

- 1

Warmington Townhomes

42-unit residential townhomes  
10939 Summit Ave.
- 2

D'Lazio Condominiums

20 residential condominium units  
8439 Fanita Dr.
- 3

Vactor Decanting Station

Vactor truck dewatering station  
9534 Via Zapador
- 4

Karl Strauss

Brewery, tasting room, & restaurant  
300 Town Center Pkwy.
- 5

Walker Trails Subdivision

67 single-family homes  
9381 Walker Way
- 6

Prospect Estates II Subdivision

38 condos, 15 single-family homes  
8705 Marrokal Ln.
- 7

Palazzo Villas

8 residential condominium units  
8842 Olive Ln.
- 8

Starbucks & 7-Eleven

4,800 sq.ft. coffee shop & convenience store  
8606 Graves Ave.
- 9

Tyler Street Subdivision

14 single-family homes  
8500 Tyler St.
- 10

North Palisade Industrial Building

300,145 sq.ft. industrial building  
10990 N. Woodside Ave.
- 11

Shadowhill Commercial

6,197 sq.ft. commercial building  
Shadowhill Rd. & Woodside Ave.
- 12

County Animal Shelter

23,303 sq.ft. animal shelter  
Riverview Pkwy.
- 13

Woodspring Suites Hotel

120-guestroom, 4-story hotel  
8707 Mission Gorge Rd.
- 14

Carlton Oaks Country Club

243 residential units & hotel  
7200 Inwood Dr.
- 15

All Right Storage

RV and self storage facility  
8708 Cottonwood Ave.
- 16

Prospect Avenue Subdivision

4 single-family homes  
8732 Prospect Ave.
- 17

New West Subdivision

11 single-family homes  
9463 Slope St.
- 18

Graves Avenue Self-Storage

RV & Self-Storage Facility  
8355 Graves Ave.
- 19

Laurel Heights Condominiums

80 residential condominium units  
7750 Laurel Heights Dr.
- 20

Extra Space Storage

88,390 sq.ft. (3-story) storage building  
10815 Woodside Ave.
- 21

Westerre

49 units as 44 duplexes and 5 condos  
11009 Summit Ave
- 22

Lake Canyon Subdivision

9 single-family homes  
9210 Lake Canyon Rd.
- 23

Atlas View Apartments

10 residential apartment units  
8726 Atlas View Dr.
- 24

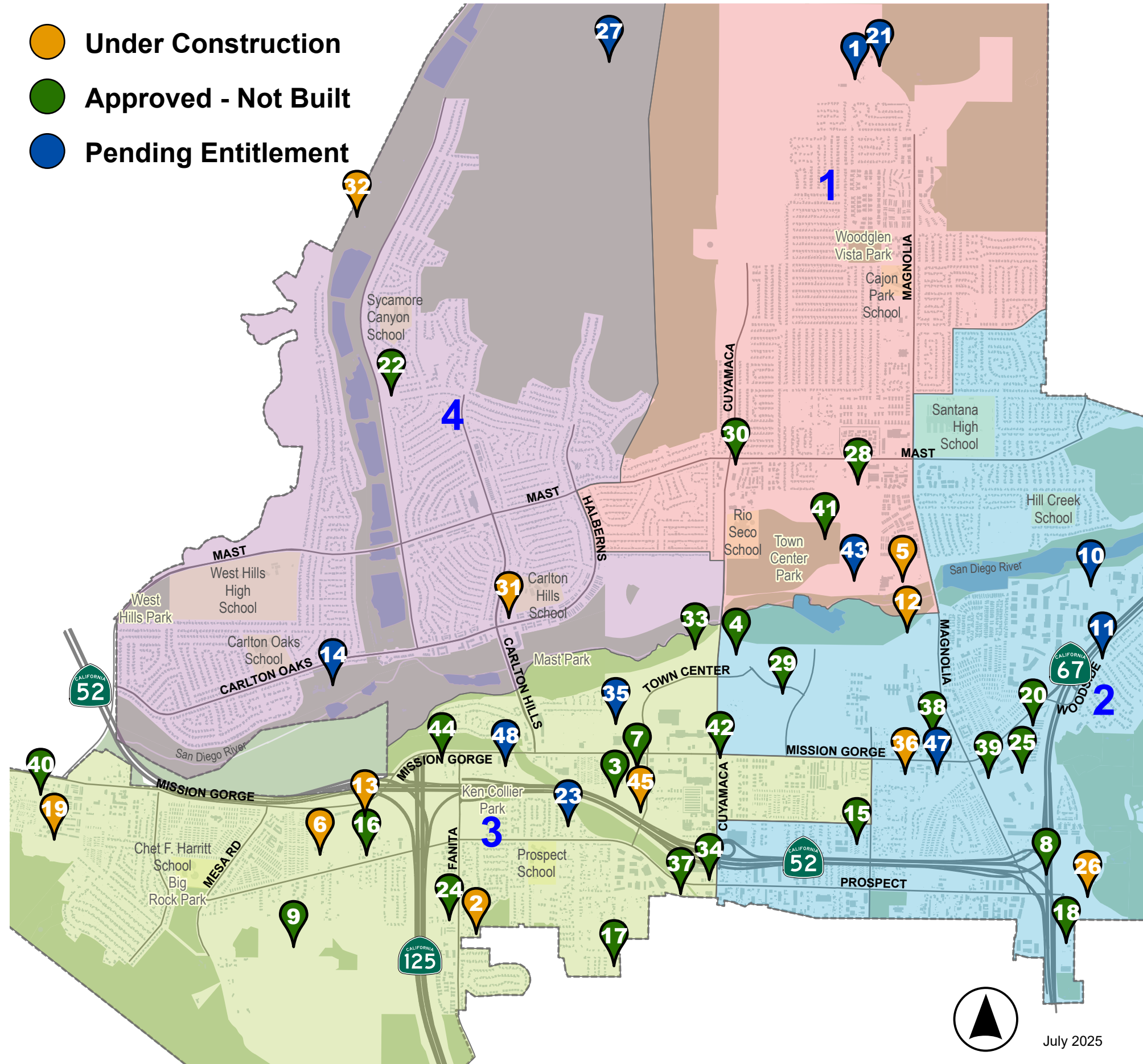
Fanita Drive Townhomes

8 residential townhomes  
8504 Fanita Dr.



# Active Projects

- Under Construction
- Approved - Not Built
- Pending Entitlement



- 25

Southwest Signal Building

20,000 sq.ft. industrial building  
10756 Rockvill St.
- 26

Lantern Crest

432-unit congregate care facility w/ density bonus  
300 Lantern Crest Way
- 27

Fanita Ranch Development

Master-planned community w/ 2,949 homes  
Fanita Ranch
- 28

Paseo

53-unit condominium units  
701 Park Center Dr.
- 29

Excel Hotel

97 guestroom, 4-story hotel  
381 Town Center Pkwy.
- 30

Cuyamaca Business Center

6,280 sq.ft. medical office building  
9745 Cuyamaca St.
- 31

Ukrainian Catholic Church

4,400 sq.ft. church  
9308 Carlton Oaks Dr.
- 32

Atlas Cell Phone Tower

74' cell phone tower at Padre Dam  
10400-CS Fanita Pkwy.
- 33

Lutapaj Specialty Food Store

2,016 sq.ft. specialty food & tasting facility  
282 Town Center Pkwy.
- 34

Cuyamaca/Prospect Starbucks

1,270 sq.ft. drive-through coffee shop  
8606 Cuyamaca St.
- 35

Walmart Housing Site

100 residential townhomes  
NW of Mission Gorge Rd. / Town Center Pkwy.
- 36

Santee Auto Center

Two car dealerships, auto body shop, & car wash  
10335 Mission Gorge Rd.
- 37

Fordyce Construction Office

9,948 sq.ft. office and contractor storage  
9735 Prospect Ave.
- 38

Habitat for Humanity Townhomes

17 residential townhomes  
8932 First St.
- 39

Super Star Car Wash

4,980 sq.ft. car wash tunnel  
8837 Magnolia Ave.
- 40

Townsend Townhomes

52 residential townhomes  
7737 Mission Gorge Rd.
- 41

Santee Community Center

Community Center, Event Center, & Gymnasium  
10123 Riverwalk Dr.
- 42

Cuyamaca St Right Turn Pocket

New right-turn only lane  
Cuyamaca St & Mission Gorge Rd Intersection
- 43

Parkvue

358 multi-family residential units  
Cottonwood Ave. & Walker Trails Dr.
- 44

Soapy Joe's

Express Car Wash conversion  
9015 Mission Gorge Rd.
- 45

Interim Fire Station

Fire Station No. 20 relocation  
9532 Via Zapador
- 47

Valvoline Instant Oil Change

Valvoline Instant Oil Change Station  
10463 Mission Gorge Rd
- 48

Santee Trailside

Quickservice Drive-thru and fast food restaurant  
9185 Mission Gorge Rd



## Active Projects Log

Map No.	District	Date Received	Primary Case File No.	Applicant	Name	Description	Location	Status
1	1	11/8/2023	Tentative Map TM-2023-0003	Warmington Residential CA Inc.	Warmington Townhomes	42 (revised from 50) residential townhomes	10939 Summit Ave.	Pending Entitlement
2	3	9/13/2005	Tentative Map TM05-12	D'Lazio	D'Lazio Condominiums	20 residential condominium units	8439 Fanita Dr.	Approved 8/23/06 - Under Construction
3	3	N/A	Capital Improvement Project CIP2023-32	City of Santee	Vactor Decanting Station	Vactor truck dewatering station	9534 Via Zapador	Approved – Not Built
4	2	7/27/2015	Development Review DR2015-10	Karl Strauss	Karl Strauss	Brewery, tasting room, & restaurant	300 Town Center Pkwy.	Approved 12/17/15 - Not Built
5	1	6/15/2016	Tentative Map TM2016-01	SAM-Santee, LLC	Walker Trails Subdivision	67 single-family homes	9381 Walker Way	Approved 8/8/18 - Under Construction
6	3	7/8/2016	Tentative Map TM2016-03	Prospect Estates II, LLC (Michael Grant)	Prospect Estates II Subdivision	38 condos, 15 single-family homes	8705 Marrokal Ln.	Approved 10/9/19 - Under Construction
7	3	9/20/2016	Tentative Map TM2016-4	Talwar	Palazzo Villas	8 residential condominium units	8842 Olive Ln.	Approved 2/12/20 - Not Built
8	2	3/6/2017	Conditional Use Permit P2017-1	Advantaged Assets Acquisitions, LLC	Starbucks & 7-Eleven	4,800 sq.ft. coffee shop & convenience store	8606 Graves Ave.	Approved 6/10/20 - Not Built
9	3	8/17/2017	Tentative Map TM2017-1	Mark Steve	Tyler Street Subdivision	14 single-family homes	8500 Tyler St.	Approved 4/24/24 - Not Built
10	2	4/14/2023	Development Review DR-2023-0002	Palisade Santee Commerce Center	North Palisade Industrial Building	300,145 sq.ft. industrial building	10990 N. Woodside Ave.	Pending Entitlement
11	2	12/12/2023	Development Review DR-2023-0008	John Kuykendall	Shadowhill Commercial	6,197 sq.ft. commercial building	Shadowhill Rd. & Woodside Ave.	Pending Entitlement
12	2	3/18/2024	Improvement Plan IP-2024-0001	County of San Diego	County Animal Shelter	23,303 sq.ft. animal shelter	Riverview Pkwy.	Approved – Under Construction
13	3	2/13/2019	Conditional Use Permit P2019-1	Gold Coast Properties	Woodspring Suites Hotel	120-guestroom, 4-story hotel	8807 Mission Gorge Rd.	Approved 9/18/19 - Under Construction
14	4	8/14/2019	Tentative Map TM2019-1	Alika, LLC (John Chen)	Carlton Oaks Country Club	243 residential units & hotel	7200 Inwood Dr.	Pending Entitlement
15	2	10/21/2019	Conditional Use Permit P2019-5	All Right Storage	All Right Storage	RV and self-storage facility	8708 Cottonwood Ave.	Approved 4/28/21 - Not Built
16	3	7/20/2020	Tentative Parcel Map TPM2020-1	Palm Tree Investments	Prospect Avenue Subdivision	4 single-family homes	8732 Prospect Ave.	Pending Entitlement
17	3	7/30/2020	Tentative Map TM2020-1	New West Investment	New West Subdivision	11 single-family homes	9463 Slope St.	Approved 4/10/24 - Not Built
18	2	11/27/2023	Conditional Use Permit CUP-2023-0003	Cameron Bros	Graves Avenue RV & Self Storage	RV and self-storage facility	8355 Graves Ave.	Pending Entitlement
19	3	11/13/2020	Tentative Map TM2020-2	Cornerstone Communities, LLC	Laurel Heights Condominiums	80 residential condominium units	7750 Laurel Heights Dr.	Approved 8/11/21 - Under Construction
20	2	3/6/2024	Conditional Use Permit CUP-2024-0001	Extra Space Management, Inc.	Extra Space Storage	88,390 sq.ft. (3-story) storage building	10815 Woodside Ave.	Approved 5/14/25 – Not Built
21	1	6/5/2025	Tentative Map TM-2025-0003	Debra Pember	Westerre	49 units as 44 duplexes and 5 condos	11009 Summit Ave.	Pending Entitlement
22	4	9/29/2021	Tentative Map TM2021-1	HomeFed	Lake Canyon Subdivision	9 single-family homes	9210 Lake Canyon Rd.	Approved 12/14/22 - Not Built
23	3	2/29/2024	Development Review DR-2024-0002	Walsh Engineering & Surveying, Inc.	Atlas View Apartments	10 residential apartments	8726 Atlas View Dr.	Pending Entitlement
24	3	12/22/2021	Tentative Map TM2021-2	TA Development LLC	Fanita Drive Townhomes	8 residential townhomes	8504 Fanita Dr.	Approved 7/12/23 - Not Built
25	2	3/17/2022	Development Review DR2022-1	10756 Rockvill, LLC	Southwest Signal Building	20,000 sq.ft. industrial building	10756 Rockvill St.	Approved 10/10/23 – Not Built
26	2	4/22/2022	Major Revision MJR2022-2	Santee Senior Retirement Communities	Lantern Crest	432-unit congregate care facility w/ density bonus	300 Lantern Crest Way	Approved 2/22/23 - Under Construction
27	4	5/4/2022	Tentative Map TM2022-1	HomeFed	Fanita Ranch Planned Development	Master-planned community w/ 2,949 homes	Fanita Ranch	Pending Entitlement
28	1	7/16/2024	Tentative Map TM-2024-0002	City Ventures	Paseo	53-unit condominium units	701 Park Center Dr.	Pending Entitlement
29	2	8/16/2022	Development Review DR2022-6	Excel Hotel Group	Excel Hotel	97 guestroom, 4-story hotel	381 Town Center Pkwy.	Approved 4/26/23 - Not Built
30	1	9/23/2022	Development Review DR2022-7	Firestone Builders	Cuyamaca Business Center	6,280 sq.ft. medical office building	9745 Cuyamaca St.	Approved 3/12/24 - Not Built
31	4	10/24/2022	Conditional Use Permit P2022-5	St. Nicolas Diocese	Ukrainian Catholic Church	4,400 sq.ft. church	9308 Carlton Oaks Dr.	Approved 11/8/23 – Under Construction
32	4	11/9/2022	Conditional Use Permit CUP-2024-0004	Atlas Tower 1, LLC	Atlas Cell Phone Tower	74' cell phone tower at Santee Lakes	10400-CS Fanita Pkwy.	Pending Entitlement
33	3	6/7/2023	Development Review DR-2023-0003	Del Hanson	Lutapaj Specialty Food Store	2,016 sq.ft. specialty food & tasting facility	282 Town Center Pkwy.	Approved 1/25/24 - Not Built
34	3	12/1/2022	Conditional Use Permit P2022-9	MPA Architects	Cuyamaca/Prospect Starbucks	1,270 sq.ft. drive-through coffee shop	8606 Cuyamaca St.	Approved 6/12/24 - Not Built
35	3	3/10./2025	Tentative Map TM-2025-0002	Borstein Enterprises	Walmart Housing Site	Three-story, 100 townhomes	9056 Mission Gorge Rd.	Pending Entitlement
36	2	12/22/2022	Conditional Use Permit P2022-10	HED Design (Kevin Perry)	Santee Auto Center	Two car dealerships, auto body shop, & car wash	10335 Mission Gorge Rd.	Approved 10/25/23 – Under Construction
37	3	9/18/2023	Development Review DR-2023-0005	Brian Fordyce	Fordyce Construction Office	9,948 sq ft commercial office and contractor storage	9735 Prospect Ave.	Approved 12/9/24
38	2	3/3/2023	Tentative Map TM-2023-0001	Habitat for Humanity	Habitat for Humanity Townhomes	17 residential townhomes	8932 First St.	Approved 9/27/23 - Not Built
39	2	7/7/2023	Conditional Use Permit CUP-2023-0002	Super Star Car Wash LLC	Super Star Car Wash	4,980 sq.ft. tunnel car wash	8837 Magnolia Ave.	Approved 3/27/24 - Not Built
40	3	6/10/2024	Tentative Map TM-2024-0002	KB Home / Michael Grant	Townsend Townhomes (Aubrey Glen)	52 residential townhomes	7737 Mission Gorge Rd.	Approved 5/28/25 – Not Built
41	1	N/A	Capital Improvement Project CIP2018-31	City of Santee	Santee Community Center	Community Center, Event Center, & Gymnasium	10123 Riverwalk Dr.	Approved – Not Built
42	3	N/A	Capital Improvement Project CIP2014-02	City of Santee	Cuyamaca St Right Turn Pocket	New right-turn only lane	Cuyamaca St. & Mission Gorge Rd.	Approved 3/22/23 - Not Built
43	1	6/24/2024	Tentative Map TM-2024-0001	City Ventures	Parkvue	358 multi-family residential units	Cottonwood Ave. & Park Center Dr.	Pending Entitlement
44	3	11/9/2023	Minor Revision MR2023-1	Soapy Joe's Mission Gorge Rd, Inc.	Soapy Joe's	Express Car Wash conversion	9015 Mission Gorge Rd.	Approved 1/18/24 - Not Built
45	3	N/A	Capital Improvement Project CIP2024-34	City of Santee	Interim Fire Station	Fire Station No. 20 relocation	9532 Via Zapador	Under Construction
47	2	12/2/2024	Conditional Use Permit CUP-2024-0005	Valvoline	Valvoline Instant Oil Change	New 4,034 sf Valvoline instant oil change site	10463 Mission Gorge Rd	Pending Entitlement
48	3	2/5/2025	Conditional Use Permit CUP-2025-0004	Lawrence Rafou	Santee Trailside	New drive-thru restaurant/quick service eatery	9185 Mission Gorge Road	Pending Entitlement