

Agenda Report

DATE: NOVEMBER 15, 2010

TO: Honorable Mayor and City Council

THROUGH: Economic Development and Technology Committee
(November 3, 2010)

FROM: Planning Department

SUBJECT: EXTENSION OF TIME LIMITS FOR APPROVAL OF PLANNING
ENTITLEMENTS

RECOMMENDATION:

It is recommended that the City Council:

1. Find the proposed ordinance to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code § 21080(b)(9) and State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies);
2. Direct the City Attorney to return within 30 days with an ordinance which would:
 - a. Provide that the authority of the Director to provide additional extensions of time to various planning permits and entitlements under Ordinance No. 7180, shall be extended to and shall now sunset on December 31, 2011, unless specifically extended by the City Council.

BACKGROUND:

On October 12, 2009, after review and comment by various advisory commissions, the City Council adopted Ordinance No. 7180, which:

- a. Authorized the Director of Planning and Development (now Planning) to grant an additional one-year extension to planning permits and entitlements beyond the extension currently provided by § 17.64.040.B.4 of the Municipal Code; and
- b. Provided for a sixty-day period after the effective date of the proposed ordinance, during which an applicant for a permit which had expired within one year prior to the effective date of the ordinance may submit an application for an extension; and

- c. Provided that the authority of the Director to provide such additional extensions shall sunset on December 31, 2010, unless specifically extended by the City Council.

This action was a response to the general slowdown in economic activity and its impact on various development projects. Since adoption of Ordinance No. 7180, the Director has authorized fifteen extensions.

While economic recovery is underway, growth remains slow and the availability of financing to complete projects remains limited. As a result, staff sought direction from the Economic Development and Technology Committee as to whether the provisions of Ordinance 7180 should be extended for an additional year.

As reviewed with the Committee, there are a number of projects that have been granted planning permits or entitlements, for which those entitlements will expire in calendar years 2011 and 2012. Attached is a list of projects with entitlements which have not yet been exercised and will expire in the next two years. Projects with a red 'Y' in the far right-hand column (under the title "Extension Available") have already been granted an extension under the provisions of §17.64.040.B.4 of the Municipal Code and those entitlements are due to expire in calendar year 2011. Projects with a green 'Y' in this column have an entitlement due to expire in calendar year 2012 but could be granted an extension under the provisions §17.64.040.B.4 of the Municipal Code.

The ability to retain entitlements could act as an inducement to continue to work on a project as the market slowly rebounds. The number of extensions previously granted demonstrates that there is a continuing interest in keeping such projects "active."

The only difference between the action being recommended at this time and that approved in October 2009, is that at this time, a "window" of opportunity for expired projects to request extensions is not being recommended.

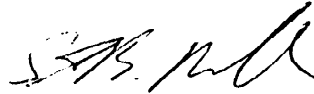
CITY COUNCIL POLICY CONSIDERATIONS:

The propose action is consistent with the City Council's strategic plan goal to support and promote the quality of life and local economy by facilitating the completion of previously approved projects.

FISCAL IMPACT:

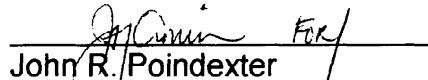
The proposed ordinance is expected to have an overall positive impact on the City as it will help facilitate the completion of projects that generate property taxes and other revenues as well as provide employment opportunities.

Respectfully submitted,



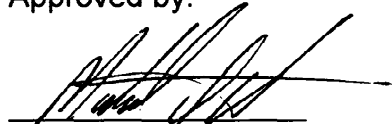
STEVE MERMELL
Assistant City Manager

Prepared by:



John R. Poindexter
Planning Division Manager

Approved by:



MICHAEL J. BECK
City Manager

Attachment:

Listing of project entitlements scheduled to expire

PIPELINE PROJECTS SUBJECT TO EXPIRATION

Address / APN	CD	Description	Case No	Apprvd Date	Effective Date	Original Exp. Date	Current Exp. Date	Extension Available
PROJECTS IN CENTRAL DISTRICT:								
70 N EL MOLINO AV/ 686, 688 E UNION ST (SITE = 50,868 SF) - UNION VILLAGE by MILLCREEK DEVT CO. (5723-029-019)	3	CUP 5031; TO CONSTR MXD USE (31 R UNITS + 3 WORK/LIVE); CUP FOR MAJ PROJ, MCUP FOR TOD, VAR TO REDUCE 50 FT DEPTH OF COMM L SPACE, VAR TO REDUCE LOADING STALLS FR 3 TO 2, TREE REMOVAL (SEQUOIA SEMPERVIRENS (COAST REDWOOD)), 4 LEVELS UG PRKG (323 SPACES, 61 COMM L PRKG & 17 BIKE SPACES.	PLN2007-00718 (CUP 5031); PLN2010-00185 (CUP Time Ext)	6/4/08 6/23/10	6/17/08 7/6/10	6/17/10	6/17/11	YES
33-47 S FAIR OAKS AV/ 26 MILLS PL (5713-007-024)	6	3-STY COMM L BLDG (56,029 SF) W/ 3 LEVELS UG PRKG (125 SPACES), RETAIN 5 EXSTG BLDGS (20,190 SF)	PLN2008-00282 (CUP 5094: +3MCUPs & 4 VAR) PLN2008-00249 (CNCPT DR)	10/14/08 12/16/08	10/28/08 12/27/08	10/28/10 12/27/09		YES NO
542 S FAIR OAKS AV (5722-006-006)	6	DEMO 3 BLDGS, CONSTRUCT NEW 2-STY MED/GEN OFC BLDG	PLN2009-00034 (FDR)	4/9/09	4/21/09	4/21/11		YES
233 N HUDSON AV; 737 E WALNUT (5723-009-034)	3	VARIANCE TO REDUCE PARKING PER TOD STDS. MAX HT; TTM 068044 FOR 23 RESDL CONDOS W/ SUBTERR PARKING.	PLN2004-00023 (VAR#11476); PLN2006-00216 (CNCPT DR); PLN2007-00057 (TTM 068044); PLN2007-00427 (FDR); PLN2009-00430 (FDR Time Ext); BLD2007-01576 (P/C)	4/21/04; 8/24/06; 5/10/07; 9/24/07; TIME EXT NO ACTN; BLD P/C EXP	5/4/04; 9/8/06; 5/22/07; 10/5/07; TIME EXT NO ACTN; P/C EXP	5/4/06 9/8/07 5/22/09 10/5/09 ----- ----- 6/30/09	0 ----- ----- 10/5/10	NO NO NO YES
309 S RAYMOND AV - PAS HUMANE SOCIETY (5722-003-008)	6	DEMO EXSTG 1-STY BLDG, CONSTRUCT NEW 2-STY BLDG W/ UG PRKG.	PLN2008-00112 (CUP 5050); PLN2010-00259 (CUP time ext); PLN2010-00125 (CONS DR)	8/6/08; 8/13/10; 6/15/10	8/19/08; ----- 6/25/10	8/19/10 ----- 6/25/12	8/19/11; ----- 6/25/12	YES ----- YES
231 S DE LACEY AV - 106 VALLEY ST - AMBASSADOR COLLEGE EAST CAMPUS / WESTGATE PROJECT (Sares-Regis Devt) - See Note 4 (5713-024-034)	6	820-UNIT MIXED USE PROJECT W/ 22,560 SQFT OF RETAIL.	PLN2004-00488 (MCUP 4703)	9/18/06	9/18/06	9/18/08	9/18/08	NO
150 W GREEN ST (APN 5713-019-029)		BLOCK 1	PLN2009-00153 (FDR)	6/9/09	6/19/09	6/19/11	6/19/11	YES
106 VALLEY ST (5713-024-034)		BLOCK 3 - NORTH PODIUM						
144 VALLEY ST (5713-024-019)		BLOCK 3 - SOUTH PODIUM						
254 S PASADENA AV (5713-024-034)		BLOCK 3 - SOUTH PODIUM						
151 S DE LACEY AV (5713-018-021)		BLOCK 2	PLN2007-00668 (FDR N PODIUM); PLN2007-00669 (FDR S PODIUM)	12/10/07 12/10/07	12/21/07 12/21/07	12/21/09 12/21/09	12/21/11 12/21/11	NO NO

PROJECTS IN SPECIFIC PLAN AREAS:

EAST COLORADO (ECSP):

2189, 2191 E CLRD BL, 27 N GRAND OAKS AV (5746-008-044)	4	39 WORK/LIVE & 5 RETAIL UNITS, 4-STY BLDG (45 FT HIGH) OVER TWO UG PRKG LEVELS (166 SPACES). DEMO 5 EXISTG STRUCT	PLN2005-00535 (CUP 4619); PLN2007-00391 (FNL DR); PLN2009-00300 (FDR TIME EXT); PLN2009-00431 (TIME EXT CUP 53487 4619)	11/9/06 8/6/07 10/19/09 11/30/09	11/24/06 8/10/07 10/30/09	11/24/08 8/10/09	11/11/10 11/20/09	NO YES
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PIPELINE PROJECTS SUBJECT TO EXPIRATION

Address / APN	CD	Description	Case No	Apprvd Date	Effective Date	Original Exp. Date	Current Exp. Date	Extension Available
EAST PASADENA (EPSP):								
3330 1/2 E FOOTHILL BL - 212-UNIT APT COMPLEX + 3352 E FOOTHILL BL - NOISE WITHIN THEATRE (5752-924-029)	4	212-UNIT APT COMPLEX & 45,000 SF, 350-SEAT LIVE THEATER (A NOISE WITHIN), INCLUDES: 1)DEVT AGRMNT; 2) CUP FOR MAJ PROJ; 3) EUP FOR A LIVE THEATER; 4) MCUP FOR DEVT IN TOD; 5) MCUP FOR SHARED PRKG; 6) VARIANCE TO REDUCE REQD LOADING SPACES; AND 7) CE TO MODIFY PPTY LINE BNDRY. CNCPT DR FOR RETROFIT OF EXSTG BLDG FOR 300-SEAT THTR, ETC.	PLN2007-00194 (DA, CUP4886 & CE303); PLN2007-00544 (VTM 069518); PLN2008-00188 (CONCPT DR); PLN2009-00366 (FDR-THEATRE); BLD2009-00680 (P/C)	4/11/07 12/19/07 9/10/08 11/23/09	4/24/07 12/31/07 9/19/08 12/4/09	4/24/09 12/31/09 9/19/10 12/4/11	4/24/09; 12/31/09; 9/19/10; 12/4/11	NO NO NO YES
N LAKE SP (SP1):								
1350 N EL MOLINO AV - THE CLASSICS AT WASHINGTON PARK (5748-024-024)	5	2-STY, 8-UNIT RESDL PROJ	PLN2006-00594 (VAR 11583); PLN2007-00193 (CONSOL DR); PLN2007-00395 (VTM 069503); PLN2008-00089 (RELIEF); PLN2010-00181 (VAR TIME EXT); PLN2007-00193 (DR TIME EXT); BLD2007-01392 (BLDG 1 P/C); BLD2007-01393 (BLDG 2 P/C)	12/20/06 6/14/07 9/19/07 3/3/08 ----- 7/26/10 8/2/10	1/3/07 6/26/07 ----- 3/14/08 8/6/10	1/3/09 6/26/09 ----- 3/14/10	1/3/11 6/26/11 ----- 3/14/10	NO YES ----- NO
580-582 N LAKE AV	5	NEW BLDG AT REAR OF LOT, ESTABLISH WORK/LIVE UNIT IN THE NEW REAR BLDG	PLN2009-00095 (CUP#5292); PLN2009-00406 (COFA)	10/7/09; 11/30/09	10/19/09; 12/11/09	----- -----	10/19/11 12/11/11	YES YES
1595 N LAKE AV (5848-019-011)	1	1-STY 5000-SF OFFICE BLDG W/ 15 AT-GRADE PRKG	PLN2008-00447 (CONCPT DR); PLN2008-00447 (DR TIME EXT)	3/10/09 3/17/20	3/21/09 3/30/10	3/21/2010	3/21/11	YES
SOUTH FAIR OAKS SP (SP2):								
16 E CALIFORNIA BL (590, 592, 612 SFO, 12, 26 E CALIFORNIA BL) - FORMER SITES OF GRANVIEW PALACE RESTRNT, MONTY'S STEAK, ETC.	6	MCUP FOR TANDEM PRKG IN TOD >15,000 SF. 4-STY OFFICE BLDG @113,200 SF W/ 2 1/2 LEVELS UG PRKG. DEMO EXISTG STRUCTURES TOTAL 12,635 SF, NET NEW=100,565 SF (5 PARCELS TO BE CONSOLIDATED)	PLN2008-00208 (MCUP 5078)	7/30/09	8/11/09	8/11/11	8/11/11	YES
750, 800 S RAYMOND AV - PH2 OF MEDICAL OFFICE BLDG (5720-009-007)	6	PH2 OF PREVIOUSLY APRVD 30,000 SF MED OFFIC EBLDG & PRKG STRUCT. PH2 CONSISTS OF ADDING 4-STY 39,000 SF MED OFFICE & ADDING 45,000 SF TO PRKG STRUCT (TOTAL 400 PRKG SPACES); VAR FOR SMALL-SIZED LOADING SPACE	PLN2007-00480 (CNCPT DR); PLN2007-00481 (CONS DR PKG); PLN2008-00027 (CE 317); PLN2008-00031 (PH2 FDR); PLN2009-00116 (VAR 11666)	9/26/07 9/26/07 8/19/09 1/31/08 6/9/09	10/5/07 10/5/07 9/1/09 2/8/08 9/1/09	10/5/09 1/5/09 9/1/11 2/8/10 9/1/11	10/5/09 10/5/09 10/5/11 2/8/10 9/1/11	NO NO YES NO YES
WEST GATEWAY SP (WGSP): BALANCES AS OF 09/30/09 =								
300 W GREEN ST - AMBASSADOR WEST (5713-016-016)	6	200 SENIOR INDEPENDENT LIVING CONDOS (W/ KITCHN) + 70 MFR CONDOS (48 ASSTD LIVING W/O KITCHN); SUBDIVISION MODIFICATION TO ALLOW LOTS W/O STREET FRONTAGE; CONSTRUCT 248 UNITS IN TWO BLDGS, 4-6 STORIES IN HEIGHT, REUSE OF EXSTG MERRITT MANSION & GARDENS, AND DEMO OF FIVE EXISTG BLDGS.	PLN2005-00642 (CUP 4653); PLN2005-00582 (ADJ PMT); ; PLN2006-00225 (TDR); PLN2006-00390 (VTM 063103); PLN2006-00663 (RELIEF); PLN2007-00001 (MOD VTTM); PLN2007-00281 (CONC DR SLF); PLN2008-00419 (CONC DR TIME EXT); PLN2009-00081 (CUP TIME EXT)	4/2/07 4/2/07 4/2/07 4/2/07 7/2/07 4/2/07 8/29/07 9/24/08 3/25/10	4/2/07 4/2/07 4/2/07 4/2/07 7/13/07 4/2/07 9/7/07 ----- 4/6/10	4/2/09 4/2/09 4/2/09 4/2/09 7/13/09 4/2/09 9/7/09 -----	4/2/11 4/2/11 4/2/11 4/2/11 7/13/09 4/2/11 9/7/10 -----	NO NO NO NO NO NO YES

PIPELINE PROJECTS SUBJECT TO EXPIRATION

Address / APN	CD	Description	Case No	Apprvd Date	Effective Date	Original Exp. Date	Current Exp. Date	Extension Available
FAIR OAKS / ORANGE GROVE SP (1)"Net New Units" include affordable units, (2) Density calculation includes work/ live units:								
865-875 N FAIR OAKS (5726-002-024, -025)	3	NEW 2-STY OFFICE BLDG, DEMO EXSTG BLDG	PLN2008-00402 (CUP 5219, VAR LOADING, CE 315)	2/23/09	3/3/09 (2YRS)	3/3/11		YES
877 N ORANGE GROVE BL - NEW REVELATION CHURCH - NEHEMIAH COURT (5726-018-001)	3	LOT TIE BETWEEN 2 PPTIES TO CONSTR 7 NEW RESDL UNITS; AHCP, MCUP SHARED PRKG; COMML DEPTH; MIN PRKG REQ.	PLN2008-00058 (CE 309); PLN2009-00013 (AHCP#11658, CUP 5257); PLN2009-00347 (CONS DR); BLD2009-00930 (P/C FOR 3-STY MXD USE)	8/20/08 5/20/09 9/29/09	9/3/08 6/2/09 7/27/10	9/3/10 6/2/11 7/27/12		YES YES YES
PROJECTS OUTSIDE ANY SPECIFIC PLAN AREA: RM DISTRICTS								
270 ALPINE ST (5720-020-010)	7	6-UNIT COG DR; CREATE 6 AIR PARCELS ON ONE LAND LOT, DEMO 2 RESDL BLDGS	PLN2008-00037 (CONS DR); PLN2009-00456 (TTM 071084)	1/29/09 6/2/10	2/10/09 6/15/10	2/10/11 6/15/12		YES YES
321,323 ALPINE ST (5720-024-012)	7	CONVERT 2 RENTAL UNITS TO ONE TOWNHSE & CONSTRUCT NEW FOUR TOWNHSE UNITS	PLN2007-00127 (CONS DR); PLN2009-00171 (DR TIME EXT)	5/17/07 7/9/09	5/30/07 7/9/09	5/30/10		NO
(58) 60 S ALTADENA DR (5748-011-041)	7	12 CONDO UNITS W/ UG PRKG GARAGE 25 SPACES, REMOVE TWO TREES TTM 069128 TO CREATE 12 AIR PARCELS	PLN2007-00206 (CONS DR); PLN2007-00698 (TTM 069128); BLD2007-01500 (P/C)	9/11/07 7/15/09	9/21/07 7/28/09	9/21/09 7/28/11 8/14/09		NO YES
39-45 N BERKELEY AV (5746-015-055)	2	3-STY, 6-UNIT RESIDENTIAL BLDG	PLN2009-00371 (CONSOL DR)	1/13/10	1/26/10	1/26/12		YES
69 N BONNIE AV (5737-009-057)	2	DEMO SFR, CONSTRUCT 3-UNIT CONDO; TPM FOR 3-UNIT CONDO COMPLEX	PLN2008-00235 (CONS DR); PLN2009-00003 (TPM 70618); BLD2009-01023 (P/C); BLD2009-01024 (P/C)	2/11/09 3/4/09	2/24/09 3/17/09	2/24/11 3/17/11		YES YES
170 N CATALINA AV (5738-005-040)	5	NEW 9-UNIT CONDO, DEMO EXSTG DUPLEX	PLN2007-00645 (CONS DR); PLN2008-00005 (VTTM070024); PLN2010-00124 (CONS DR EXT)	3/24/08 4/10/08 4/19/10	4/4/08 4/22/08 4/30/10	4/4/10 4/22/10	4/4/11 4/22/10	YES NO
57 & 65 S CRAIG AV (5747-010-033, -036)	7	5-UNIT CONDO ON 2 EXSTG PPTIES: 57 & 65 S CRAIG	PLN2009-00097 (CONS DR)	1/21/10	2/2/10	2/2/12		YES
1051, 1043 E DEL MAR BL / 267-273 S WILSON AV (5735-023-029)	7	NEW 20-UNIT CONDO; DEMO EXSTG 12 UNIT APT BLDG & SFR (13 UNITS)	PLN2007-00588 (CONS DR); PLN2008-0010 (VTTM069479)	2/13/08 3/13/08	2/22/08 3/25/08	2/22/10 3/25/10		NO NO
1789 E DEL MAR BL (5720-020-010)	7	EXPANSION OF A NON-CONFORMING SERVICE/GAS STATION USE IN RM32 (AFTER THE FACT ADDITION OF A SERVICE BAY)	PLN2009-00387 (MCUP #5327)	5/5/10	5/18/10	5/18/12	5/18/12	YES
529 N HILL AV (5739-020-011)	2	DEMO EXSTG BLDGS, BUILD NEW 7-UNIT APTS	PLN2008-00224 (CONS DR)	10/21/09	10/30/09	10/30/11		YES
398,400 N HOLLISTON AV (5739-001-056)	2	DEMO 2 SFR'S, CONSTRUCT 8 CONDO UNITS	PLN2006-00668 (CONS DR); PLN2009-00146 (TIME EXT DR)	5/8/07 5/21/09	5/19/07 5/30/09	5/19/09	5/19/10	NO
455 N LOS ROBLES AV (5725-033-007)	5	SIX-UNIT CONDO COG	PLN2008-00270 (CONS DR)	10/13/09	10/23/09	10/23/11		YES
229-231 S MARENGO AV APPLIC: ODYSSEY / BURKE FARRAR	6	COMBINE TWO LOTS, CREATE 21 AIR PARCELS	PLN2006-00143 (CONSOL DR); PLN2008-00143 (VTTM 70403); PLN2006-00143 (DR TIME EXT); BLD2009-00816 (P/C)	2/25/08 6/4/08 2/17/10	2/25/08 6/17/08 2/30/10	2/25/10 6/17/10	2/25/11	YES
531 S MARENGO AV (5722-016-010)	6	OFFICE CONVERSION OF EXSTG SFR IN OC OVERLAY DISTRICT	PLN2009-00370 (MCUP #5322)	4/21/10	5/4/10	5/4/12		YES

PIPELINE PROJECTS SUBJECT TO EXPIRATION

Address / APN	CD	Description	Case No	Apprvd Date	Effective Date	Original Exp. Date	Current Exp. Date	Extension Available
704 S MARENGO AV - TOLEDO HOMES /BALIAN DEVT (5720-026-002)	7	8 CONDO UNITS OVER SUBTERRN PRKG, DEMO 3 EXSTG UNITS	PLN2007-00577 (VTTM 069390)	2/6/08	2/20/08	2/20/10		NO
715 S MARENGO AV - BALIAN INV, ARCH: HUGO SUAREZ (5720-015-003)	6	DEMO 2 SFR'S; NEW 16 UNITS CONDO, 2-3 STORIES OVER SUBTERRN PARKG	PLN2007-00334 (CONCPT DR); PLN2007-00344 (VTTM 069389)	10/29/08 10/11/07	11/7/08 10/23/07	11/7/10 10/23/09		YES NO
262 OHIO ST (5720-018-012)	1	4 UNITS TOWNHOUSE, 3-STY OVER SEMI-SUBTER GAR, DEMO SFR & GAR	PLN2007-00141 (CONS DR)	2/14/08	2/26/08	2/26/10		NO
2460 OSWEGO ST - ANGELENO BUILDERS (5747-003-039)	7	15-UNIT CONDO, 2-3-STORIES OVER SUBTERRN PRKG	PLN2007-00554 (CONS DR)	3/25/08	4/3/08	4/3/10		NO
2470 OSWEGO ST - ANGELENO BUILDERS (5747-003-038)		18-UNIT CONDO, 2-3-STORIES (FLATS & TOWNHSE TYP UNITS) OVER SUBTERRN PRKG	PLN2007-00598 (CONS DR)	3/25/08	4/3/08	4/3/10		NO
983 SAN PASQUAL ST - VINCENT TSOI APN 5735-029-020	7	VAR FRONT YARD SETBACK FOR NEW COG PROJECT; CONSOLIDATED DR; TTM FOR 11 R CONDOMINIUMS	PLN2008-00038 (MV11629); PLN2009-00050 (CONS DR); PLN2009-00114 (TTM 71053)	11/3/08 9/16/09 12/16/09	11/25/08 9/25/09 1/5/10	11/25/10 9/25/11 1/5/12		YES YES YES
80 N SIERRA BONITA AV	2	COG DR FOR 3 NEW UNITS	PLN2009-00379 (CONS DR)	5/20/10	6/2/10	6/2/12		YES
273 WALLIS ST (5324-004-018)	7	5-UNIT TOWNHSE PROJECT W/ UG PRKG COG	PLN2008-00494 (CONS DR)	12/23/08	1/3/09	1/3/11		YES
2292 WHITE ST (5746-023-007)	4	3-UNIT, 2-STY MFR, DEMO 2 UNITS	PLN2007-00705 (CONS DR)	11/26/08	12/3/09	1/3/11		YES

PROJECTS IN RM12 DISTRICT

407 N RAYMOND AV - HERITAGE HSG PTNRS (5725-003-042)	5	CUP TO LOCATE 2 UNITS ON PARCEL; TPM 70665: 2-LOT SPLIT, 7 VAR (HISTORIC RES); 3 MVAR; COFA TO MOVE HERKIMER ARMS FR 527 E UNION & HAMMOND HSE FR 110 N LOS ROBLES TO 407 N RAYMOND AV; LANDMARK DESIG INDIV PPTY, MILLS ACT CONTRACT.	PLN2008-00471 (CUP 5147); PLN2009-00172 (COFA)	2/18/09 7/6/09	3/3/09 7/17/09	3/3/11 7/17/11		YES YES
1272 SUMMIT AV (5729-013-006)	3	MCUP TO EXPAND NON-CONF USE (3-UNIT IN RM12) BY LEGALIZING UNPERMITTED CONVERSION OF A 2-CAR GAR INTO HABITABLE AREA AND ADDN OF A 400 SF ATT 2-CAR GAR TO REAR OF BLDG	PLN2009-00070 (MCUP 5228)	8/18/10	8/31/10	8/31/12		YES

PROJECTS IN RS DISTRICTS

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PROJECTS IN RS-HD DISTRICTS

1036 GLEN OAKS BL - ROSADO RESIDENCE (APN 5708-001-010)	6	NEW SFR IN HD 3000 SF, MIN VAR TO REDUCE FRONT SETBACK.	PLN2008-00421 (HDP 5128); BLD2009-00266 (P/C)	11/19/08	12/2/08	12/2/10		YES
305 MANFORD WAY	6	HDP and Lot Line Adjustment for new 2-story SFR	PLN2007-00317; Ext	2/27/08 11/19/09	3/11/08 12/1/09	3/11/10	3/11/11	YES
1530 SCENIC DR (5704-025-002)	6	HDP FOR NEW 2-STY SFR	PLN2008-00329 (HDP #5105); BLD2008-01076 (P/C)	10/7/09	10/19/09	10/19/11 4/8/10		YES

R & NR PROJECTS IN PS DISTRICTS

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PIPELINE PROJECTS SUBJECT TO EXPIRATION

Address / APN	CD	Description	Case No	Apprvd Date	Effective Date	Original Exp. Date	Current Exp. Date	Extension Available
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R & NR PROJECTS IN OS DISTRICTS

45 E WASHINGTON BL - LA PINTORESCA PARK & LIBRARY	1	CUP TO ESTABLISH AN ANCILLARY USE (TEEN EDUCATION CENTER) IN AN EXISTING VACANT BLDG (3015 SF), MCUP-TO ALLOW SHARED PRKG WITH ADJ CHURCH (MIN 8 SPACES); NO NEW FLR AREA	PLN2009-00416 (CUP#)	4/7/10	4/14/10	4/14/12		YES
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PROJECTS IN COMMERCIAL (CO, CL, CG) AND INDUSTRIAL (IG) DISTRICTS