



**Planning and Development Services Department
Project Update
2015-2016 Fiscal Year**

Private development projects in the City of Grand Terrace

APPROVED PROJECTS:

1. Space Masters

Site and Architectural 15-06, Administrative Conditional Use Permit 15-07 and Environmental 15-08

Location: 22805 Barton Road.

On June 2, 2016, the Planning Commission approved the establishment of a medical office/outpatient surgery center, residence and take-out coffee shop on a 20,000 square feet lot. The project includes a complete interior and exterior remodel for a total of 2,860 square feet and 317 square feet take out coffee shop.

2. Duncan Bros.

Site and Architectural 15-05, Administrative Conditional Use Permit 15-06 and Variance 15-02

Location: 21516 Main Street #A

On December 17, 2015, the Planning Commission approved the use of two 720 square feet modular office units and a 192 square foot truck storage trailer to support a 4.09 acre metal fabrication business. **FINALED**

3. Alida and Carlos Venegas, Genesis hair salon

Site and Architectural 15-07 and Environmental 15-09

Location: 22270 Barton Road

On November 19, 2015, the Planning Commission approved the conversion of a single family residence into a Commercial Beauty Salon. The project includes the construction of a 414 square foot addition for a total area of approximately 1,400 square feet.

IN CONSTRUCTION

4. Capital Pacific, Greenbrier

Site and Architectural 05-19-A1 and Environmental 15-06

Location: 11830 Mount Vernon Avenue

On September 17, 2015, the Planning Commission approved the construction of 35 detached condominium units measuring between 1,866 and 2,027 square feet.

IN CONSTRUCTION

5. Aegis Builders, Pico Housing

Site and Architectural 15-03, Tract Map 18793 and Environmental 15-05

Location: 22247 Pico Street

On September 3, 2015, the Planning Commission approved the construction of 12 single family residential homes within the boundaries of Tract Map 18793. The housing unit is a mixture of single and two-story homes and house sizes vary between 1,750 square feet to 2,286 square feet. **IN CONSTRUCTION**

PROJECTS BEING PROCESSED:

6. Joab Jerome

Site and Architectural 14-06-A1, Administrative Site and Architectural 14-08-A1 and Environmental 14-03

Location: 11832 and 11834 Burns Avenue

The project consists of the demolition and reconstruction of two single family residences on a .359 acre. The residences will measure approximately 1,615 square feet and 1,200 square feet.

7. Joab Jerome

Site and Architectural 14-07-A1 and Environmental 14-04

Location: 11838 Burns Avenue

The project consists of the construction of a two-story single family residence on a .626 acre. The residence will measure approximately 3,612 square feet with an attached three car garage.

8. CY Development

Lot Merger 16-01 and Environmental 16-01

Location: 22060 and 22070 Commerce Way

The project consists of merging two remainder parcels that will be created by Caltrans right of way acquisition.

9. Aegis Builders

Site and Architectural 16-0, Variance 16-01, Tentative Tract Map 16-01 and Environmental 16-05

Location: 22394 and 22040 Van Buren Street

The project consists of the subdivision of 1.96 acres into 17 residential lots and the construction of 17 two-story homes that will vary between 2,326 square feet to 4,813 square feet in size.

10. Habitat for Humanity

Site and Architectural 16-02, Tentative Tract Map 16-02 and Environmental 16-06

Location: 12569 Michigan Street

The project consists of the subdivision of 0.501 acres into two parcels and the construction of two single family residential units totaling 1,370 and 1,563 square feet.

11. National Logistics Team, pallet business

Site and Architectural 15-04 and Environmental 15-07

Location: 21496 Main Street

The project consists of the establishment of a pallet business on a 3.7 acre parcel, including use of the existing 6,420 square feet office, a 2,400 square feet metal shop and four 3-sided work canopies for the repair and manufacture of pallets.









