

**DEVELOPMENT SERVICES DEPARTMENT**  
**QUARTERLY PROJECT STATUS REPORT**

**May 1, 2018**

**MEDICAL MARIJUANA DISPENSARIES:**

**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

**Zone:** General Commercial (GC)

**Project Area:** 23,086 square feet (0.53 acres)

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

**Status:** Applicant submitted a Zoning Clearance application on June 1, 2017. City staff determined the project did not comply with the required minimum separation from protected uses and a Notice of Denial was prepared on June 13, 2017. An appeal was filed by the applicant and City Council overturned the City staff's determination stating the proposed use did comply with distance separation from protected uses. Following the appeal, the applicant submitted a Conditional Use Permit and after staff completed its review, a Notice of Incomplete was provided to the applicant on March 8, 2018. The project is pending resubmittal from the applicant.

**CUP-170-0001/ZC1-700-0004**

**Location:** 6470 Federal Blvd.; north side of Federal Blvd., San Miguel Avenue and MacArthur Drive

**Zone:** Light Industrial (LI)

**Project Area:** 29,185 square feet (0.67 acres)

**Description:** Request to convert a 3,425 sq. ft. tenant suite into a medical marijuana dispensary.

**Status:** Applicant submitted a Zoning Clearance application on March 20, 2017. At the time, City staff determined the project complied with the required separation requirements from protected uses authorizing the applicant to submit a Conditional Use Permit on October 4, 2017. A Notice of Incomplete was sent to the applicant on November 7, 2017. The applicant submitted revised plans on February 12, 2018 and staff responded with minor corrections and the project is pending final revisions from the applicant.

**CUP-180-0002/ZC1-700-0002**

**Location:** 6859 Federal Blvd.; southeast side of Federal Blvd. and west of College Avenue

**Zone:** General Commercial (GC)

**Project Area:** 40,075 square feet (0.92 acres)

**Description:** Request to convert a 2,790 sq. ft. tenant suite into a medical marijuana dispensary.

**Status:** Applicant submitted a Zoning Clearance application on March 20, 2017. At the time, City staff determined the proposed project complied with the required separation requirements from protected uses. The applicant then applied for a Conditional Use Permit on January 22, 2018. Staff completed its review and provided a Notice of Incomplete to the applicant on March 7, 2018. The project is pending resubmittal from the applicant.

**ZCM-170-0002/AA1-800-0001**

**Location:** 3515 Harris Street; north side of Broadway between Harris Street and West Street

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

**Project Area:** 8,712 square feet (0.2 acres)

**Description:** Request to convert a 4,884 sq. ft. commercial building into a medical marijuana dispensary.

**Status:** A Zoning Clearance application was submitted on December 6, 2017. City staff determined the project did not meet the required separation requirement from protected uses and a Notice of Denial was sent to the applicant on February 15, 2018. An appeal was filed by the applicant on February 20, 2018. City Council upheld City staff's determination on April 3, 2018.

**CITY PROJECTS:**

**Lemon Grove Avenue Realignment Project**

**General Location:** West of Lemon Grove Avenue, between State Route 94 and North Avenue

**Description:** This capital improvements project will realign Lemon Grove Avenue from the SR-94 eastbound exit ramp to North Avenue. The project consists of grading, roadway modifications to the off-ramp, installation of curb, gutter, sidewalks and driveways, new street lighting, new traffic signals, traffic signing and striping, landscaping and irrigation, railroad signaling and grade crossing improvements, railroad overhead contact system modifications, and pavement restoration.

**Status:** On June 21, 2016, the City Council approved a resolution awarding Contract No. 2016-16 (Lemon Grove Realignment Project) to West Coast General Corporation (WCG) for the construction of the project. The estimated timeline to complete the project was 12 months, but due to the contractor encountering unforeseen changes in construction conditions, inclement weather, and delays due to the internal permitting processes of multiple utilities involved in the project, staff anticipates that the realignment project will be completed in Spring 2018.

## **Connect Main Street Project**

**General Location:** West of the San Diego Orange Line and along Main Street, between Broadway and Massachusetts Avenue then east of the residences along San Altos Place

**Description:** The project is an approximate two-mile-long corridor adjacent to the Orange Line of the MTS trolley system that runs from Broadway to the south end of the City. Project includes walking and biking paths and park-related activity areas.

**Status:** On September 20, 2016, City Council approved a professional services agreement with Michael Baker International to prepare the full construction drawings for a portion of the accepted short-term plan for the project segment between Broadway and Central Ave. The project segment generally consists of a sidewalk expansion and street improvement project with preparations for landscape and lighting. On October 18, 2016, City Council approved a resolution approving General Plan Amendment GPA-140-0002, amending the General Plan Community Development Element, including the Land Use Plan, and creating a new Special Treatment Area (STA IX) for the Connect Main Street project. In February 2017, through funds from a Housing-Related Parks Program (HRPP) grant, the City received bids and awarded a contract to New Century Construction for construction of the segment of the project between Broadway and Civic Center Park. Work on that segment of the project was completed on June 9, 2017. City staff applied for a Smart Growth Incentive Program (SGIP) grant to construct Phases I & II from Broadway to San Miguel Ave. of the project and is awaiting a response from SANDAG regarding the grant award.

## **RESIDENTIAL PROJECTS:**

### **CELSIUS II; PDP17-0001/TM0188**

**Location:** 3485 Olive Street; south side of North Avenue, between Olive Street and Lemon Grove Avenue

**Zone:** Transit Mixed-Use (TMU)

**Project Area:** 17,697 square feet (.40 acres)

**Description:** Project proposes to construct an 18 unit condominium/apartment building and possible lot consolidation between subject property and the original Celsius project. The development includes 4 stories served by an elevator and two stairwells. Ground level will house utility rooms, trash room, naturally ventilated parking, and lobby.

**Status:** The City received the San Diego County Clerk copy of the Notice of Determination, the Fish and Wildlife No Effect Determination, and the Filing Fees receipt on November 27, 2017. The project applicants no longer wish to consolidate the lots, meaning a revised Planned Development Permit modification and Tentative Map revision were required and have been submitted. The modification and revision now aim to link the lots through a lot tie or easement agreement.

The Final Map and Grading and Improvement Plans for Celsius II have been determined satisfactory by the Engineering Department. There are no planning restrictions on the issuance of the Grading and Improvement Plans at this time. City staff provided second round comments on March 21, 2018 and subsequently provided a letter on April 17, 2018 finding the project complete, subject to addressing second round comments. Updated plans addressing remaining corrections will be required. The structure largely

conforms to the requirements of the Resolutions and the Entitlement Plans, however a Council hearing date cannot be set until all comments and corrections are addressed and the lot tie or easement agreement is determined complete.

**Vista Azul; TM0-000-0062/PDP-150-0003/GPA15-0003/ZA15-0004**

**Location:** Southwest corner of Palm Street and Camino De Las Palmas

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

**Project Area:** 89,887 square feet (2.06 acres)

**Description:** This project includes a general plan amendment and zone reclassification request. The project includes 20 new homes with two active-use private parks and private fenced yards for each unit. The unit mix includes 14 detached single-family homes around the project perimeter, with three twin-homes (six units) clustered near the center of the project site. All proposed homes have three bedrooms and two and one-half or three bathrooms. The detached two and three-story single-family homes range in size from 1,836 square feet to 2,079 square feet exclusive of two-car attached garages. The proposed three-story twin-homes range in size from 1,906 square feet to 1,925 square feet. The detached homes each have a private rear/side yards ranging from approximately 425 square feet to 750 square feet. The proposed twin-homes each have private rear/side yards ranging from approximately 125 square feet to 450 square feet. All of the proposed units include private ground-floor patios, and all of the three-story units include private outdoor decks on the first or second and third floors. The project includes a 4,819 square foot park with turf surrounded by a pedestrian path and landscaping. There is an additional 3,256 square foot playground park proposed adjacent to the Palm Street cul-de-sac.

**Status:** The project was conditionally approved by the City Council on October 4, 2016. The lot is currently vacant and for-sale. No Grading and Improvement Plans have been submitted.

**Mallard Court Homes; TM0-000-0061/PDP-150-0002**

**Location:** 6800 Mallard Street; west of 69th Street and north of Mallard Street

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

**Project Area:** 69,260 square feet (1.59 acres)

**Description:** This project includes 12 new two-story single-family residences, common open space, pedestrian paths, all-ages play equipment, landscaping, and related site improvements. There are two floor plans. Floor Plan 1 provides 1,430 square feet of living area, including three bedrooms and two and one-half bathrooms, and a 479 square foot two-car garage/laundry area. Floor Plan 2 provides 1,619 square feet of living area with either three bedrooms plus a loft area or four bedrooms and two and one-half bathrooms, and a 446 square foot two-car garage/laundry area. Moreover, each house includes a private rear/side yard ranging from 759 to 2,248 square feet. Open space at the project includes a 15,254 square foot common lot with bio-retention basins surrounded by pedestrian paths with benches, lighting and an all-ages play area.

**Status:** The project was conditionally approved by the City Council on April 19, 2016. Grading permits are ready to issue and the final map is ready for recordation pending the provision of security bonds by the developer and recordation of maintenance agreements. Final Map also requires the completion of the CC&Rs, affordability agreement and landscape plans prior to recordation. A Landscape Documentation package is required as a part of the final map review. Staff provided a letter to the applicant on February 22, 2018 requesting that all changes to the plans be incorporated into the previous plan check. CC&Rs for the project have been reviewed by staff and determined satisfactory.

The applicant submitted an application on March 13, 2018 for a map extension as the original Tentative Map was set to expire on April 19, 2018. City Council approved the map extension on May 1, 2018.

**Dain Drive Subdivision; TM0-000-0063/PDP-160-0001**

**Location:** 1993 Dain Drive; south of Ildica Street and west of Dain Drive

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

**Project Area:** 159,731 square feet (3.67 acres)

**Description:** This project proposes 13 new single-family homes in a common-interest residential development. The project includes two common lots for a private street and a private park. The proposal also includes the construction of a small public park on City-owned right-of-way, located just north of the project site and on the south side of Ildica Street. The lot is currently developed with a single-family home, a guest house, and residential accessory structures which will be demolished.

There are two proposed floor plans, each is for a two-story house with four bedrooms and an attached garage. One floor plan provides three and one-half bathrooms and 2,755 square feet of habitable space exclusive of the garage. The other plan provides four bathrooms and 2,583 square feet of habitable space exclusive of the garage.

**Status:** City Council approved the project on April 4, 2017. Demo permit to remove the single-family home, pool, pool house and 2 sheds was applied on September 5, 2017. Developer also submitted plans for Grading and Improvement permits and Final Map. Remaining corrections and conditions for the Grading Plans were checked and verified electronically on April 23, 2017. Staff has directed the applicant to submit Mylars on April 25, 2018. The Final Map requires further refinement and is pending resubmittal. Second round of comments for the public and private park were provided to the applicant on April 25, 2018. Landscape concerns remain.

**Cascio Court; TM0047/PDP04-002/VA06-001**

**Location:** 8137 Cascio Court; south side of Cascio Court, south of State Route 94 and north of Lemon Grove Way

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

**Project Area:** 31,799 square feet (0.73 acres)

**Description:** This project was approved in 2009. It consists of the construction of a 12-unit condominium project in a common-interest subdivision with a variance. The variance approved reduced setback and open space requirements for the project.

The approved condominiums are each two bedroom, two and one-half bathroom units with attached two-car garages. The project provides 4,100 square feet of useable open space, including a 1,500 square foot landscaped common area on the roof of a carport, and an additional 1,600 square feet of private open space consisting of private ground floor patios for the condominiums.

**Status:** The Final Map was recorded and grading began at the site. However, during grading, large boulders were unearthed and resulted in the need to re-design retaining walls. The re-designed retaining walls have now been constructed and the building pads have been graded. Building permits have been issued and the latest building inspection was on April 24, 2018 for a roof inspection.

### **Golden Avenue Row Homes; PDP06-013M/TM0055M**

**Location:** 8150 Golden Avenue; northwest corner of Golden Avenue and Washington Street

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

**Project Area:** 32,670 square feet (0.75 acres)

**Description:** The project authorizes the construction of 22 market-rate condominiums and a private park on an undeveloped 0.75 acre project site in a common-interest subdivision.

The condominiums are attached, two-story, three-bedroom, two and one-half bathroom, dwelling units with two-car attached garages. Each unit has 1,834 square feet of habitable space, excluding the garage. Approximately 1,300 square feet of useable open space will be provided in a common area improved with a sand tot lot, play equipment, a picnic table, three barbeque grills, and an open grass play area. Moreover, each of the condominiums includes a private balcony on the second floor.

**Status:** This project was originally approved in 2007, and modifications were approved by City Council in 2014. The lot is currently vacant. A Final Map was recorded for the project and a grading permit was issued. Grading work began at the project site but was discontinued in the Spring of 2016 prior to completion. The developer had financing problems which stalled the project. The property has been resold and the new property owner has submitted plans in September 2017 for street improvements on Washington Street. Sidewalk has been installed along Washington Street, however, approval of a construction change from staff is required in order to move forward with the remaining improvements. Project is in review.

### **Grove Lofts; PDP150-0001**

**Location:** 8465 Broadway; south side of Broadway between Sweetwater Road and Fairway Drive

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

**Project Area:** 22,215 square feet (0.51 acres)

**Description:** This project consists of 16 approved studio apartment units. The project will contain 2,016 square feet of useable open space and provided within a common gathering area which includes a built-in gas barbeque grill, tables and benches. Additionally, each of the apartment units include a private 75 square foot balcony.

**Status:** On November 17, 2015, City County approved the 16-unit apartment complex located on a vacant half-acre lot. The project was approved with density bonus incentives permitting minor deviations from setback, open space and vehicle parking requirements. The density bonus incentive requires that one of the units in the development be reserved for very low-income households.

The project is under construction. Framing inspection was approved on February 12, 2018. Building inspector conducted an inspection for drywall and exterior work on March 26, 2018. Minor siding changes were approved by the Development Services Director in April 2018 and construction is ongoing.

### **North Side Commons; PDP06-09/TM0053**

**Location:** 8084 Lemon Grove Way; north side of Lemon Grove way, south of State Route 94, and northwest of Kunkel Park.

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

**Project Area:** 20,348 square feet (0.47 acres)

**Description:** Applicant is proposing to develop nine new row homes on a vacant lot with proposed landscaping. Each unit will consist of 1,507 square feet of living space and 463 square feet of garage space. Units will contain three bedrooms and two baths.

**Status:** On February 20, 2007, the City Council approved a Planned Development and Tentative Map for the project. In September 2014, the City and San Diego Community Land Trust (SDCLT) entered into a purchase option agreement for the eventual sale of the property. SDCLT requested to complete the project as entitled and submitted draft construction drawings in January 2016. A substantial conformance review was performed and it was determined that the proposed changes to the siding materials and roof lines did not substantially conform to the approved plans and a Planned Development Permit modification was required. On March 16, 2016, the City Council conditionally approved a request to modify the elevations and floor plans for the project. In April 2018, after four similar previous amendments, the City Council approved a fifth amendment to the option agreement with SDCLT. The amendment extends the date by which SDCLT must obtain Final Map approval and approval of building and Site Improvement plans.

Building permit, Grading and Improvement plans and a draft Final Map were resubmitted to the City as a part of a third plan check and staff completed review and conditionally approved the plans on November 2, 2017. The project representative is preparing the Final Map document, Grading and Improvement plans, and will obtain final approval from Storm Water Management. The option to purchase the property will be exercised after a notice of permit readiness is issued.

**Lemon Grove Self Storage; PDP-170-0002**

**Location:** 8016 Broadway; north of Broadway between Kempf Street and Washington Street

**Zone:** General Commercial (GC)

**Project Area:** 54,450 square feet (1.02 acres)

**Description:** Applicant is proposing to develop a new 54,435 square foot three-story commercial mixed use building. The self-storage facility will occupy 46,489 square feet and the retail portion, which will front Broadway, will occupy 7,834 square feet. Offices for the self-storage will occupy 1,922 square feet of the retail portion and be located at the southwest corner of the building, fronting Broadway.

**Status:** Staff completed the first round review on November 27, 2017 and determined the application was incomplete. Staff is currently waiting resubmittal from applicant. The property is currently for sale.

**Crestline Apartments; ZC1-700-0020**

**Location:** 2555 Crestline Drive; south of Palm Street and east of Skyline Drive

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

**Project Area:** 28,750 square feet (.66 acres)

**Description:** Project includes converting a 15 bed independent living facility with shared bathroom and kitchen facilities to 15 multi-family dwelling units. The applicant intends to lease to homeless individuals with one on-site manager.

**Status:** Applicant submitted a Zoning Clearance application on September 20, 2017. Staff determined the application is complete. The City Council public hearing is scheduled for May 15, 2018.

**B&S Townhouses; PDP17-003/TM0-0064**

**Location:** 0 Hilltop Drive; north of Lemon Grove Way and south of Cascio Court

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

**Project Area:** 10,890 square feet (.25 acres)

**Description:** The applicant is proposing to develop six townhouses approximately 7,438 square feet total on an existing 10,890 square feet vacant lot located in the Residential Medium High zoning district. Project requires a Planned Development permit and a Tentative Map application.

**Status:** Plans for a Planned Development permit and Tentative Map were submitted on December 11, 2017. Staff completed review on January 18, 2018 and determined the application was incomplete. The applicant submitted revised plans on May 1, 2018. Project is in review.

**McDonald's Sign Variance; VA1-700-0002**

**Location:** 7164 Broadway, north side of Broadway and west of Massachusetts Avenue.

**Zone:** General Commercial (GC)

**Project Area:** 38,333 square feet (.88 acres)

**Description:** The applicant requesting a sign variance to allow for a deviation from the Sign Ordinance to authorize additional permanent signs that will exceed the maximum allowed for establishments located on the ground floor of a main building and authorize a free-oriented sign that exceeds that maximum sign area and height.

**Status:** On October 26, 2017 the applicant submitted a Variance application to request the deviation from the Sign Ordinance. On March 6, 2018, the City Council approved the sign request allowing for the deviation from the Sign Ordinance. Applicant submitted building permits to install the approved signs on March 26, 2018.

**McDonald's Double Lane Drive-Thru; ZC1-700-0021**

**Location:** 7164 Broadway, north side of Broadway and west of Massachusetts Avenue.

**Zone:** General Commercial (GC)

**Project Area:** 38,333 square feet (.88 acres)

**Description:** The applicant is proposing a new side-by-side double lane drive-thru and renovated landscaping to the existing McDonald's restaurant. Project will re-configure parking stalls and aisles to meet current zoning requirements.

**Status:** Applicant submitted a Zoning Clearance application on November 14, 2017. Staff completed review on second revision and approved plans on February 28, 2018. Applicant is preparing site for the required pre-inspection prior to installing the proposed landscape.

**BUSINESS ACTIVITY:**

**13 Point Brewing Company**

**Location:** 8035 Broadway; south side of Broadway, between Kempf Street and Washington Street.

**Zone:** General Commercial (GC)

**Status:** The brewery company obtained approval for a demo permit on March 23, 2018. City staff conditional approved the business license and the second round of comments for the building plans were provided to the applicant on April 12, 2018.

### **Solobee (Kaping, Inc.)**

**Location:** 7936 Lester Avenue; north side of Lester Avenue, between Lemon Grove Avenue and Grove Street.

**Zone:** Retail Manufacturing (DVSP)

**Status:** Staff approved a business license in June of 2017 for Solobee at the subject property located in the Retail Manufacturing zone. Solobee manufactures decorative wood bee boxes for home gardeners. The company's stated mission is to provide habitat for solitary native bees. According to the company's Website, solitary native bees are a subspecies that does not produce honey, but which are 60 times more effective at pollination than honey bees. Moreover, the Website claims that most solitary native bees do not sting. The business opened on June 5, 2017.

### **Drug and Alcohol Addiction and Treatment Center**

**Location:** 3434 Grove Street; west of Grove Street, between Lester Ave and Broadway.

**Zone:** Village Commercial (DVSP)

**Status:** Applicant submitted a Minor Use Permit to allow for a Drug and Alcohol Addiction and Treatment Center on February 27, 2018. Staff conditionally approved the proposed use, however, an appeal was filed on April 18, 2018 by Sara Cummings, property owner of 7846 Broadway. Staff has scheduled the hearing to City Council on June 5, 2018. The City Council public hearing is scheduled for June 5, 2018.

## **OPPORTUNITY PROPERTIES**

### **TC Welding and Engineering**

**Location:** 3643 Olive Street; east side of Olive Street and north of North Ave.

**Zone:** Heavy Commercial (HC)

**Status:** The existing 2,100 sq. ft. warehouse facility has been put on the market. Staff has not received any viable inquiries on new prospective tenants.

### **Bank of America Shopping Center**

**Location:** 7123-45 Lemon Grove Avenue; south of Sprouts Grocery Store and north of Central Ave.

**Zone:** Commercial (DVSP)

**Status:** Over 7,000 sq. ft. of vacant retail space is available on the subject property. Staff has not received any viable inquiries on new prospective tenants. On October 19, 2017, staff approved a business license for Allstate Insurance located at 3145 Lemon Grove Avenue.

**Lemon Grove Neighborhood Market**

**Location:** 7770 Broadway; north side of Broadway, between Lemon Grove Avenue and Olive Street.

**Zone:** Transit Mixed Use (DVSP)

**Status:** The market building is currently vacant and both for sale and for lease. Staff continues to receive inquiries. No requests for a business license have been received since 2016.