

**Community Development Department**  
**Quarterly Project Status Report**  
**March 25, 2021**

**MEDICAL MARIJUANA DISPENSARIES:**

**CUP-170-0001**

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

**Zone:** Light Industrial (LI)

**Description:** A Conditional Use Permit application for a proposed Medical Marijuana Dispensary.

**Status:** Operating

**Final Action:** City Council

**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 marijuana dispensary.

**Status:** Planning and Engineering comments sent to the applicant on August 8, 2019. A public hearing is being scheduled in the second quarter 2021.

**Final Action:** City Council

**CUP-180-0002**

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

**Zone:** General Commercial (GC)

**Description:** A Conditional Use Permit application for a proposed Medical Marijuana Dispensary.

**Status:** Permitted construction nearing completion. Occupancy expected in second quarter 2021.

**Final Action:** City Council

**CUP-190-0002**

**Location:** 3515 Harris St. – KIM Investments MMD

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

**Description:** A Conditional Use Permit application to convert existing 1,223 SF and 2,439 square foot commercial buildings into a dispensary facility and staff office respectively.

**Status:** Approved. Building permit application submitted on March 3, 2021.

**Final Action:** City Council

**MUP-200-0007 & CUP-200-0001**

**Location:** 8280 Broadway

**Zone:** Heavy Commercial (HC)

**Description:** Early separation findings for a proposed Medical Marijuana Dispensary.

**Status:** Early separation finding approved on January 12, 2021. CUP application submitted on November 30, 2020 and deemed incomplete on December 23, 2020.

**Final Action:** City Council

**MUP-200-0004 & CUP-210-0001**

**Location:** 6691 Federal Boulevard – Element 7

**Zone:** Limited Industrial (LI)

**Description:** Early separation findings for a proposed Medical Marijuana Dispensary.

**Status:** Early separation finding granted on November 13, 2020. First review cycle of the Conditional Use Permit application returned to the applicant on March 9, 2021.

**Final Action:** City Council

**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 and City Staff is now anticipating a formal PDP and TM submittal from applicant.

**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. Formal Planned Development Permit application(s) are anticipated.

**Final Action:** Planning Commission

**PAR-190-0004**

**Location:** Vacant Parcel between Lemon Grove Avenue and Arcadia Avenue

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

**Description:** Proposed 9-unit apartment building.

**Status:** Second Pre-Application Review response letter provided on March 19, 2020. Planned Development Permit application submittal expected.

**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:** Tentative parcel application submitted on September 8, 2020. 1<sup>st</sup> review cycle letter provided to applicant on January 5, 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:** Tentative parcel application submitted on September 21, 2020. 1<sup>st</sup> review cycle letter provided to applicant on January 6, 2021.

**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:** Tentative parcel application submitted on December 21, 2020. 1<sup>st</sup> review cycle letter provided to applicant on February 22, 2021.

**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. Site improvements will include 22,500 sq. ft. of common open space, landscape and street trees.

**Status:** Approved by City Council on August 4, 2020. Pending construction permit application submittal.

**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. 1<sup>st</sup> review comments provided to applicant on March 1, 2021.

**Final Action:** City Council

**PDP-190-0001**

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

**Zone:** Residential Medium (RM)

**Description:** Demolish existing single-family homes and build 17-unit multi-family development, 2 of which are affordable to very low income, at the NE corner of the intersection of Church & New Jersey.

**Status:** Approved by Planning Commission on June 22, 2020. Building permit application submitted on October 6, 2020. Grading and Improvement Plans submitted on October 21, 2020. 3<sup>rd</sup> revised plans submitted on March 18, 2021.

**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. Revised grading and landscape plans issued to reflect modification approved by City Council on July 21, 2020. Building permit applications for homes conditionally approved.

**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:** 5-Story Vertical Mixed-Use project at corner of Broadway and Grove with approximately 3,500 SF retail and 66 units.

**Status:** Planning Commission approval appealed to City Council. Appeal denied by City Council on May 19, 2020. Grading and Improvement Plans submitted on January 12, 2021. Building permit application submitted on March 18, 2021 and under review.

**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. Grading and Improvement Plans conditionally approved.

**Final Action:** City Council

**PDP-150-0002 & TM0-000-0061**

**Location:** Vacant parcel at Mallard Street west of 69<sup>th</sup> Street. – Mallard Court

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

**Description:** 12 Unit Planned Development consisting of detached single family homes, four (4) of which are reserved for Moderate Income households.

**Status:** Approved by City Council on April 19, 2016. Project near completion.

**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:** City Staff are waiting for resubmittal from applicant.

**Final Action:** TBD

**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. Rough grading nearing completion.

**Final Action:** City Council

**PDP-200-0001**

**Location:** 3065 Lemon Grove Ave. – Popeye’s

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

**Description:** Request to construct a 2,347 sq. ft. Popeye’s (Drive-thru) restaurant on a vacant lot located on the northeast corner of Lemon Grove Ave. & Central Ave.

**Status:** Approved by Planning Commission on June 22, 2020. Building permit issued on March 3, 2021. Construction anticipated to be completed by May.

**Final Action:** Planning Commission

**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. New hearing date to be determined.

**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 and under review.

**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 submitted on February 8, 2021 and under review.

**Final Action:** Planning Commission

**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:** Application submitted on February 10, 2021 and under review.

**Final Action:** Planning Commission

**LONG RANGE PLANNING:**

**General Plan Housing Element Update**

**Location:** Citywide

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

**Status:** City Council update on September 1, 2020. Public outreach occurring in March and April, 2021

**Final Action:** City Council