

Development Review Board (DRB)
Current Projects
April 15, 2025

COMMERCIAL PROJECTS

DRB Case No.: 9251

Site: 5809 Lakewood Boulevard
Project: Drive-Thru Restaurant
Applicant: Dutch Bros Coffee - John Caglia
Property Owner: Qing Kai Investment, LLC – Danruo Yan
Status: Scheduled for PEC Hearing on May 1, 2025

DRB Case No.: 9253

Site: 6420 South Street
Project: Drive-Thru Coffee Shop
Applicant: Mark Gabay for Starbucks Coffee
Property Owner: Mark Gabay
Status: Pending DRB review

RESIDENTIAL PROJECTS

DRB Case No.: 9246

Site: 20723 Elaine Avenue
Project: New Two-Story Multi-Family Residential complex with two triplexes, one detached first story ADU and one second story ADU per 25%, total of 8 dwelling units.
Applicant: Lucio Rivera
Property Owner: Steven Senemar
Status: Pending DRB review

DRB Case No.: 9250

Site: 5531 Harvey Way
Project: Over Height Fence/Gate
Applicant: Vernon Villanueva
Property Owner: Julio Martinez
Status: Pending Applicant Resubmittal

DRB Case No. 9254

Site: 3016 South Street
Project: Security Fencing and Gate
Applicant: Yaron Eliya
Property Owner: Canvas Community HOA/Care of CSM Management
Status: Pending Applicant Resubmittal