

**COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW DIVISION
QUARTERLY PROJECT STATUS REPORT
OCTOBER – DECEMBER 2009**

The following report describes permit activity on “major projects” in process with the Development Review Division from October 1, 2009 through December 31, 2009:

A. CURRENT PROJECTS (Currently in the development review process):

1. **667 Monterey (Leitcher House site):**

Mixed-use project including a hotel and rehabilitation of the historic house.

Project Status: Project has been revised to include the adjacent parcel and is currently being revised by the applicant.

Project Planner: Brian Leveille

2. **Irish Hills Plaza East LLC 11980 Los Osos Valley Road**

Change the Land Use designation on the “Gap” property on Los Osos Valley Road between the Pacific Beach School and auto dealers from Interim Open Space to Commercial Retail to allow a large retail project. Proposed project is made up of multiple commercial buildings totaling approximately 180,000 sq. ft.

Project Status: The Final EIR and project entitlements were approved by the City Council on September 1st. Final design review was granted by the ARC on December 14th. LAFCO approved the annexation on January 21st. The City is currently reviewing public improvement plans.

Project Planner: Phil Dunsmore

3. **Prado Road Business Park (400 Prado)**

Proposed business park/office development of 160,000 sq. ft. on a 20-acre site in the Margarita Area.

Project Status: A tract map for subdivision of the property has been submitted and will be reviewed in conjunction with an adjustment to the Margarita Area Specific Plan. The tract map was reviewed by the Planning Commission on September 23rd and approved by the City Council on November 3rd. Final design review is scheduled for the ARC on March 1, 2010.

Project Planner: Pam Ricci

4. **Housing Authority SRO project- 858 Humbert Ave.**

Mixed-use project including 19 single-room occupancy residential units.

Project Status: Project scheduled for Planning Commission Use Permit on March 24th.

Project Planner: Brian Leveille

5. **Long-Bonetti Ranch (3897 S. Higuera)**

Proposed new commercial development encompassing the historic ranch buildings, including amending the Higuera Commerce Park Specific Plan.
Project status: The Specific Plan amendments have been approved by the Planning Commission the City Council. Design plans have been reviewed by the CHC and will go before the ARC for final action on February 17th.
Project Planner: Phil Dunsmore

6. **ICON project (1340 Taft)**

Mixed-use project containing commercial space and affordable housing units located at the intersection of Taft and Kentucky at the California Blvd. southbound exit off of 101.
Project Status: Scheduled for Planning Commission review on March 10th.
Project Planner: Brian Leveille

7. **1101 Monterey**

A new service station and car wash on the Shell gas station site fronting on Santa Rosa, Monterey, and Higuera.
Project Status: On September 23rd, the Planning Commission denied the Use permit for the car wash. The City Council upheld the applicant's appeal and approved the project on November 3rd. Final design review is scheduled for February 17th at the ARC.
Project Planner: Brian Leveille

8. **Garden Street Terrace SLO Partners, LP; 1119 Garden:**

Mixed-use project including 70-room hotel, 50 residential condominium units, and 25,000 sq. ft. of retail building bordered by Garden, Broad, Marsh & Garden Alley.
Project Status: The Final EIR has been completed and the project will start the Advisory Body hearing process at the beginning of the year. The revised project will be introduced to the Planning Commission and public on January 27th. The project will go to the Planning Commission again on February 24th for formal action and recommendation on the Final EIR, Use Permit, and Tract Map.
Project Planner: Tyler Corey

B. ON-GOING PROJECTS (Approved land use entitlements - preparing for building permits, in plan check, or under construction):

1. **Prado Medical (392 Prado)**

Proposed medical offices consisting of five buildings.
Project Status: Project was approved by the ARC on August 17th.
Project Planner: Pam Ricci

2. **Chinatown Project** (most of block bounded by Palm, Morro, Monterey and Chorro)
A mixed use project consisting of commercial space (retail/restaurant/office), hotel, and residential condominiums.
Project Status: The project was reviewed by the ARC on October 19th and approved by the City Council on November 17th. The project has now received its land use entitlements and the applicants are preparing the seismic retrofit/remodel plans for the first phase of the project.
Project Planner: Pam Ricci
3. **2959 Broad St.**
Proposed new mixed-use project on the corner of Broad and Sweeney where the Enterprise car rental and Luna Rustica are currently located.
Project Status: Use Permit approved by the Planning Commission on December 17th and final design approval by the ARC on March 2nd.
Project Planner: Phil Dunsmore
4. **4180 Vachell Lane**
Two commercial office buildings in the Manufacturing zone.
Project Status: Project was approved by the ARC on September 8th.
Project Planner: Brian Leveille
5. **Humbert Street Housing Authority project:**
A market rate and affordable project consisting of 80 condominium units.
Project Status: Conceptual design review was conducted by the ARC on January 21st. Project was recommended for approval by the Planning Commission on February 11th and approved by the City Council on March 17th. Project final design was approved by the ARC review on July 20th.
Project Planner: Jaime Hill
6. **774 Caudill:**
Mixed-use project in the South Broad Street Planning Area containing approximately 6,000 square feet of commercial space and 4 residences.
Project Status: The Use Permit was approved by the Planning Commission on August 12 and the design by the ARC on September 8th.
Project Planner: Brian Leveille
7. **1804/1814 Osos St. (Alano Building):** Renovation of the existing building and a new mixed-use project on the adjacent site.
Project Status: Revised project was recommended for approval by the ARC on January 21, 2009 and the Planning Commission on February 25th. The City Council approved the project on April 21st. The applicant is currently working on recording the final parcel map.
Project Planner: Jaime Hill

8. **Pacific Courtyards (321/1327 Osos St.)**: Mixed-Use project on the parking lot adjacent to the Seventh Day Adventist Church across Pacific St. from Mission Medical. Project proposes approximately 10,000 sq. ft. of office and 12 residential units.

Project Status: The Rezone and Tract Map applications were approved by the Planning Commission on July 9th and the City Council on August 19th. Project received its final approval from the ARC on April 6th.

Project Planner: Pam Ricci

9. **The Mix at Monterey (1308 Monterey)**: Mixed-use project consisting of 9,000 sq. ft. of commercial space and 5 residential units located at the corner of Monterey and Johnson.

Project Status: Approved by the ARC on August 4, 2008 and the Hearing Officer for the Minor Subdivision on September 19, 2008. Project is now in for building permit review.

Project Planner: Brian Leveille

10. **1120 Morro St. (Old Granada Theater)**

A proposed four-story mixed use project with commercial on the ground floor and 3 floors (12 units) of residential.

Project Status: Project has been approved by the CHC and the ARC.

Project Planner: Pam Ricci

11. **590 Marsh (Foster's Freeze site)**

Mixed use project at the corner of Marsh and Nipomo containing 7,000 sq. ft. of commercial area and 13 residential units.

Project Status: Project has been approved by the ARC.

Project Planner: Brian Leveille

12. **2015 Santa Barbara St/785 High St. (Quaglino)**: New mixed-use project

Project Status: Approved by Planning Commission January 23, 2008

Project Planner: Tyler Corey

13. **956 Monterey St.**

Proposed 3-story mixed-use building on the corner of Monterey and Morro St.

Project Status: Approved by the CHC and ARC in summer/fall, 2007.

Project Planner: Pam Ricci

14. **El Vaquero - 221 Nipomo (formerly Bermant Homes)**: A mixed use project of 5,000 square feet commercial space and 33 residential units located at the corner of Marsh and Nipomo Streets.

Project Status: Approved in 2006 by the Planning Commission and City Council. Building permit application in process.

Contact: Doug Davidson

15. **Four Creeks (Creekston and Laurel Creek):** These two adjacent projects are made up of several parcels on Orcutt Road near Broad Street. The Creekston project proposes 86 dwelling units ranging one-bedroom units, courtyard homes, lofts, and single-family residences, including 3 affordable units. Also proposed is Commercial Service space and a day care facility. Laurel Creek proposes 180 dwellings including cottages, “mansions” and “manors”. Laurel Creek will provide 2 Inclusionary affordable units and 10 additional affordable units under the State’s BEGIN program.
Project Status: Laurel Creek is currently under construction.
Project Planner: Michael Codron

16. **1292 Foothill**
Proposed new fraternity house (to replace existing one) and zone change of property from R-3 to R-4. Zone change includes the other R-3 property on the block west of Crandall. The Fraternity House is designed for high energy efficiency (LEED certified).
Project Status: The City Council approved the project on April 15, 2008 and the ARC gave final approval on May 19th.
Project Planner: Brian Leveille

17. **1310 Foothill**
Multiple family housing project also includes a rezone from R-3 to R-4 including the other R-3 property on the block east of Crandall.
Project Status: The Planning Commission approved the Zone Change and Tract Map on July 23, 2008 and the City Council approved the project on August 19th. Project was approved by the ARC on October 20th.
Project Planner: Phil Dunsmore

18. **1468 Foothill (Front Porch)**
Group housing facility associated with the proposed zone changes referenced above.
Project Status: The Planning Commission approved the Use Permit for group housing on March 12, 2008 and the ARC approved the design on May 19th. Building permits have been issued and the project is currently under construction.
Project Planner: Phil Dunsmore

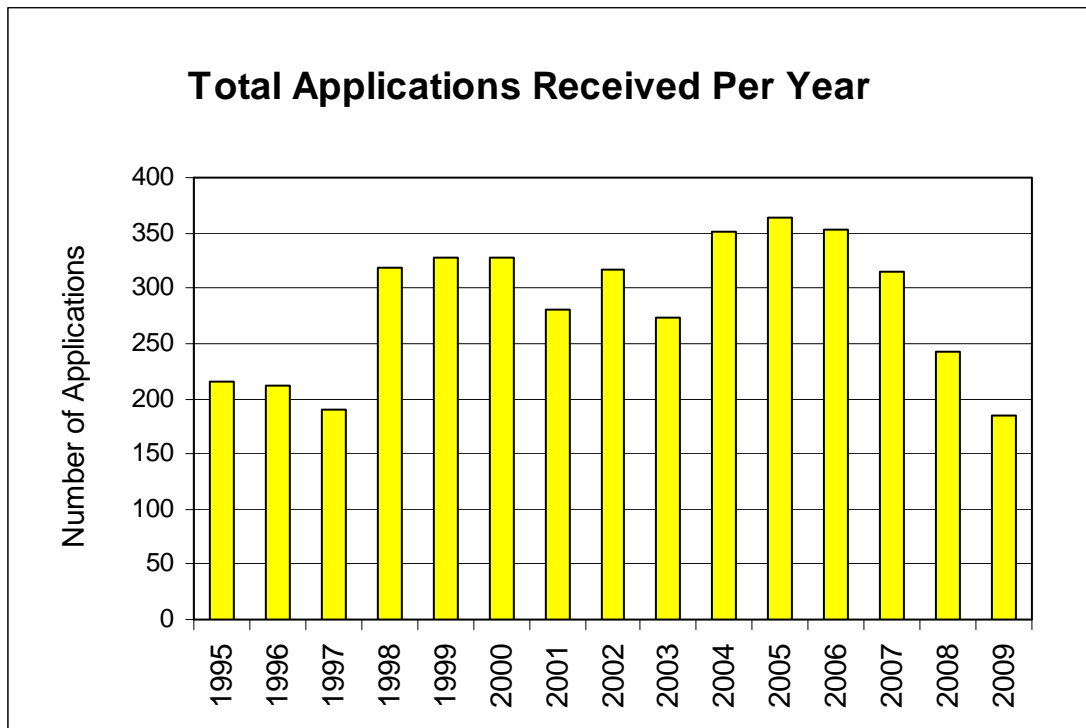
19. **Village at Broad St. (formerly Maymont) 2238 Broad St, next to Fire Station #1**
Revised mixed use project with approximately 35,000 square feet of commercial space and 70 residential units.
Project Status: Mixed-use Overlay zone and mixed-use project approved by the Planning Commission on August 27th and approved by the Council on October 7th. Final ARC review was held on November 3, 2008. The approval for Parcel 3 at the rear of the site was modified this year to an affordable family housing project.

These project revisions were approved by the ARC on August 3, 2009. A minor subdivision will be heard by the Hearing Officer on February 5th.

Project Planner: Pam Ricci

C. PERMIT STATISTICS:

1. Totals through December 2009:



2. Applications by Month:

