



Development Update

Planning Commission
July 11, 2018



Quick Stats

January to June 2018

9,342	Public Counter Visits
2,413	Permits Issued
58	Admin. Cases Reviewed
12,818	Inspections Completed
1,346	Building Plan Checks
675	Planning Plan Checks



Housing

Red Oak 600 W. Commonwealth



- 290 apartment units, including 10 affordable units
- Ground Floor Commercial
- Status: In Plan Check

Oakmont Senior Living 433 – 459 Bastanchury



- Residential Care Facility
- 112 beds/95 units
- Status: In Plan Check

Brookdale Bungalows 131 E. Brookdale



- New apartments in a Preservation Zone
- 9 market-rate residential units
- Status: In Plan Check

Harbor Walk 770 S. Harbor Blvd.



- 142 apartments, 7 live/work
- All market rate
- Status: Under construction

Urban Pacific Group 3801 W. Franklin Ave.



- 7 apartments, including 1 affordable unit
- Status: Pending Affordable Housing Agreement completion

Habitat for Humanity Valencia and West



- 6 Duplexes; 12 units total
- Affordable units for low income
- Status: Grading Plans in Plan Check

Fullerton Heights 1220 East Orangethorpe Ave.



- 36 affordable apartment units
- 2,000 square foot café
- Status: Under construction

Citrea Apartments

336 E. Santa Fe Avenue



- 55 affordable apartment units
- Status: Under Construction





Compass Rose Apartments West/Valencia



- 46 units, community room and outdoor play area
- Very low/low income
- Status: Under construction



Willow Ridge 3125 Lark Ellen Drive



- 17 market rate single-family detached units
- Status: Completed June 2018

REGIONAL HOUSING NEEDS PROGRESS

Units Completed by Affordability

Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	under constr. 2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	411		8		20		100				128	135
	Non-deed restricted					148						148	
Low	Deed Restricted	299				85		48				133	166
	Non-deed restricted												
Moderate	Deed Restricted	337				1	2					3	334
	Non-deed restricted												
Above Moderate		794		72	122	230	348	142				914	-120
Total RHNA by COG. Enter allocation number:		1,841		80	122	484	350	290				1,326	515
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.



Commercial /
Industrial

Starbucks 1390 N. Harbor Blvd.



- 2,000 SF drive thru restaurant
- Renovation of Fullerton Towers
- Status: Under construction – estimated completion 2018



Jones Law Building 128 E. Amerige Ave.



- 2-Story, 27,000 square foot law office
- Status: Under review

1700 W. Orangethorpe Ave.



- 14,631 SF 2-story multi-tenant commercial and office bldg.
- Status: In Plan Check

Beckman Business Center 4300 N. Harbor Blvd.



- 8 buildings
- 987,000 square feet
- Status: Under construction



My Self-Storage 201 South Balcom Ave.



- 3-story, 135,910 SF self-storage
- On-site manager unit
- Status: Under Construction

Fox Block



- City-owned parking structure
- Office, retail and residential
- Status: Negotiation in process

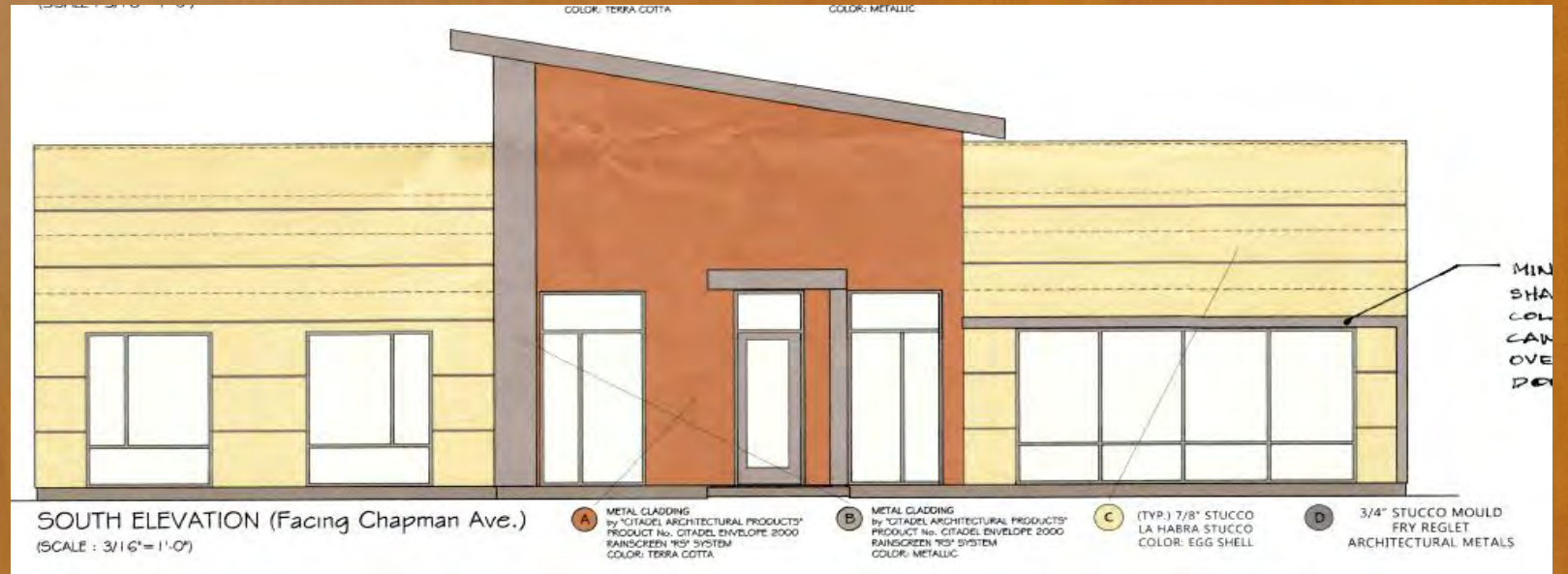


207-217 N. Euclid Street



- New 3,633 SF 2-story commercial
- Beauty Salon and retail
- Status: Minor Site Plan approved

713 E. Chapman Ave.



- New 2,245 square foot Medical Office building (dentist)
- New parking lot from alley in rear
- Status: In Plan Check

The Pickled Monk 101 N. Harbor Blvd.



- Façade remodel and tenant improvement for new restaurant
- Status: ARUP and façade remodel approved



Dr. Robbin 201 W. Orangethorpe Ave.



- 12,255 SF 4-story commercial for restaurant/office
- Minor Site Plan approved
- Status: Pending Plan Check submittal

4010 - 4120 N. Harbor Blvd.



- Two new commercial buildings
- Parking lot and landscape remodel
- Status: Under construction

1250 E. Walnut Ave.



- New 36,750 SF warehouse and 7,900 SF office
- Status: Minor Site Plan under review



College Square Shopping Center



- Façade remodel and parking lot landscaping enhancements
- Minor Exception approved
- Status: In Plan Check



Panera Bread 1028 S. Harbor Blvd.



- New 4,600 SF restaurant with drive-thru
- Minor Site Plan approved
- Status: Permits issued



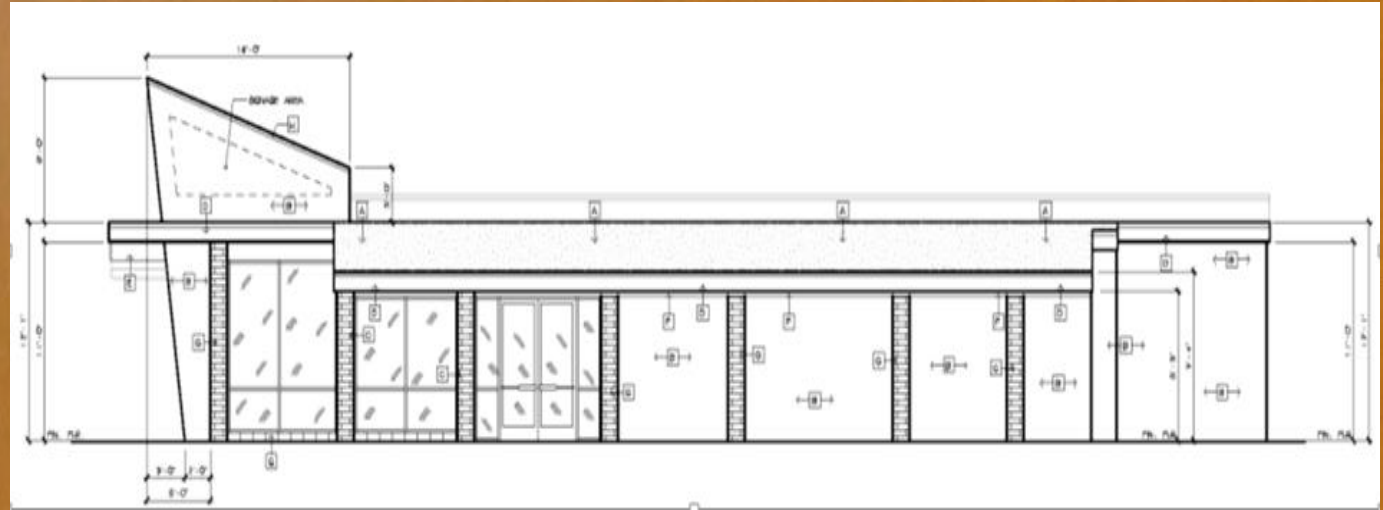
Starbucks 1101 S. Harbor Blvd.



- New 3,000 SF drive-thru
- Status: Minor Site Plan scheduled for July



181 N. Raymond Ave.



- 4,060 SF new/remodel of existing drive-thru dairy
- Minor Site Plan approved
- Status: In Plan Check

104 -174 N. Raymond Ave.



- Shopping Center façade remodel
- New Planet Fitness and Grocery Outlet
- Status: Under construction



California Sun 242 E. Commonwealth Ave.



- 4,141 SF restaurant addition
- Outdoor seating & amenity area
- Status: In Plan Check

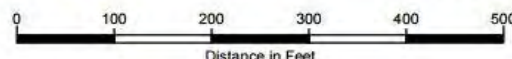
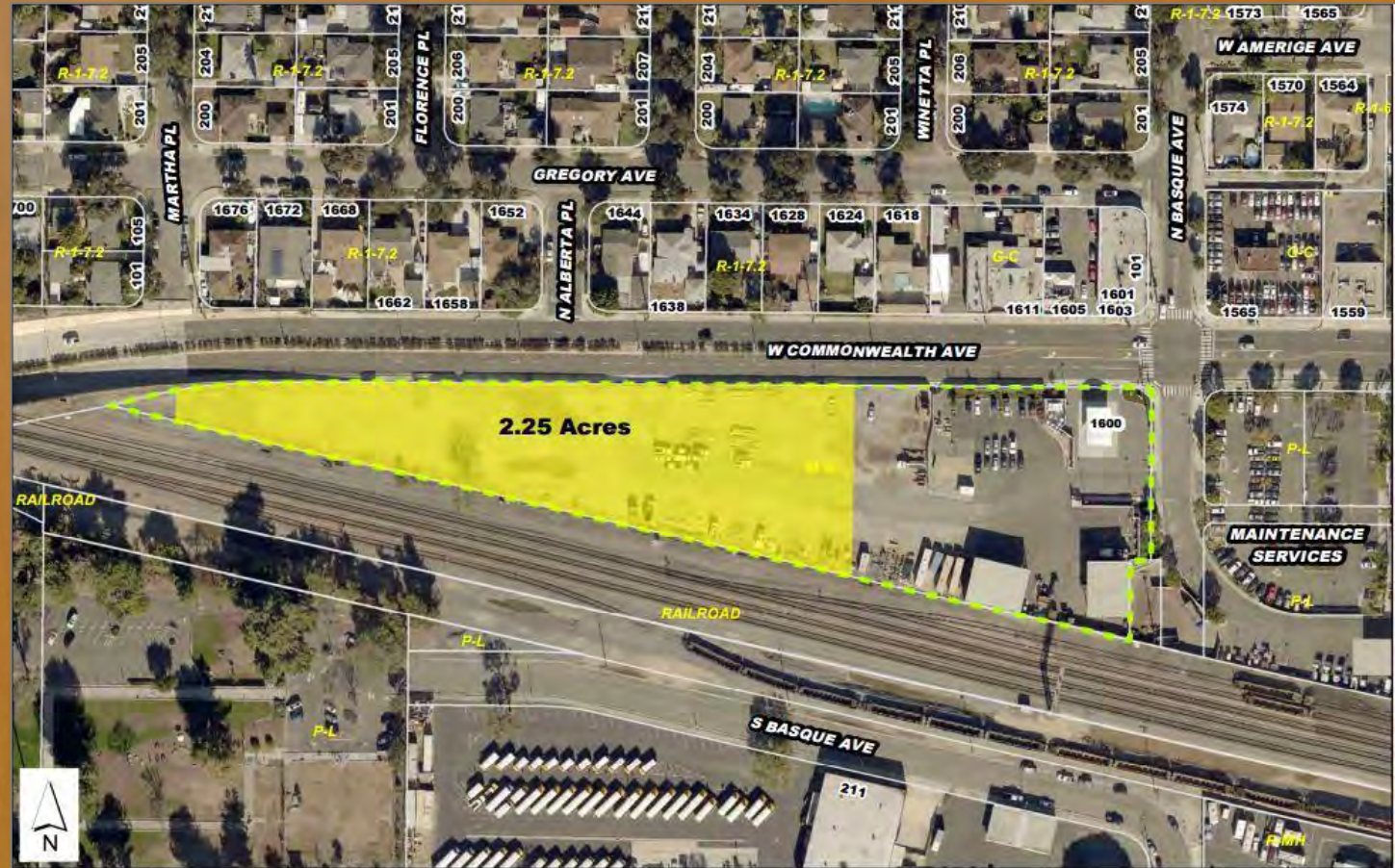


Other
Projects
& Plans

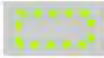

Walnut and Truslow Rfq



1600 W. Commonwealth



GIS File: C:\NewSoc\Housing\Projects\1600_W_Commonwealth_LetterWithDivisions\Ver2.mxd
Date: 5/7/2018, Version 2

-  1600 W. Commonwealth Parcel
-  Proposed Site



Proposed Map for 2.25 acre Site
Exclusive Negotiation Agreement



Master Plan



Process &
Infrastructure
Enhancements



New Permitting, Code
Enforcement & Land
Management System



Management
Partners



Development Review Process /
Organizational Analysis



Development Update

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