

Community Development Department
Quarterly Project Status Report
4th Quarter 2024

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
--

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

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 2024 that implement the Lemon Grove General Plan, including the housing summary report from the HCD spreadsheet.

Status: Planning Commission will hear on 2/24/25 and City Council will consider at 3/18/25 meeting.

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-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