**Community Development Department**

KEY

CUP – Conditional Use Permit

PDP – Planned Development Permit

MUP – Minor Use Permit

TM – Tentative Map

TPM – Tentative Parcel Map

BA – Boundary Adjustment

ZC – Zone Change

GPA – General Plan Amendment

TBD – To Be Decided by

**Quarterly Project Status Report**

**4th Quarter 2024**

***RESIDENTIAL PROJECTS:***

**PDP-06-013 and TM0-0055**

**Location**: 8150 Golden Ave. – Golden Avenue Row Homes (Golden Doors)

**Zone**: Residential Medium High (RMH)

**Description**: 22 Condominium Units

**Status**: Building Permits issued. First 12 Units Released. Project is near completion pending wood siding and additional site amenities.

**Final Action**: PDP and TM approved by City Council originally Sept. 2014 with many revisions since.

**PDP-180-0001 and TM0-0065**

**Location**: 8373 Broadway – The Terraces by KB Home

**Zone**: Residential Medium High (RMH)

**Description**: 70-unit condominium development on a 2.88-acre site.

**Status**: Building Permits issued, construction complete. Most units have been sold and are now occupied.

**Final Action**: PDP and TM approved by City Council August 2020.

**PDP-170-0003 and TM0-0064**

**Location**: 8200 Hilltop Drive – B and S Townhouses

**Zone**: Residential Medium High (RMH)

**Description**: 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. The Planning Commission approved a time extension of the Tentative Map on February 28, 2022. The Planning Commission approved a second time extension until January 21, 2026. Pending resubmittal and review of building permits.

**Final Action**: PDP and TM approved by City Council originally January 2019.

**PDP-190-0001**

**Location**: 7508 Church St. – The Grove

**Zone**: Residential Medium (RM)

**Description**: 17-unit multi-family redevelopment project at the NE corner of the intersection of Church and New Jersey. Two (2) units are affordable to very low income.

**Status**: Building, Grading, and Improvement permits issued. Project is complete.

**Final Action**: PDP approved by Planning Commission June 2020.

**PDP-160-0001 and TM0-000-0063**

**Location**: 1993 Dain Dr. – Grove Hill Court

**Zone**: Residential Low Medium (RLM)

**Description**: 13 Single-Family Home development with Private Park

**Status**: Building permits issued for the houses, construction completed. Site amenities (pool, view deck, barbeque, restrooms) remain under construction.

**Final Action**: PDP and TM approved by City Council July 2020

**PDP-190-0002**

**Location**: 7946 Broadway – Kelvin by CityMark

**Zone**: Village Commercial 5 (VC5)

**Project** **Area**: 66 units over 3200 square feet of retail

**Description**: 5-story vertical mixed-use project at NW corner of Broadway and Grove on-site parking.

**Status**: Project construction is complete. Residential Units are occupied.

**Final Action**: PDP approved by City Council April 2020.

**PDP-150-0003 and TM0-000-0062**

**Location**: Southwest corner of Palm Street and Camino De Las Palmas – Vista Azul Project

**Zone**: Residential Medium (RM)

**Description**: 20-unit planned development consisting of six attached twin homes and 14 single family detached homes on a 2-acre site.

**Status**: Building permits, Grading and Improvement Plans conditionally approved. Project is under construction, nearly complete. Some units occupied.

**Final Action**: PDP and TM approved by City Council October 2016.

**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 approving the Tentative Parcel Map, pending the recordation of a Certificate of Compliance.

**Final Action**: TM approved by Community Development Manager May 2022.

**PDP-210-0002 and TM0-000-0066**

**Location**: Vacant flag parcel west of Bonita Street and Beryl Street intersection – Bonita Place Project

**Zone**: Residential Low Medium (RLM)

**Description**: 14-unit Planned Development consisting of detached single-family homes.

**Status**: Building Permits issued, construction complete, ready for occupancy.

**Final Action**: PDP and TM approved by City Council June 2022.

***SB9 LOT SPLITS:***

**Location**: 8187 Mt Vernon St.

**Zone**: Residential Low Medium (RLM)

**Description**: One single-family lot split into two lots under SB9.

**Status**: TPM Approved. Final Parcel Map in process.

**Final Action**: TPM Approved by Community Development Manager June 2023.

**Location**: 6550 MacArthur Dr.

**Zone**: Residential Low (RL)

**Description**: One single-family lot split into two lots under SB9.

**Status**: Approved; Final Parcel Map submitted to Engineering.

**Final Action**: TPM Approved by Community Development Manager May 2023

**Location**: 2315 El Prado Ave.

**Zone**: Residential Low Medium (RLM)

**Description**: One single-family lot split into two lots under SB9.

**Status**: Corrections provided; awaiting resubmittal. Certificate of compliance required.

**Final Action**: TBD Community Development Manager

**Location**: 2437 Washington St.

**Zone**: Residential Low Medium (RLM)

**Description**: One single-family lot split into two lots under SB9.

**Status**: Comments provided to applicant. Awaiting resubmittal.

**Final Action**: TBD Community Development Manager

**Location**: 8170 Alton Drive

**Zone**: Residential Low Medium (RLM)

**Description**: One single-family lot split into two lots under SB9.

**Status**: Comments provided to applicant. Awaiting resubmittal.

**Final Action**: TBD Community Development Manager

***BUSINESS ACTIVITY:***

**PDP-220-0003 and TPM-000-0204**

**Location**: 7593 Broadway – Raising Cane’s and Quick Quack car wash

**Zone**: General Commercial (GC)

**Description**: Fast food restaurant and car wash

**Status**: Approved by Planning Commission and City Council

**Final Action**: Approved by City Council August 6, 2024.

**CUP-220-0001 Cell Tower**

**Location:** 6970 San Miguel Ave.

**Zone:** Residential Low Medium (RLM)

**Description:** Installation of a new AT&T 70-foot high “mono-broadleaf” cellular tower disguised as a tree, including an emergency generator inside an equipment enclosure.

**Status:** Planning Commission decision appealed to City Council. Building permit application in process.

**Final Action**: Approved by City Council October 2024.

**MUP-220-0005**

**Location**: 7387 Broadway

**Zone**: General Commercial (GC)

**Description**: Proposed remodel of existing building into a church

**Status**: Notice of Decision sent Jan. 21, 2025

**Final Action**: Approved by Community Development Manager, unless appealed

**GPA-220-0001, ZA200-0003, and PDP-220-0002**

**Location**: 8261 Broadway

**Zone**: General Commercial (GC)

**Description**: Proposed two-story office building and tow yard

**Status**: Awaiting resubmittal

**Final Action**: TBD City Council

**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:** Planning Commission denial was overturned by the City Council on appeal. Building Permit is in process.

**Final Action**: PDP approved by City Council July 2022.

**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. Holding Bond for public improvements.

**Final Action**: Approved by Community Development Manager May 2021

**MUP-210-0009**

**Location:** 3308 Main Street – Lemon Grove Bistro and Beergarden

**Zone:** General Commercial (GC)

**Description:** Restaurant with outdoor patio dining.

**Status:** Approved. Occupancy issued. Open for business.

**Final Action**: Approved by Community Development Manager March 2022

***ADVANCE PLANNING:***

**General Plan 2021-2029 Housing Element Update**

**Location:** Citywide

**Description:** 6th Cycle 8-year update of the Lemon Grove General Plan Housing Element

**Status:** The City Council adopted the 2021-2029 Housing Element on August 3, 2021. Additional comments and revisions requested by the California Department of Housing and Community Development (HCD) were incorporated into the Housing Element. HCD certified the 2021-2029 Housing Element on July 8, 2024.

**Final Action**: Approved by City Council, Certified by HCD

**General Plan Annual Progress Report**

**Location**: Citywide

**Description**: List of actions taken in 2023 that implement the Lemon Grove General Plan, including the housing summary report from the HCD spreadsheet.

**Status**: City Council adopted Resolution No. 2024-4008 on March 19, 2024

**Final Action**: City Council authorized transmittal to HCD and OPR

**Massage Regulations Ordinance**

**Location**: Commercial and Industrial areas of Lemon Grove

**Description**: New regulations for massage businesses

**Status**: Planning Commission reviewed and City Council adopted

**Final Action**: City Council adopted Ordinance No. 464 on Dec. 5, 2023

***CANNABIS DISPENSARIES:***

**CUP-170-0001**

**Location:** 6470 Federal Blvd. – The Boulevard Dispensary

**Zone:** Light Industrial (LI)

**Description:** Cannabis Dispensary

**Status:**  Dispensary opened March 2020, CUP renewed June 2023

**Final Action:** City Council

**CUP-180-0002**

**Location:** 6859 Federal Blvd. – Wellgreens

**Zone:** General Commercial (GC)

**Description:** Cannabis Dispensary

**Status:** Dispensary opened October 2021, CUP renewed Sept. 2024  
**Final Action:** City Council

**CUP-190-0002**

**Location**: 3515 Harris St. – Off the Charts Dispensary

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

**Description**: Cannabis Dispensary

**Status**: Dispensary opened Sept. 2024

**Final Action**: City Council

**CUP-210-0001**

**Location**: 6691 Federal Boulevard – Cannabis 21+ Dispensary

**Zone**: Light Industrial (LI)

**Description**: Cannabis Dispensary

**Status**: CUP approved May 2, 2023, building permit issued May 1, 2024, construction near complete

**Final Action**: City Council

**CUP-210-0002**

**Location**: 8290 Broadway – Buzz Cannabis Dispensary

**Zone**: Heavy Commercial (HC)

**Description**: Cannabis Dispensary.

**Status**: CUP approved May 2, 2023, building permit issued Dec. 21, 2023, construction near complete

**Final Action**: City Council