

**August 2022 – ACCEPTED DEVELOPMENT PROJECT (DP) APPLICATIONS**

<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>
Cabrillo Town Center Mixed-Use Development	Andrea Maloney	David A. Colton, Trustee of David A. Colston Trust	1901 E. 4 <sup>th</sup> Street Ward 3	Development Project Review	The applicant proposes a mixed-use development on an 8.97-acre site consisting of 449 apartment units, 58 townhome units, 9,000 square feet of live/work commercial area, and 6,000 square feet of commercial area. An SB 330 application is proposed, and approval of a development project, site plan review, and a subdivision will ultimately be required. The project is discretionary.	8/1/2022
7-Leaves Drive-Thru	Michael Trang	CJ Segestrom & Sons	3000 S. Bristol Street Ward 4	Development Project Review and Conditional Use Permit	The applicant is proposing to use the existing 1,900 sq. ft. commercial building as a cafe with drive-thru services. The project is discretionary and approval of a conditional use permit (CUP) is required to allow the drive-thru window services.	8/8/2022
4-Lot Subdivision	Maltey Keobengvath	Beng Bath Keo and Domaneth Chau	2056 W. Civic Center Drive Ward 5	Development Project Review and Tentative Tract Map	The applicant is requesting approval to subdivide an existing 0.61-acre (26,745 square feet) lot into four single-family lots. This project is discretionary and requires Zoning Administrator approval of a tentative parcel map.	8/16/2022
Covicon	Covi Construction Inc.	Cottons Investment Group, LLC	3020 W. Harvard Street Ward 1	Development Project Review	The applicant is proposing a new two-unit 14,500 square foot industrial building. The CMU building will total 12,500 square feet of ground floor area with 2,000 square feet of mezzanine office space for a building that will total 14,500 square feet. The building will be divided into two identical tenants with 5,250 of warehouse with 1,000 square feet of ground floor and 1,000 square feet of mezzanine office space on each unit. The project requires administrative approval.	8/24/2022
Fortis Adaptive Reuse	Fortis Investments	Fortis Investments	1311 N. Broadway Ward 5	Development Project Review	The applicant is proposing to convert an existing medical office into a multi-family apartment building. The existing medical building is 2,321 sq. ft. and the applicant is proposing to add 132 sq. ft. for a total of 2,505 sq. ft. The apartment building will include five residential units with	8/25/2022

					one bedroom, one bathroom, and common space. Four units will be 500 sq. ft. and one unit will be 505 sq. ft. This project is subject to the adaptive reuse ordinance and requires administrative approval.	
Related California	RCR Bristol LLC	Greenville Ranch LLC, BSG West Bristol LLC, and MCG Bristol West LLC	3600 S. Bristol Street Ward 4	Development Project Review, Tentative Tract Map, Amendment Application, Development Agreement, and Inclusionary Housing Plan.	The applicant proposes a specific plan for a 42-acre site to allow up to 3,750 residential units, up to 350,000 square feet of commercial space, 250 hotel rooms, and 200 senior care units, including 6,520 onsite parking spaces, and 13.1 acres of onsite open space. The project requires discretionary approval of a tentative tract map, amendment application (zone change) for a specific plan, development agreement, and inclusionary housing plan.	8/25/2022
4 <sup>th</sup> and Broadway Redevelopment	Mitch Huffman	4th and Broadway Oz Spe Llc	302 W. 4 <sup>th</sup> Street Ward 5	Development Project Review and Variance	The applicant proposes to renovate an existing 8,863-square-foot, single-story, commercial historic structure known as the Gilmaker Block. The existing one level historic building will be fully renovated and a new rooftop unit approximately 3,774 square feet in size will be added. The project will require discretionary review and approval from the Historic Resources Commission for proposed exterior modifications and from the Planning Commission for a variance to allow a reduction in parking requirements.	8/30/2022
New ARCO AM/PM Service Station	Jeanette Verdugo	Ara and Knarig Wansikehian	2301 E. 17 <sup>th</sup> Street Ward 3	Development Project Review and Conditional Use Permit	The applicant is proposing to demolish an existing multi-tenant commercial building in order to construct a new single-story, 4,000-square-foot service station with a convenience store to include fast food/retail space and eight (8) gasoline dispensers. Scope of work to include underground storage tanks, 33 parking stalls, new landscaping, and a trash enclosure. The project will require discretionary review and approval from the Planning Commission for proposed after-hours of the convenience store.	8/31/2022