

Community Development Department
Quarterly Project Status Report
April 1, 2022

CANNABIS DISPENSARIES:

CUP-170-0001/MUP-210-0004

Location: 6470 Federal Blvd. – The Boulevard

Zone: Light Industrial (LI)

Description: Operating adult use and medical cannabis dispensary. Minor Use Permit application requesting the addition of recreational cannabis and delivery services approved on September 9, 2021.

Status: Operating

Final Action: City Council (approval of CUP)

CUP-180-0001, ZC1-700-0016 & AA1-700-0004

Location: 6915 North Avenue; north of Broadway, east side of North Avenue and east of State Route 94 – North Ave. MMD

Zone: General Commercial (GC)

Description: Request to convert a 2,156 sq. ft. commercial building into a medical cannabis dispensary.

Status: Conditional Use Permit application denied by City Council on April 20, 2021.

Final Action: City Council (denial of CUP)

CUP-180-0002/MUP-210-0004

Location: 6859 Federal Blvd. – Wellgreens

Zone: General Commercial (GC)

Description: Operating adult use and medical cannabis dispensary. Minor Use Permit application requesting the addition of recreational cannabis and delivery services approved on October 26, 2021.

Status: Operating

Final Action: City Council (approval of CUP)

CUP-190-0002/MUP-210-0005

Location: 3515 Harris St. – KIM Investments MMD

Zone: General Commercial/Heavy Commercial (GC-HC)

Description: Conditionally approved adult use and medical cannabis dispensary. Minor Use Permit application requesting the addition of recreational cannabis and delivery services approved on October 26, 2021.

Status: Construction plans re-submitted pending building permit issuance.

Final Action: City Council (approval of CUP)

MUP-210-0007/CUP-200-0001

Location: 8280 Broadway

Zone: Heavy Commercial (HC)

Description: Conditionally approved CUP for adult use medical and recreational cannabis dispensary on April 19, 2022. Early separation findings (MUP) were approved on April 5, 2022.

Status: CUP expires on April 20, 2023. One year deadline to apply for and obtain building permit.

Final Action: City Council (approval of CUP)

MUP-200-0004 & CUP-210-0001

Location: 6691 Federal Boulevard – Element 7

Zone: Limited Industrial (LI)

Description: Proposed Cannabis Dispensary. Early separation findings expired November 23, 2021.

Status: Applicant is re-submitting CUP plans and documents following the first review of the Conditional Use Permit application.

Final Action: City Council (approved MUP, now expired)

RESIDENTIAL PROJECTS:

PAR-190-0003

Location: 2283 Berry St.

Zone: Residential Low Medium (RLM)

Description: Request to subdivide an existing 55,757 SF lot into eight (8) single-family parcels averaging 4,000 to 4,200 SF per lot, and a 638 SF private mini-park.

Status: Staff provided a comment letter to applicant on July 18, 2019. Staff met with applicant on July 31, 2019 to discuss project. No further activity to date.

Final Action: City Council

PAR-190-0005

Location: 8012 & 8034 Golden Ave.

Zone: Residential Medium High (RMH)

Description: Proposed two-phase project consisting of 10 unit density bonus apartment building and 13 unit density bonus apartment building on separate lots.

Status: Pre-Application response letter sent to applicant on May 15, 2020. No further activity to date.

Final Action: Planning Commission

PDP-210-0003

Location: Vacant Parcel between Lemon Grove Avenue and Arcadia Avenue

Zone: Residential Medium High (RMH)

Description: Proposed 9-unit apartment building.

Status: Incomplete application received September 2, 2021. Comment letter issued on November 23, 2021

Final Action: Planning Commission

TPM-000-0193

Location: 6557 MacArthur Dr.

Zone: Residential Low (RL)

Description: Proposed lot split into 4 single-family lots.

Status: Cycle review letter provided to applicant on October 7, 2021.

Final Action: Community Development Manager

TPM-000-0194

Location: 2135 Washington St.

Zone: Residential Low Medium (RLM)

Description: Proposed lot split into 4 single-family lots.

Status: Cycle review letter provided to applicant on October 21, 2021. Re-submitted January 31, 2022 in review.

Final Action: Community Development Manager

TPM-000-0195

Location: 1515 Skyline Drive

Zone: Residential Low Medium (RLM)

Description: Proposed lot split into 2 single family lots.

Status: 1st review cycle letter provided to applicant on February 22, 2021. No further activity to date.

Final Action: Community Development Manager

PDP-180-0001 & TM0-0065

Location: 8373 Broadway – The Terraces

Zone: Residential Medium High (RMH)

Description: Request to construct a 70-unit condominium development on a 2.88-acre lot.

Status: Approved by City Council on August 4, 2020. Grading, building and landscaping plans are pending approval.

Final Action: City Council

PDP-170-0003 & TM0-0064

Location: 8200 Hilltop Drive – B & S Townhouses

Zone: Residential Medium High (RMH)

Description: Request to construct a six (6) unit townhouse development on an existing vacant lot. Project will include private rooftop space, landscape improvements and street trees.

Status: Approved by City Council on January 21, 2019. Grading & Improvement plans and building permit application submitted on November 9, 2020. First review comments provided to applicant on March 1, 2021. The Planning Commission approved a one-year extension of the Tentative Map on February 28, 2022. Pending res-submittal and review.

Final Action: City Council

PDP-190-0001

Location: 7508 Church St. – The Grove

Zone: Residential Medium (RM)

Description: Approved Planned Development Permit for 17-unit multi-family redevelopment project at the NE corner of the intersection of Church & New Jersey. Two (2) units are affordable to very low income.

Status: Building, Grading, and Improvement permits pending final approval. Demolition permit issued on March 24, 2022

Final Action: Planning Commission

PDP-160-01M1 & TM0-000-0063

Location: 1993 Dain Dr. – Grove Hill Court

Zone: Residential Low Medium (RLM)

Description: Modification of approved 13 Single-Family Home development with Private Park

Status: Under construction. Building permits issued for construction of residences.

Final Action: City Council

PDP-190-0002 & AA2-000-0002

Location: 7946 Broadway – Kelvin

Zone: Village Commercial 5 (VC5)

Project Area: 3,500 SF retail and 66 units

Description: Approved Planned Development Permit for 5-Story Vertical Mixed-Use project at corner of Broadway and Grove with approximately 3,500 SF retail and 66 units.

Status: Demolition commenced on November 16, 2021. Project is under construction.

Final Action: City Council

PDP-150-0003 & TM0-000-0062

Location: Vacant parcel at the southwest corner of Palm Street and Camino De Las Palmas – Vista Azul

Zone: Residential Medium (RM)

Description: 20 unit Planned Development consisting of 6 attached twin homes and 14 single family detached homes on a vacant 2 acre parcel.

Status: Approved by City Council on October 4, 2016. Building permit, Grading and Improvement Plans conditionally approved. Permits for retaining walls issues on November 17, 2021.

Final Action: City Council

TPM-000-0196

Location: Large square parcel west of San Miguel Elementary (6997 San Miguel)

Zone: Residential Low Medium (RLM)

Description: Split 1.06 acre parcel into four (4) on single-family lots.

Status: Notice of decision to approve the Tentative Parcel Map is pending the recordation of a Certificate of Compliance.

Final Action: Planning Commission

PDP-210-0002 and TM0-000-0066

Location: Vacant flag parcel west of Bonita Street and Beryl Street intersection

Zone: Residential Low Medium (RLM)

Description: 14 Unit Planned Development consisting of detached single family homes.

Status: The Planning Commission conducted a public hearing on April 25, 2022 and recommended City Council approval with added conditions.

Final Action: Planning Commission recommendation to City Council

PAR-210-0001

Location: Orange Place/Montana Street

Zone: Residential Low Medium (RLM)

Description: Two Concepts for developing an infill parcel via Montana Street

Status: Preliminary discussion with the applicant occurred in October 2021, and again on March 7, 2022.

Final Action: City Council

BUSINESS ACTIVITY:

MUP-190-0004

Location: 7988 Broadway – 7-11

Zone: General Commercial (GC)

Description: Proposed 7-11 convenience mart and gas station at former Gas Stop.

Status: First review cycle corrections issued December 2, 2019. Last application activity occurred October 12, 2020 with payment of outstanding invoice. No further activity to date.

Final Action: Community Development Manager

PAR-190-0002

Location: 8247/8249 Broadway

Zone: General Commercial (GC)

Description: Proposed gas station with minimart/quick service restaurant, off-sale ABC license, and tow yard at the corner of Broadway and Sweetwater.

Status: Second Pre-Application Review Letter sent October 10, 2019. Pending resubmittal from applicant.

Final Action: TBD

PDP-170-0002 & GPA 190-0001

Location: 8016 Broadway – Broadway Self Storage

Zone: General Commercial (GC)

Description: 3-story self-storage facility with 6,301 sq. ft. of retail space fronting along Broadway

Status: Approved by City Council on December 17, 2019. Construction plans have been approved and pending issuance until rough grading is complete. Demolition and grading permit issued on December 10, 2020. Building is under construction.

Final Action: City Council

VA1-900-0001

Location: 3205-3275 Lemon Grove Ave. – Lemon Grove Station

Zone: Commercial of the Downtown Village Specific Plan (DVSP)

Description: Request to construct a 25-foot multi-tenant panel pole sign. Project will include removing two (2) existing monument signs.

Status: Project originally scheduled for Planning Commission on June 22, 2020. Applicant requested to discontinue project prior to scheduled hearing date. Application deemed expired due to 12-months of inactivity

Final Action: Planning Commission

PDP-210-0001

Location: 3450 West St.

Zone: General Commercial – Heavy Commercial (GC-HC)

Description: Request to construct a 2,688 SF construction warehouse on a vacant lot.

Status: Application submitted on March 1, 2021. Resubmittal received on October 28, 2021. Second review comments provided to applicant on January 11, 2022.

Final Action: Planning Commission

MUP-210-0001

Location: 7696 Broadway – Onyx Moto

Zone: General Commercial (GC)

Description: Request to operate a motorcycle dealership at an existing 11,314 SF commercial building.

Status: Application approved. Temporary occupancy granted on November 2, 2021. Sidewalk improvements still needed.

Final Action: Community Development Manager

MUP-210-0002

Location: 7431 Broadway – Wash N’ Go

Zone: General Commercial (GC)

Description: Request to demolish all existing structures and construct a 3,500 SF car wash.

Status: The Planning Commission approved an appeal of the CDM decision to deny the MUP for the car wash on February 28, 2022. The City Council approved an appeal of the Planning Commission decision and denied the MUP for the car wash.

Final Action: City Council (denial of MUP on appeal)

CUP-200-0002

Location: 7785 Broadway

Zone: Transmit Mixed Use (TMU3)

Description: Request to add sales of beer, wine, and spirits at an existing convenience store.

Status: Request denied by Planning Commission on October 25, 2021. Appeal received and a City Council hearing was held on December 7, 2021. The CUP was denied by the City Council.

Final Action: City Council (denial of CUP on appeal)

LONG RANGE PLANNING:

General Plan Housing Element Update

Location: Citywide

Description: 8-year update of the General Plan Housing Element

Status: City Council adopted the Housing Element on August 3, 2021. Additional comments and revisions requested by State Housing & Community Development (HCD) on November 10, 2021. Planning staff and consultants have been working on revisions to satisfy the State HCD, pending certification of State HCD.

Final Action: City Council

Accessory Dwelling Unit (ADU) Ordinance

Location: Citywide

Description: As part of the General Plan Housing Element Update, the proposed ADU Ordinance would amend the Lemon Grove Municipal Code to be in compliance with recent State legislation regulating ADU's.

Status: The Planning Commission held a public hearing on April 25, 2022 and reviewed the ADU Ordinance. The Planning Commission recommended City Council adoption of the ADU Ordinance with added conditions. A City Council public hearing to introduce the ordinance is scheduled on May 17, 2022.

Final Action: City Council, upon recommendation by the Planning Commission

Density Bonus Ordinance

Location: Citywide

Description: As part of the General Plan Housing Element Update, the proposed Density Bonus Ordinance would amend the Lemon Grove Municipal Code, Title 17, Section 17.24.100 (Housing Density Bonuses) to be in compliance with recent State legislation regulating housing density bonuses.

Status: The Planning Commission held a public hearing on April 25, 2022 and reviewed the Density Bonus Ordinance. The Planning Commission recommended City Council adoption of the Density Bonus Ordinance with added conditions. A City Council public hearing to introduce the ordinance is scheduled on May 17, 2022.

Final Action: City Council, upon recommendation by the Planning Commission