



**Planning and Development Services Department
Project List Update
Revised January 31, 2020**

Private development projects in the City of Grand Terrace

APPROVED PROJECTS:

1. Taco Bell

Site and Architectural 19-08, Variance 19-01, and Environmental 19-09

Location: 22172 Barton Road

On December 12, 2019, the Planning Commission approved the construction of a 2,080 square foot Taco Bell drive-thru restaurant on a 0.56-acre lot.



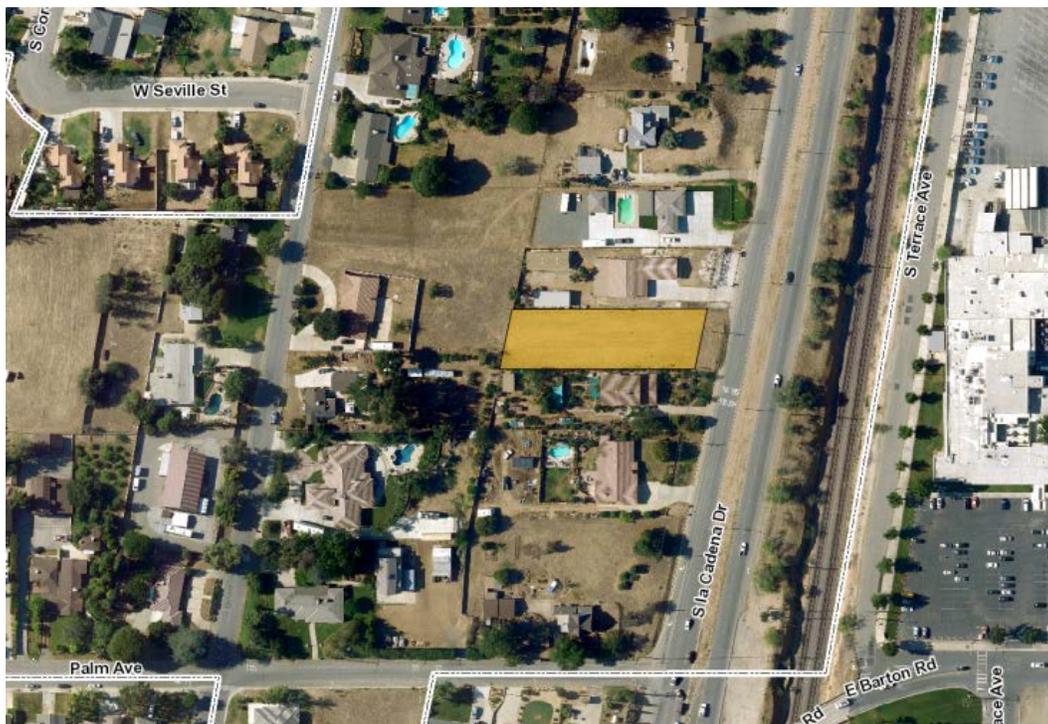
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2. Leonardo and Anel Aguayo

Site and Architectural 19-04, and Environmental 19-03

Location: La Cadena Drive, about 400 feet north of Palm Avenue and 1,200 feet south of Litton Avenue

On June 6, 2019, the Planning Commission approved the construction of a 3,627 square feet home with an 874 square foot three car garage on a 0.48-acre lot.



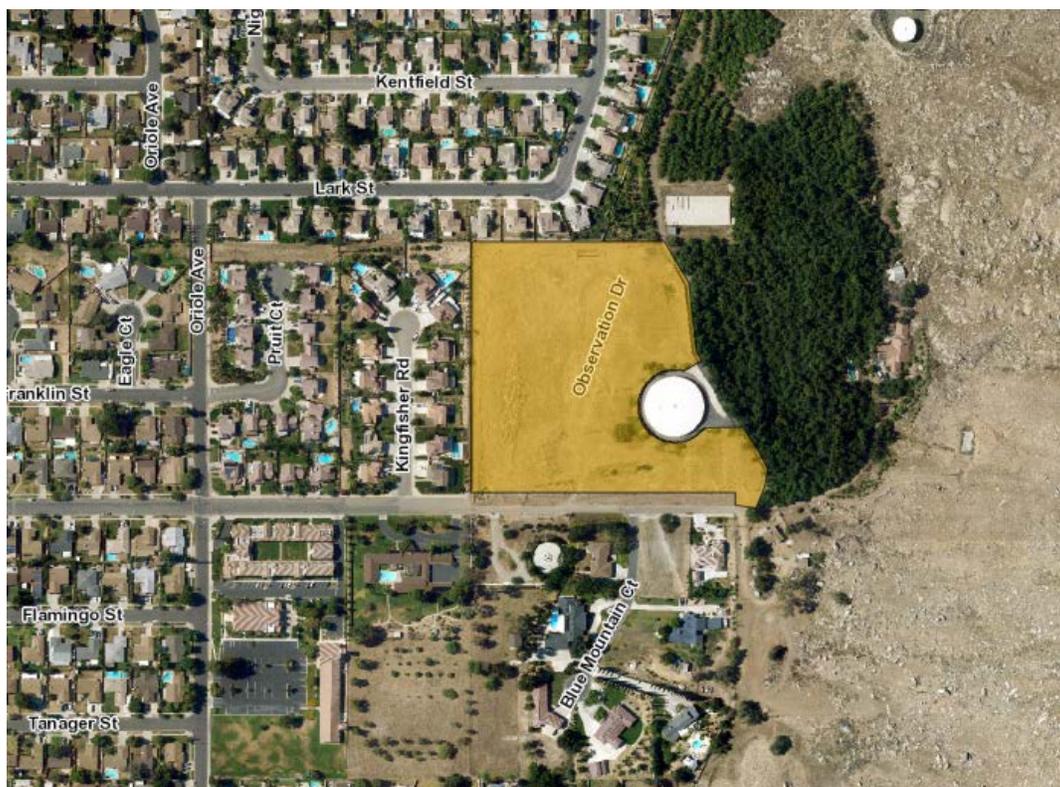
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3. Crestwood Corporation

Site and Architectural 18-10, Variance 18-02, and Environmental 18-10

Location: North of Pico Street and 150 feet east of Kingfisher Road

On January 17, 2019, the Planning Commission approved the construction of a residential development including seventeen detached single-family residences on Tract No. 18071 (8.26-acre lot).



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4. Frank and Melanie Randall

Site and Architectural 17-10 and Environmental 17-09

Location: 23400 Westwood Street

On April 18, 2019, the Planning Commission approved the construction of a 3,884-square foot single family residence with an 800 square foot three car garage on a one-acre lot.



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5. Roberto and Maria Fernandez

Site and Architectural 18-05 and Environmental 18-05

Location: 23090 Grand Terrace Road

On September 20, 2018, the Planning Commission approved the construction of a 1,493- square foot home with a 478 square foot two car garage on a 0.51-acre lot.

A time extension was approved with the new project deadline of September 20, 2020.



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6. Aegis Builders

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

Location: 22394 and 22040 Van Buren Street

On September 1, 2016, the Planning Commission approved the Planned Residential Development of seventeen, two-story residential homes within the boundaries of Tentative Tract Map No. 18604. On September 15, 2016, the City Council approved Variance 16-01 and Tentative Tract Map 16-01, for the subdivision of two acres into seventeen small lots. The homes will vary between 2,326 square feet to 4,813 square feet in size.



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7. Space Masters

Site and Architectural 15-06-A1, Variance 18-03 and Environmental 18-13

Location: 22805 Barton Road

On February 21, 2019, the Planning Commission approved the establishment of a medical office and outpatient surgery center on a 0.46-acre lot. The project includes complete interior and exterior remodel of the existing 2,788 square foot building, a 1,665 square feet addition, and the removal of an existing 317 square foot accessory structure, located at the east side of the property.



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8. Joab Jerome

Site and Architectural 14-06-A2 and Environmental 14-03-A2

Location: 11832 and 11834 Burns Avenue

On October 18, 2018, the Planning Commission re-established the approval to construct a 1,615 square feet single-family residence and a 1,200 square feet secondary dwelling unit on a .36-acre lot.



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9. Ajay Roberts

Site and Architectural 16-10, Minor Deviation 16-02 and Environmental 16-11

Location: 22881 Barton Road

On October 19, 2017, the Planning Commission approved the construction of three commercial units of 4,998 square feet total, on a 0.51-acre lot. The proposal includes a dedication, landscaping easement, parking, lighting and landscaping improvements.

A time extension was approved with the new project deadline of October 19, 2019.



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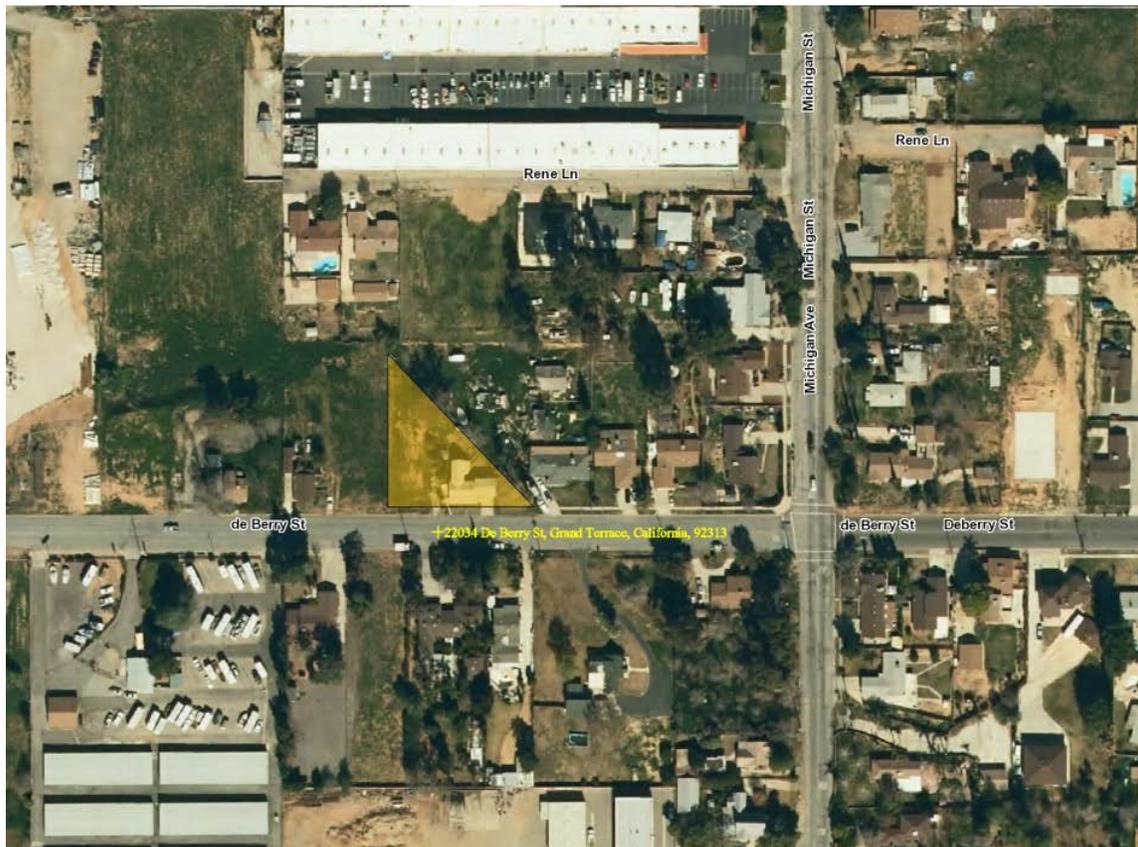
10. Jai Ganesh LLC

Site and Architectural 17-02, Variance 17-01 Tentative Parcel Map 16-03 and Environmental 16-14

Location: 22034 De Berry Street

On November 16, 2017 the Planning Commission approved the construction of a 2,290 square foot single family house on a 0.25-acre lot created by the subdivision of Tentative Parcel Map No. 18274.

On December 12, 2017, the City Council approved Tentative Parcel Map No. 18274 and Variance 17-01 to subdivide a 0.42-acre lot into two single family lots. The proposed parcels will be 7,369 square feet and 10,677 square feet respectively.



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11. Organic Farming and Agricultural Uses

Conditional Use Permit 18-03

Location: 21712 Vivienda Avenue

On October 24, 2019, the Planning commission conducted a special meeting and duly noticed public hearing approving a commercial organic farming and agricultural use and establishing an ancillary residential use on a 5-acre lot.



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PROJECTS BEING PROCESSED:

12. GrandT-1 Inc

Conditional Use Permit 19-01

Location: APN: 0275-191-06 and 30, located approximately 385 feet north of Vivienda Avenue

The applicant is proposing to establish an industrial semi-trailer storage facility on approximately 22 acres. A maximum of 650 total semi-trailers, shipping and storage containers and chassis will be stored on the Site at any given time. There will be 12 total employees assigned to the Site whose duties will include, among other things, internal transportation of trailers, chassis and storage containers and general operation of the Project facilities. A 900 square foot caretaker's admin office is proposed, as well as a 4,800 square foot maintenance building.



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13. Edwin Renewable Fuels

Site and Architectural Review 19-05, Conditional Use Permit 19-04, Minor Deviation 19-01, and Zoning Code Amendment 19-01

Location: 21801 Barton Road

The applicant is proposing to establish an industrial use consisting of cardboard and plastic recycling, conversion of plastics into fuel, storage of fuel and transport of fuels off-site on approximately 4.5-acre lot. The proposal includes the construction of an 80,898 square foot, 42-foot high industrial building. A total of 88 semi-trailers, shipping and storage containers and chassis will be stored on site.



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14. Lewis Management Corp.

Specific Plan 17-01

Location: APN's: 1167-151-22, 1167-151-68, 1167-151-71, 1167-151-73, 1167-151-74 and 1167-151-75

The Gateway Specific Plan encompassing approximately 131.7 acres. The Grand Terrace General Plan designates the area Mixed Use, requiring a specific plan, and Industrial. The Specific Plan proposes to designate the properties within the Specific Plan as Residential, Commercial, Business Park, Public Facilities, and Public Facilities Overlay. The Residential component of the Specific Plan would be comprised of 748 multiple dwelling units and the non-commercial component of the Plan would allow up to 877,538 square feet of maximum development.



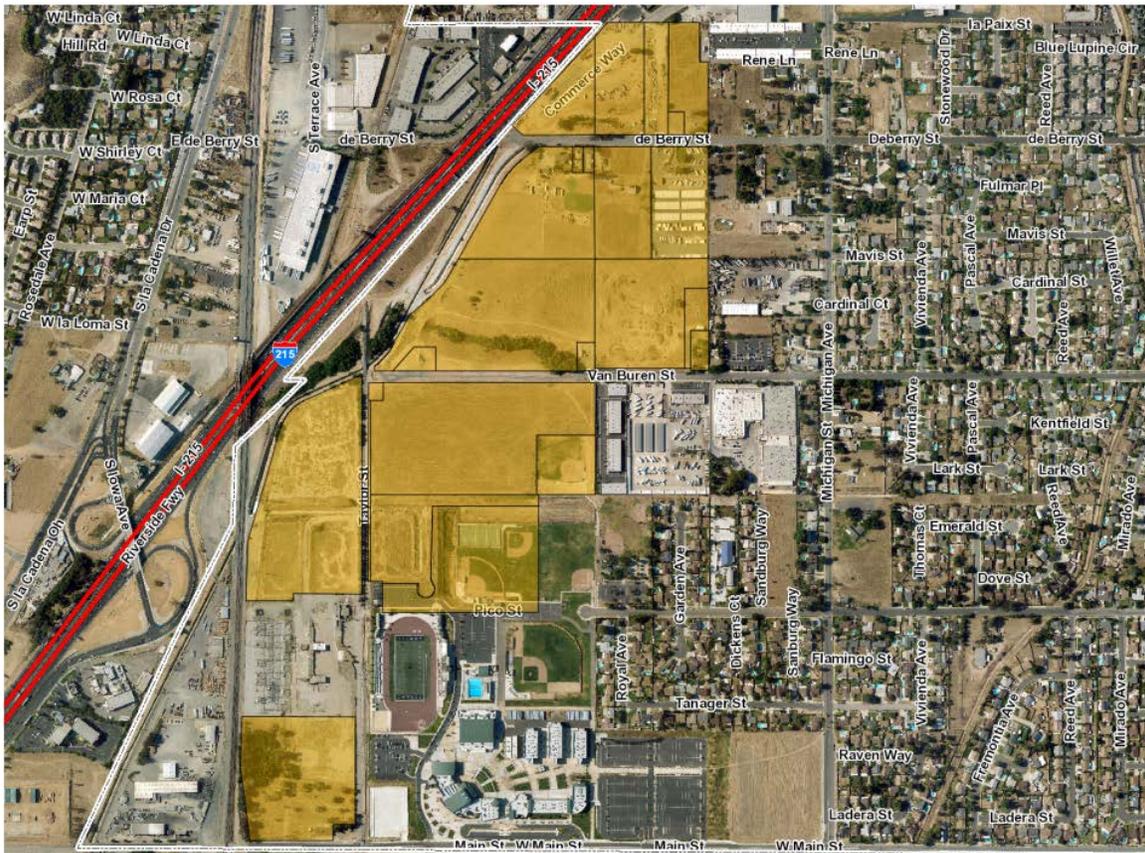
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15. Lewis Management Corp.

Tentative Tract Map 18-01, Site and Architectural 18-04 and Environmental 17-16

Location: APN's: 1167-151-22, 1167-151-68, 1167-151-71, 1167-151-73, 1167-151-74 and 1167-151-75

The project consists of the construction of a multifamily development, proposing 411 single family attached residences and 296 multi-family condominium units on a 30.80 acres of revitalized master planned area. The proposal will include pet-friendly walkways, neighborhood parks and a clubhouse. The amenities will include a fitness center with yoga studio, pools and spa, theater, conference rooms, game room and business center.



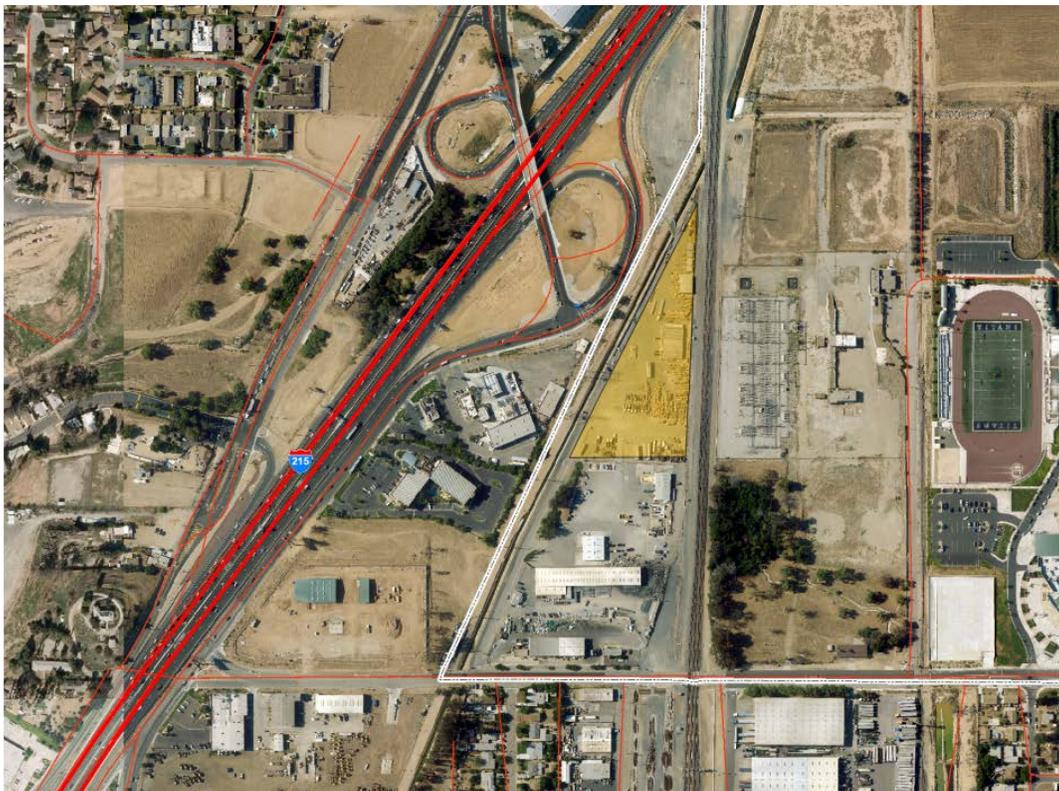
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16. National Logistics Team

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 foot office, a 2,400 square foot metal shop and four 3-sided work canopies for the repair and manufacturing of pallets.



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PROJECTS COMPLETED

1. Habitat for Humanity

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

Location: 12569 Michigan Street

On August 25, 2016, in a special meeting, the Planning Commission approved the construction of two, one-story residential homes within the boundaries of Tentative Parcel Map No. 19384.

On September 13, 2016, City Council approved the subdivision of a 0.50-acre parcel into two single family lots. The two-single family residential units will measure 1,370 square feet and 1,563 square feet.



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3. Dr. Terry McDuffee

Site and Architectural 16-08, Conditional Use Permit 16-03 and Environmental 16-09

Location: 22085 Commerce Way (Michigan Street and Commerce Way)

On December 15, 2017, the Planning Commission approved the construction of a new 9,992 square foot building on approximately one acre of vacant land. The Animal Clinic will occupy 7,403 square feet and a commercial space is proposed within 2,589 square feet. The development will be supported with landscaping, lighting and a 50-space parking lot.



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4. Aegis Builders

Site and Architectural 15-03, Tentative Tract Map 15-01 and Environmental 15-05

Location: 22247 Pico Street

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



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5. Crown Castle

San Bernardino County Transportation Authority (SBCTA)

Location: La Crosse Avenue, APN: 0275-231-47

The project is proposing the construction, operation and maintenance of an uninhabited wireless telecommunication facility. The proposal includes a 70-foot-tall monopine with (12) T-Mobile antennas and (12) RRU's-11, on a 400 square foot space with enclosure and radio equipment.



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6. 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.



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7. Town Square Project

Site and Architectural 07-07 and Master Sign Program 09-01

Location: La Crosse Avenue, APN: 0275-231-47

On July 27, 2010 the City Council approved the construction of a 43,178 square foot Stater Bros market, 8,350 square foot shops, a 6,816 retail, and a 3,853 square foot fast food building.



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8. Jacob Farsakh

Site and Architectural 16-09, Variance 17-03, and Environmental 16-10

Location: Palm Avenue, APN: 0276-331-49

On November 2, 2017, the Planning Commission approved the construction of a new 2,600 square foot single family residence consisting of four bedrooms and two and one-half bathrooms on a 1.29-acre lot



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PROJECTS EXPIRED

1. Joab Jerome

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

Location: 11838 Burns Avenue

On November 3, 2016, the Planning Commission re-established the approval of a two-story single-family residence on .626 acre. The proposed two-story residence will measure approximately 3,612 square feet with an attached three car garage and an RV garage. The decision was appealed to the City Council.

On June 15, 2017, the Planning Commission approved a revised design to construct a 3,041 square foot single story residence with a 783 square foot 3-car garage and attached 1,827 square foot RV garage. A time extension was approved with the new project deadline of June 15, 2019.



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