

**July 2024 – ACCEPTED DEVELOPMENT PROJECT (DP) APPLICATION**

<b>Project Name</b>	<b>Applicant Name</b>	<b>Property Owner Name</b>	<b>Address and Council Ward</b>	<b>Application Type</b>	<b>Description</b>	<b>Date Accepted</b>
Meritage Homes – Mixed-Use Development	Rich McEvoy	Rich McEvoy	2020 E First Street — Ward 3	Development Project Review for a Mixed-Use Development	Conceptual (“First Look”) Review application for a mixed-use residential community containing 80 three-story for-sale attached townhomes and six four-story live/work units (86 total units) on a 3.72 gross acre site (3.67 net) for a net density of 23.4 du/ac. Each townhome includes a two-car garage and the community includes an additional 22 guest spaces for a ratio of 2.25 spaces per unit. Additionally, the development proposes a new public plaza "Front" along East First Street, providing community connections to the adjacent apartments to the east.	07/02/2024
HeyTea LLC.	Raymond Adame	Raymond Adame	1921 N Tustin Avenue — Ward 3	Development Project Review for a Change of Use	Applicant is proposing to convert an existing salon building (5,779 sq. ft.) into two (2) units for an office/training center (4,169 sq. ft.) and an eating establishment (1,610 sq. ft.) on the interior of an existing commercial building located in a C1 zone. As proposed, the project is non-discretionary.	07/03/2024

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Crab House	Oxford Main LLC	Oxford Main LLC	618 N Main Street — Ward 5	Development Project Review for a Change of Use/Conditional Use Permit	Oxford Main LLC, (property owner) is proposing a change of use of an existing 2,030 sq. ft. first floor of office into a restaurant servicing full line of alcohol and 1,615 sq. ft. of deli space. The proposed project will require a Development Project review for the change of use and a Conditional Use Permit (CUP) for the on-site consumption of alcohol.	07/15/2024
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