

**Development Review Board (DRB)**  
**Current Projects**  
**February 10, 2025**

**COMMERCIAL PROJECTS**

**DRB Case No.: 9247**

Site: 6226 Clark Avenue  
Project: New Nursery  
Applicant: Maria Martinez  
Property Owner: Southern California Edison  
Status: Pending DRB review

**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: Pending DRB review

**DRB Case No.: 9253**

Site: 6420 South Street  
Project: Starbucks Drive-Thru Restaurant  
Applicant: Mark Gabay  
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 DRB review