell bldg. permit issued (12/18). Demo Complete framing has started. (3/19) Electrical plans approved and permit pulled (4/19). Pouring foundations for walls. (4/19) Working on Roof Deck. (5-19) CTD/JH	




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Community Development Department
Development Status Report
May 21, 2019

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2550 Orange Avenue	<p>Conceptual plans to develop the former Majestic Golf Land site to construct residential dwellings.</p> <p>Applicant: Signal Hill Petroleum, INC.</p>	TBD										<ul style="list-style-type: none"> SHP purchased the property and conducted geotechnical/fault studies (6/18). Property owner and developer met with Planning Director and project planner on 8/24/18 to propose a large-scale residential development project. Planning Director and project planner met with property owner and developer on 9/24/18 to review revised plans. Planning Director and project planner met with property owner and NEW developer on 1/31/19 to discuss the site and various constraints to development. No formal plans were submitted. Property owner began well discovery on 2/20/19. Well Discovery permit issued (4/19). Fieldwork continues at the site (5/19). <p>RA/JH</p>
1350 E. Burnett Street	<p>Tenant improvement to pave a 4,900 SF grassy area to expand outdoor storage area at rear of property.</p> <p>Applicant: Dolores Nix (California Traffic Control – new tenant)</p>	<p>Preliminary Planning Review</p> <p>LID Review</p> <p>Public Works Review</p>	Required	N/A	N/A			03/24/20				<ul style="list-style-type: none"> Received business license application for California Traffic Control (7/16/18). Tenant informed City of pending tenant improvements. Received conceptual site plan and grading plan (7/26/18). LID plan approved and permit issued (10/18). CTL 540 Days. Grading complete, working on stormwater retention basin (11/18). Plans need to be revised. Pump would not work as originally drawn (12/18). Revised plans were approved.


City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

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1350 E. Burnett Street (cont.)	Applicant: Dolores Nix (California Traffic Control – new tenant)											<ul style="list-style-type: none"> Wing walls have been poured, tank set, and ¾ backfilled around. Final inspection is pending (5/19). GK/JH/RA
1600-1680 E. Hill Street	Demolition of office space in preparation for tenant improvements for pharmacy school in Bldg. 3. Master Plan for additional remodels and school development. Applicant: AUHS	Bldg. Permit, Demolition and Waste Management plans.	Bldg. and PW approvals required	N/A	N/A				02/15/20 			<ul style="list-style-type: none"> Submitted demo and waste management plans. Approved waste management plan and issued demo permit 8/24/2018. Plan check completed for Bldg. 3 TIs and permit issued. (11/18) Master Plan facility tour conducted and edits to Master Plan provided (3/19). Applicant preparing plans for demo and remodel for Bldg. 1 (3/19). CTD/JH/GK
3225 E. Pacific Coast Highway	TI of donut shop into take away café Applicant: Naga Cafe	Admin SPDR	Bldg. and PW required	N/A	N/A				01/07/20 			<ul style="list-style-type: none"> 7/16/18 permit issued Rough plumbing and electrical completed still in process (10/18). Progressing slowly (12-18). Owner pulled business license (3/19). They think they will be complete the first of June (5/19). JH
1180 E. 23 rd Street	Remodel w/ parking and landscape maintenance Applicant: WT Durant INC.		ASPDR	N/A	N/A				05/24/20 			<ul style="list-style-type: none"> Waste Mgmt. Plan approved (9/18). ASPDR approval (10/18). Plan check submittal, & demo (11/18). Permit issued (12-18) and work is underway (3/19). CTD/JH

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

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2951 Cherry Avenue	Remodel of Delius interior and addition of outside seating area. Applicant: Jimmy Eleopoulos	ASPDR	02/07/19	N/A	N/A				10/30/20 			<ul style="list-style-type: none"> Prelim. rev (8/18). ASPDR approved w/parking comments (9/18). Admin. SPDR approved (2/19). Sm site LID approved (4/19). Permit issued (5/19). Final IW permit, Prescriptive WELO and hydrant approvals pending. 5/19 CTD/JH
2627 Gardena Avenue	Paving existing Trucking Yard Applicant: 2H Construction	Public works review and Oil Services Coordinator for methane assessment	N/A	N/A	N/A							<ul style="list-style-type: none"> Prelim. grading plan submitted to Public Works on (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). JS/JH
1250 E. 23 rd Street	Install of 10' electric guard fence inside existing fencing. Applicant: United Rentals	Director approval for fences taller than 6' required. PD confirmation/approval required by Planning.	Required	N/A	N/A							<ul style="list-style-type: none"> Planning approval pending PD confirmation/approval (3/19). Applicant met with PD and indicated City must sign legal docs. Inquiry with City attorney s pending (4/19). CTD

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Commercial-Industrial

Business Licenses and Permit Summary

- Planning Department staff reviewed and approved 16 business licenses.
- Building Department staff issued 33 permits. There was 1 solar permit issued. The valuation of the projects is approximately \$336,000 with permit revenues at \$10,153.

Training/Tours/Events

- Planning Manager Colleen Doan attended a GoToWebinar - SB 2 Planning Grants NOFA Workshop Webinar, May 1, 2019.
- Planning Manager Colleen Doan participated in an Accessory Dwelling Unit (ADU) Q&A Panel for local realtors, May 2, 2019.
- Planning Manager Colleen Doan attended an SB 946 LA County Roundtable on the State sidewalk vendor regulations, May 6, 2019.


Ongoing/Upcoming Projects

- Inspections have been conducted for all 28 of the Vacant Parcel Ordinance (VPO) sites and all 28 sites have been deemed “in-compliance” for the 2018 rainy season. Reminder letters for the 2019 season will be mailed out in August.
- Conceptual plans for the Heritage Square/CBD project continue to be refined. SHP is conducting public outreach.
 - The City hosted a Community and Scoping meeting to initiate the City’s review and CEQA process. Meeting documents can be found on the City’s website at: <https://www.cityofsignalhill.org/611/Heritage-Square>
- The City Attorney, City Manager, and city staff continue to meet with SHP regarding a master development agreement for future projects citywide.



City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Auto Center Dealership Improvements

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1250 28 th Street	Auto Center Vehicle Storage Yard	Permanent Improvement Terms	Expires 8/12/19 	Tentatively 4/2017	PC Review of permanent improvements plan is on hold	Optional year	1	TBD				<ul style="list-style-type: none"> • Deposit payment was paid (8/16). • Business license was issued (8/16). • Compliance Plan approved (9/16). • Stormwater BMP's maintenance is ongoing (5/17). • SHP has indicated that they will likely not extend the lease beyond the current 3 year term. Therefore they will not be preparing a permanent improvement plan. • Term 1 (3 yrs.) expires Aug. 2019. SHP has indicated they will be requesting a 1 yr. extension. • A request letter with request/justification is required 30 days prior to the expiration date by July 12, 2019 (5/19). CTD

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

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1660 E. Spring Street	A request to modify the sign and program for the BMW dealership to accommodate co-location of Mini dealership to BMW site. Sign modifications coincide with interior remodel which is not a part of the SPDR.	SPDR 19-07		4/16/2019		4/16/20						<ul style="list-style-type: none"> • PC approved SPDR 4/16/19. • Permit for remodel issued 4/29/19. CTD/JH


City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Wireless Communication Facilities

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2325 Stanley Avenue	Install LA RICS units on existing antenna <u>Applicant:</u> City of Long Beach	N/A										<ul style="list-style-type: none"> LA County Sheriffs notified staff that work on the tower is anticipated to last more than a month (12/18). Construction is ongoing (3/19). JH
1850 Redondo Avenue	Install new equipment at rooftop of existing multi-story building; expand existing rooftop screening wall to shield the new equipment from view <u>Applicant:</u> Jermaine Taylor on behalf of AT&T	Amendment to CUP 05-01	Req.	N/A	N/A							<ul style="list-style-type: none"> Application package and deposit submitted on 2/11/19. Project cleared to go to plan check for building permits on 3/26/19. Plan check submittal pending (5/19). RA
3275 E. Grant Street	Remove (3) existing antennas and (3) existing RRUs, and install (9) new antennas and (12) new RRUs on existing rooftop behind screening <u>Applicant:</u> Suzanne Iselt on behalf of Sprint	Amendment to CUP 10-04	Req.	N/A	N/A							<ul style="list-style-type: none"> Submittal package and review fee received on 10/25/18. Conditions of Approval are emailed to applicant-agent on 1/16/19. Project is cleared to go to plan check. Received <u>signed</u> Conditions of Approval on 1/23/19. Received electronic PDF of EME Compliance Report on 2/1/19. Applicant-agent submitted for plan check and plans are under review (5/19). RA



City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

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2411 Skyline Drive	Install equipment in existing shelter and run cable to power at existing Crown Castle tower site. <u>Applicant:</u> Sprint	Planning Review	Req.	N/A	N/A				08/19/20 			<ul style="list-style-type: none"> • Planning approval and permit ready to issue (1/19). • Permit issued 2-26-19 (3/19). • Rough electrical inspection complete. (5-19) CTD/JH
2411 Skyline Drive	Install 3 antennas, 9 remote radio heads (RRHs), 1 panel, 1 cabinet and service cable. <u>Applicant:</u> Sprint	Admin SPDR	Req.	N/A	N/A							<ul style="list-style-type: none"> • Planning approval 3/29/2019 • Plan check underway (4/19). • Plan check complete and waiting on applicant to pick up permit (5-19) CTD/JH

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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2518 Willow Street	New front entry electronic gate w/stone veneer pilasters, update guard shack <u>Applicant:</u> Willow Ridge Homeowners Association	Administrative Review <input type="checkbox"/> WELO req.	✓	N/A	N/A	Building Permit Issued 6/2/16						<ul style="list-style-type: none"> Building permit issued 6/2/16. Front gate installed and inspected. Landscaping installed (8/17). New monument sign completed (10/17). HOA requesting change to door in clubhouse Permit issued for door change out (12/18). Construction complete and permit final is pending inspection (3/19). CTD/JH
3347 Brayton Avenue	Remodel of the front SFD to include a 271 sf addition and new 1-car garage on the first floor and a 731 sf second story addition <u>Applicant:</u> Reginald McNulty	SPDR 15-02 <input type="checkbox"/> WELO req.	N/A	4/14/15	N/A	Building Permit Issued 4/15/16			5/31/17	6/04/17	3/04/18	<ul style="list-style-type: none"> Applicant requested and was granted a 50 day CTL extension by the Community Development Director due to rain delays (4/17). 2nd extension request for 200-day extension granted. At Feb. inspection, project was on track to meet 2nd CTL deadline. inspections for C of O, tentatively scheduled for the week of 4/23/18. CTL allows a 30 day grace period following expiration. Owner installed stone walkway. Planning inspection for permit final completed and pending deposit replenishment to final (4/19). CTD/JH
1900 Temple Avenue	A new two-story 3,013 sf SFD with attached 3-car garage	SPDR 16-06 <input checked="" type="checkbox"/> WELO req.	N/A	Required	N/A	5/16/19 	11/16/19 					<ul style="list-style-type: none"> Application submitted 10/7/16. View analysis story poles installed, no view requests received. PC review 5/16/17 workshop. PC direction to reduce bulk and mass.

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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	Applicant: Phala Chhean											<ul style="list-style-type: none"> Applicant submitted revised plans, one view analysis request received, and report approved. PC approved SPDR 5/15/18. Plan check submittal pending (11/18). CTD/JH
1995 St. Louis Avenue	Demolish existing dwelling and garage and construct a two story 3,072 sf SFD with attached 3-car garage Applicant: Seth Sor for Kimberly Ly	SPDR 15-04 <input checked="" type="checkbox"/> WELO req.	N/A	8/11/15	N/A	Demo Permit Issued 4/1/16 Grading Permit Issued 4/27/17 Building Permit Issued 9/25/17			9/28/16 (Demo finalized) CTL 10/19/18	1 st Ext. 1/8/19 	2 nd Ext. 02/11/20 	<ul style="list-style-type: none"> 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 beginning 2/11/19. Applicant made construction changes in the field resulting in staff instructing the applicant to resubmit revised plans for formal review (5/19). RA/JH
2750 E. 20 th Street	Proposed construction of three detached SFD(s) consisting of (1) two-story unit and (2) split level units with five surface parking spaces and associated site improvements Applicant: RPP Architects on behalf of Narsimha and Usha Reddy	PC SPDR 19-02 Subdivision	N/A	Req.	Req.							<ul style="list-style-type: none"> Application and deposit submitted on 5/9/18. Neighborhood Meeting held on 10/30/18. Met with agent and property owner on 12/3/18 to discuss next steps of the process. Agent emailed revised plans, which eliminated one unit and added four more surface parking spaces.

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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2750 E. 20 th Street (cont.)	<u>Applicant:</u> RPP Architects on behalf of Narsimha and Usha Reddy											<ul style="list-style-type: none"> On 3/20/19, applicant submitted revised plans and summary of subsequent outreach. Notices for story poles were mailed out on 4/26/19. Staff is currently waiting upon requests for view analysis (5/19). RA
2250 Ohio Avenue	Construct new two-story duplex (3,676.5 SF total) consisting of 2-car garage, 3 bedroom, 2.5 bathroom [per unit] with additional site improvements. <u>Applicant:</u> Khanh Nguyen and Salvador Cerda <u>Agent:</u> Leoh Sandoval (on behalf of property owners)	SPDR 19-03 and View Policy	Req.	Req.	N/A							<ul style="list-style-type: none"> Preliminary plans reviewed (1/18). Received full-sets of architectural plans 8/30/18. Agent submitted Environmental Phase I document 10/31/18. Revised Environmental Phase I document received 1/25/19 and routed to City's Environmental Consultant. Met with agent at public counter on 3/13/19 to discuss outstanding items. Story pole plan was approved and notices for story poles were mailed out on 5/16/19. RA
2060 Raymond Avenue	A 274 SF 2 nd story addition of an existing SFD in conjunction with a remodel with 2-car garage and third driveway parking space. <u>Applicant:</u> Lord Construction <u>Agent:</u> Tae Chun	SPDR and View Policy 19-04			TBD							<ul style="list-style-type: none"> SPDR submittal, datum line exhibits approved (10/18). Story pole notice 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). Two View Analysis Reports requested (3/19).

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential


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2060 Raymond Avenue con't.	<u>Applicant:</u> Lord Construction <u>Agent:</u> Tae Chun											<ul style="list-style-type: none"> • Applicant met with View Report requesters and both have withdrawn their request. • PC Workshop 4/16, project to proceed to public hearing 5/21/19. CTD

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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

Intersection of Walnut Avenue and Crescent Heights Street (Crescent Square)	25 three-story detached single-family dwellings at the N/E corner of Walnut and Crescent Heights Street on a 3.18-acre lot <u>Applicant:</u> Far West Industries	SPDR 14-04 ZOA 14-03 VTTM 72594 <input checked="" type="checkbox"/> WELO req.	N/A	8/12/14	9/2/14	Grading Permit Issued 8/29/16 Phase 1 and 2 Building Permits Issued 9/13/17 Phase 3 Building Permits Issued 10/17/17			8/14/19 			<ul style="list-style-type: none"> Streets, fences and retaining walls are in process (8/17). DOGGR and BRE clean-up items pending for 8/25 homes. Building permits pulled for Phase 1 and Phase 2 SFDs (9/17). Framing in process (10/17) Building permits pulled for Phase 3 SFDs (11/17). Coordination of approved design details is underway (12/17). Stucco and drywall nearly complete on Phase 1 lots. Phase 2 and 3 framing pending (2/18). Phase 2 began stucco. Phase 3 framing is started. Phase 1 driveways, walkways and fences started (3/18). Contractor has requested C of O inspections for phase 1 homes (4/18). C of O's issued for three homes in Phase 1. Phase 2 homes pouring driveways and installing utilities. Phase 3 framing, electric, plumbing being installed (5/18). 19 houses sold; 3 C of O's issued. (6/18). Phase 1 C of O inspection on 7/12/18, (Lots 9-25) (7/18). Phase 3 units nearly complete (11/18). Entrance column top installed (2/19). Building Department complete, Planning and Public Works Pending (3/19) CTD/JH
The Courtyard 1939 Temple Avenue	Residential development 9 condominium units (5 buildings with 2 attached units) two stories and three stories in height.	SPDR 16-02 TTM 74232 ZOA 16-03 (new Specific Plan)	N/A	5/17/16	Required							<ul style="list-style-type: none"> 2 wells discovered, leak tested and vent cones installed (8/15). View Notice mailed 10/26/15. Planning Commission (PC) workshop #1: 12/15/15.

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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2599 Pacific Coast Highway	Residential SP-10 on a .4-acre lot 1 st concept plan had 14 attached units 2 nd concept plan had 12 attached units 3 rd concept plan had 10 detached units 4 th concept plan has 9 detached units 5 th concept plan has 7 units; 3 detached and 4 attached on the 1 st floor Residential SP-10 on a .4-acre lot <u>Applicant:</u> Mike Afiuny Residential SP-10 on a .4-acre lot	SPDR 19-05, ZOA 19-02, TTM #XXXXX,	N/A	Required	Required							<ul style="list-style-type: none"> • Owner reported an unsuccessful lot consolidation outreach effort (9/12). • Submitted revised plan w/10 units. • Access & guest parking revised (6/14). • PC requested additional design changes. Plan revised to 9 units but some buildings still exceed height limit. • Condo map and story pole plan submitted. View Policy letter sent 4/1/16. • Viewing period was extended 4/14/16. Story poles installed and view analysis reports reviewed with residents. • Due to view impacts on views, 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 and site clean-up items are required. Final inspections (3/17). • A neighborhood mtg. was held 2/23/17. It was noted that 6/9 of the bldgs. are over the height limit and blocking views.


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Community Development Department
Development Status Report
May 21, 2019**

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2599 Pacific Coast Highway (cont.)												<ul style="list-style-type: none"> 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 develop options to revise the project. Staff prepared a detailed memo following the meeting regarding project deficiencies and past Council direction on a similar project. Applicant submitted a revised site plan with 1 less unit and reduced bldg. heights on several bldgs. However, 5/8 units still exceed max. bldg. height and may still block views. Applicant requested mtg. and staff reiterated they should not expect recommendation of approval if bldg. hts. exceed regs. and block views. Applicant indicated they would revise plans. Revised plans with a combination of two and three-story units were submitted. A new story pole plan was prepared and reviewed by staff and story poles were installed (1/18). Applicant prepared new View Analysis Reports and reviewed with the property owners (4/9/18). A Neighborhood meeting was conducted on 6/11/18, to allow residents to review revised 7-unit plans.
	Applicant: Mike Afiuny											

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

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			Director approval	PC approval	CC approval	Expires	1 st Ext.	2 nd Ext.	Expires	1 st Ext.	2 nd Ext.	
2599 Pacific Coast Highway (cont.)												<ul style="list-style-type: none"> A traffic study completed and PC workshop held 1/15/19. PC requested additional parking and a subsequent workshop (2/19). Architect working on bldg. design details and submittal of revised site and elevation plans (4/19).
	Applicant: Mike Afiuny											CTD
1375 E. 23 rd Street (temporary project address)	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	ZOA 19-01 TTM 82304 SPDR 19-01	N/A	Required	Required	4/16/20 						<ul style="list-style-type: none"> Initial application submittal with required deposit received on 7/3/18. Methane investigation permit issued (9/18). Neighborhood Meeting conducted on 10/11/18. View notice letters mailed on 12/17/18 and no requests were received. Planning Commission public workshop held on 2/19/19 and project was cleared to go to a public hearing. Planning Commission public hearing was held on 4/16/19 and Commission recommended City Council approval. City Council public hearing will be held on 5/21/19.
	Applicant: Matt Hamilton with Project Verve, LLC											RA

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

Address	Project Description	Application	REVIEW			SPDR			CTL			Status
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Accessory Dwelling Unit (ADU) Projects

3269 ½ Lewis Avenue	Convert existing one-car garage into two new two-car garages with ADU above the garages at rear of property <u>Applicant:</u> Jahaziel Romero (property owner)	Ministerial review under State ADU regulations.	N/A	N/A	N/A				N/A	N/A	N/A	<ul style="list-style-type: none"> Applicant submitted the plan at the counter on 3/23/18. Revised PDF plans were emailed on 4/19/18. Preliminary review comments/corrections were emailed to applicant on 4/19/18. Revised PDF plans were emailed on 5/7/18. Building Department Fee Estimate was emailed to the applicant (6/13/18). Property owner spoke with Public Works regarding a survey of the property. Applicant will be submitting architectural plans soon (5/19). <p style="text-align: center;">RA</p>
3233½ Lemon Avenue	Construct new 998 sq. ft. ADU with 53 sq. ft. second story deck above existing 3-car garage at rear of property (no expansion to building footprint). <u>Applicant:</u> Eric Kao (agent) on behalf of Teri Wohlgemuth (property owner)	Ministerial review under State ADU regulations.	N/A	N/A	N/A				N/A	N/A	N/A	<ul style="list-style-type: none"> Applicant formally submitted the preliminary review package with \$208.00 planning review fee on 5/23/18. Architect submitted plans on 9/6/18. Developer deposit received on 9/7/18. Planning review approval granted 10/16/18. Applicant-agent officially submitted for building plan check on 11/7/18. Plan Check approved 12/19/18. Building permit issued on 2/11/19. Construction is in process (5/19). <p style="text-align: center;">RA/JH</p>

City of Signal Hill
Community Development Department
Development Status Report
May 21, 2019

Residential

<u>Address</u>	<u>Project Description</u>	<u>Application</u>	<u>REVIEW</u>			<u>SPDR</u>			<u>CTL</u>			<u>Status</u>
			<u>Director approval</u>	<u>PC approval</u>	<u>CC approval</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	<u>Expires</u>	<u>1st Ext.</u>	<u>2nd Ext.</u>	
2060½ Raymond	Detached 1198 SF ADU in conjunction with a 2 nd story addition of an existing SFD with 2-car garage and third driveway parking space. <u>Applicant:</u> Lord Construction Agent: Tae Chun	Ministerial review under State ADU regulations.	N/A	N/A	N/A				N/A	N/A	N/A	<ul style="list-style-type: none"> • 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) CTD/JH
2477 ½ Gaviota Ave.	Detached 1,200 SF ADU and 3 garage parking spaces. <u>Applicant:</u> Rama Singhal	Ministerial review under State ADU regulations	N/A	N/A	N/A				N/A	N/A	N/A	<ul style="list-style-type: none"> • Planning submittal 10/25/18. • Plan check submittal 12/19/18 • 1st review comments to applicant 1/15/19 (3/19). • Looking at changing the design waiting for new plans. (4/19) • Plan check in process (5/19). CTD/JH