

**CITY OF EL CENTRO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
PROJECT LIST MONTHLY STATUS REPORT
AUGUST 2022**

Project Name/Applicant	Type of Entitlement/ Procedure	Project Description	Location	Status	City Case Planner
Development Design & Eng. 1065 State Street El Centro, CA 92243	MND 17-02 GPA 17-02 COZ 17-02	320 acre project.	Dogwood and Villa intersection	Recommended for approval at 7/12/2022 PC meeting. Pending approval of Tax-Share Agreement.	A. Hernandez
Imperial County Office of Ed 1398 Sperber Road El Centro, CA 92243	TPM 17-02	Subdivision of 80 acre property to create two parcels.	Southwest corner of McCabe Road and Sperber Road	Revision letter sent to applicant on 6/30/2021. City and ICOE staff to meet.	A. Hernandez
Justin Huang YK America 9680 Flair Drive El Monte, CA 91731	LLA 18-05	Lot Merger	3091 N. Imperial Ave.	Pending applicant decision on completing project.	A. Hernandez
Edward Ainza 1579 Brockman Rd. El Centro, CA 92243	LLA 20-03	Lot Merger	1560 Pepper Drive	Applicant preparing recordation documents on 6/23/2022.	C. Rodriguez
Local Early Action Planning (LEAP) Grant	Grant	Grant for Housing Element Update, Zoning Code Update, ADU Ordinance, and CEQA	Citywide	Expenditure deadline is 6/30/24.	A. Hernandez
SB2 Planning Grant Program	Grant	Grant for Housing Element Update, Zoning Code Update, and CEQA	Citywide	1 st Request for Reimbursement sent on 6/21/2022. Expenditure deadline is 12/30/22.	A. Hernandez

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Sharon Menvielle 864 W. Ross Road El Centro, CA 92243	TPM 20-03	Tentative Parcel Map	1571 Dogwood Ave.	2 nd review comments provided to applicant on 11/4/2021. Applicant preparing revisions as of 3/24/2022.	A. Hernandez
Daniel Wozniak Pulte Homes 27401 Los Altos #400 Mission Viejo	Subdivision Map Amendment	Countryside South Subdivision traffic study amendment.	Farnsworth Road (Dannenberg to McCabe Road)	Applicant reviewing draft conditions of approval. Tentatively Scheduled for PC meeting on 9/13/2022	A. Hernandez
Ratansinh Solanki 1266 Adams Ave. El Centro, CA 92243	LLA 21-02	Lot merger for APNs 044-392-006 and 044-392-005.	1266 Adams Ave.	Pending CCRs and owner's certificate for recordation 9/2/2022.	C. Rodriguez
David Monigold P.O. Box 1576 El Centro, CA 92243	SPR 21-12	Construction of an eighteen unit townhouse building.	1630 W. Euclid Avenue	Applicant revising site plan as of 7/19/21. Staff checked on the status with applicant on 8/10/22	A. Hernandez
Juan M. Silva 2470 W. Brighton Ave. El Centro, CA 92243	AR 21-30	Convert existing structure to an ADU.	838 Orange Ave.	Determination letter finalized 12/15/2021.	C. Rodriguez

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Parallel Infrastructure III, LC 75 McCabel Dr. #18010 Reno, NV 89511	CUP 21-07 Initial Study	Construction of a wireless communication facility consisting of multi-carrier tower and ground space.	330 Wake Avenue.	Recommended for approval at 8/9/2022 PC meeting. Scheduled for 9/20/2022 CC meeting.	A. Hernandez
David Davis Chelsea Investment 6339 Paseo Del Lago Carlsbad, CA 92011	TPM 21-02	Subdivision to create two parcels.	1625 N. Waterman Avenue.	Approved at 6/14/2022 PC meeting.	A. Hernandez
City of El Centro 1275 Main Street El Centro, CA 92243	CCSPR 21-01	Construction of a new police station.	150 N. 11 th Street	Scheduled for 9/20/2022 City Council meeting.	A. Hernandez
Chelsea Investment Co 6339 Paseo Del Lago Carlsbad, CA 92011	SPR 22-06	288-unit multifamily apartment complex.	NEC of 6 th Street and Spear Avenue.	Determination Letter mailed 6/7/2022.	C. Rodriguez
Chelsea Investment Co 6339 Paseo Del Lago Carlsbad, CA 92011	COZ 22-01 GPA 22-01 CEQA 22-01	Change of Zone and General Plan Amendment from CT-Tourist Commercial to R3 – Multiple Family Residential.	NEC of 6 th Street and Spear Avenue.	Staff ready to issue Notice to Proceed, pending payment 9/2/2022.	C. Rodriguez

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Chelsea Investment Co 6339 Paseo Del Lago Carlsbad, CA 92011	TSM 22-01	Tentative Subdivision Map to create four lots for multifamily residential development and 1 retention basin lot	NEC of 6 th Street and Spear Avenue.	Engineering Department 3rd review 7/7/2022.	C. Rodriguez
City of El Centro 1275 W Main Street El Centro, CA 92243	CEQA Guidelines	Revise and update City CEQA implementation guidelines. Update on-call consultants list.	Citywide	Staff preparing update to on call consultant list.	A. Hernandez
STOS Brothers/Penske C/O Dubose Design Group 1065 State Street El Centro, CA 92243	COZ 22-02	Change zone from MBP to MG at 550 E. Main Street	550 E. Main Street	Approved at PC 5/10/2022. Adopted at CC 6/7/2022.	C. Rodriguez
First Assembly of God Fireworks Stand 2150 N Waterman Avenue El Centro, CA 92243	TUP 22-05	Sale of State approved sane Fireworks	Walmart Parking Lot 2150 N Waterman Avenue	Fireworks permit issued.	C. Rodriguez
Christ Community Church 2451 Dogwood Avenue El Centro, CA 92243	TUP 22-06	Sale of State approved sane Fireworks	Imperial Valley Mall 3451 Dogwood Ave	Pending submittal of state tax receipts.	C. Rodriguez
Kiwanis Club Of El Centro 351 Wake Avenue El Centro, CA 92243	TUP 22-08	Sale of State Approved Sane Fireworks	Lucky Market 351 Wake Avenue	Pending submittal of state tax receipts.	C. Rodriguez

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Victory Outreach 1745 South Imperial Avenue El Centro, CA 92243	TUP 22-09	Sale of State Approved Sane Fireworks	CVS 1745 South Imperial Avenue	Pending submittal of state tax receipts.	C. Rodriguez
Youth For Christ 750 North Imperial Avenue El Centro, CA 92243	TUP 22-10	Sale of State Approved Sane Fireworks	Vons Parking Lot 750 North Imperial Avenue	Pending submittal of state tax receipts.	C. Rodriguez
Willowbend TSM	TSM 22-02	Amendment to Willowbend tentative subdivision map.	S. 4 th Street (SR-86) south of Horne Road.	Staff is reviewing Traffic study and EIR addendum as of 6/23/22. Tentatively scheduled for 9/13/2022 PC meeting.	A. Hernandez
Caballero Warehouses 249 Cedar Ave El Centro, CA 92243	SPR 22-12	Tenant improvement for phase 1 & future addition phase 2, Ross Ave. street tenant improvement parking lot & detention basins	249 Cedar Ave	Determination letter finalized 6/23/2022. Applicant submitted revisions 8/1/2022.	C. Rodriguez
Ashley Oropeza 741 Park Ave El Centro, CA 92243	AR 22-15	1 bed 1 bath studio	741 Park Ave	Approval letter mailed 7/14/2022.	C. Rodriguez

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Jose E. Parra 1898 North 12th St El Centro, CA 92243	TPM 22-01	Applicant requesting the lot split into 4 lots plus a remainder	1898 N. 12 th Street	Engineering approved TPM. Department comments due 7/27/22. Planning Commission scheduled for 8/9/22.	C. Rodriguez
Mike Mattia 1002 N Imperial Ave El Centro, CA 92243	SPR 22-14	Existing Building to be divided in 3 tenant spaces	1002 N Imperial Ave	Determination letter finalized 6/10/2022.	C. Rodriguez
Martin Butrus Auto Dismantling 498 N. Earls El Centro, CA 92243	CUP 22-03	For Auto Dismantler and wrecking yard	498 N. Earls	Approved at Planning Commission on 6/14/2022.	C. Rodriguez
Ernesto Gonzalez 298 Driftwood Dr El Centro, CA 92243	AR 22-21	Extend Enclosure, Patio converted into a ADU	298 Driftwood Dr	Approval letter mailed 6/1/2022.	C. Rodriguez
NS Construction Inc 1274 El Dorado El Centro, CA 92243	SPR 22-15	Convert Section of building into living quarters	1274 El Dorado	Determination letter mailed 6/13/2022.	C. Rodriguez
Patricia Lara 282 Ocotillo Dr El Centro, CA 92243	AR 22-22	Garage will be turned into living space, plumbing and electricity will be added	282 Ocotillo Dr	Approval letter mailed 6/1/2022.	C. Rodriguez

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Marcia Medina Opal Fuels 3424 Dogwood Ave El Centro, CA 92243	SPR 22-16	Installation of Compressed Natural Gas (CNG) open air outdoor fueling equipment	3424 Dogwood Ave	Determination letter mailed 7/18/2022.	C. Rodriguez
Jonathan A Bueno 191 Solano Ave El Centro, CA 92243	AR 22-23	Covert Portion of Garage to ADU add kitchen 650 sq ft	191 Solano Ave	Approval letter mailed 6/1/2022.	C. Rodriguez
Lance & Ana Hick 1798 McDonald El Centro, CA 92243	TPM 22-02	Subdivision of a .48 acre property	1798 McDonald	Map routed to Engineering for review 6/6/2022.	C. Rodriguez
Miguel Rivera 1601 Aurora Dr El Centro, CA 92243	AR 22-24	ADU Garage Conversion	1601 Aurora Drive	Approval letter mailed 6/1/2022.	C. Rodriguez
Felix P Ramirez 1671 Desert Gardens El Centro, CA 92243	AR 22-25	Convert Garage to a 2-bedroom living area	1671 Desert Gardens	Approval letter mailed 6/30/2022.	C. Rodriguez
Sebastian Cortez 1078 Scott Ave El Centro, CA 92243	AR 22-26	Construction of car port in front of home	1078 Scott Ave	Approval letter mailed 6/29/2022.	C. Rodriguez

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Junming Zhou 2646 Hamilton Ave El Centro CA 92243	AR 22-27	Small Garage Convert into office and leave 2 nd car garage the same	2646 Hamilton Ave	Approval letter drafted 6/29/2022.	C. Rodriguez
Armando Corona 1280 Westwind Drive El Centro, CA 92243	AR 22-28	Covert garage into den with a bathroom and laundry room	1280 Westwind Dr	Approval letter drafted 7/13/2022.	C. Rodriguez
Wing Man Tse 350 W Ross Ave Suite G El Centro, CA 92243	SPR 22-18	Proposed multi-family home 22 Units, office & Storage	1851 W Barbara Worth Dr	Determination letter sent to applicant on 7/18/2022.	A. Hernandez
Wing Man Tse 352 Willow Bend Dr El Centro CA 92243	AR 22-29	Garage Enclosure/Jr ADU	352 Willow Bend Dr	Approval letter mailed 7/12/2022.	C. Rodriguez
Janet Lara 521 Hamilton Ave El Centro, CA 92243	AR 22-30	ADU 675 Sq ft separate structure with kitchen and bathroom	521 Hamilton Ave	Approval letter mailed 7/13/2022.	C. Rodriguez
Kairos Construction 1485 Cypress Ave El Centro, CA 92243	AR 22-31	Construct 1,200 sq ft ADU and convert an existing garage into JADU	1485 Cypress Ave	Approval letter mailed 7/14/2022.	C. Rodriguez

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Melissa Rice 1300 S Meridian Ave Ste 400 Oklahoma City OK 73108	ZVL 22-06	Due Diligence Report	503 E Danenburg Dr	Verification letter mailed 7/5/2022.	C. Rodriguez
Melissa Rice 1300 S Meridian Ave Ste 400 Oklahoma City OK 73108	ZVL 22-07	Due Diligence Report	3003 S Dogwood Ave	Verification letter mailed 7/1/2022.	C. Rodriguez
David Wang YK America Town Center Village LLC 3037 N Imperial Ave El Centro, CA 92243	TSM 22-03 CEQA 22-02 COZ 22-03 GPA 22-02 CUP 22-04	36-acre Tentative Subdivision Map Residential and Industrial.	3037 N Imperial Ave	Initial review in progress 6/23/2022.	A. Hernandez
Celestino Lopez 1468 W Brighton Ave El Centro, Ca 92243	AR 22-32	Attached ADU with kitchen and bathroom	1468 W Brighton Ave	Approval letter mailed 7/19/2022.	C. Rodriguez
Maria Caballero 1219 Manuel Ortiz El Centro, CA 92243	AR 22-33	ADU garage enclosure with bathroom and JR ADU in the rear with bathroom	1219 Manuel Ortiz	Approval letter mailed 7/20/2022.	C. Rodriguez
Juan Carlos Flores 272 E Heil Ave El Centro, CA 92243	AR 22-34	Detached ADU with bathroom and kitchen	272 E Heil Ave	Approval letter mailed 7/20/2022.	C. Rodriguez

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Bruce Dougherty 478 E Hamilton El Centro, CA 92243	AR 22-35	Build 1200 sq ft ADU 3 bedroom 2 bathroom	478 E Hamilton	Approval letter under mailed 7/19/2022.	C. Rodriguez
MAG Construction 371 E Ross Rd El Centro, CA 92243	AR 22-36	595 sq ft ADU	359 E Orange Ave	Approval letter mailed 7/19/2022.	C. Rodriguez
David Davis Heber Meadows Land Holdings, LLC 6339 Paseo Del Lago Carlsbad, CA 92011	CUP 22-05	288-apartment complex	Northeast corner of 6 th St and Spear Avenue	Approved at Planning Commission 7/12/2022.	C. Rodriguez
SD Collaborative Maverik Gas 21 Crocket Irvine Ca 92620	SPR 22-19	+/- 4,425 SF Maverik Fueling Station with Convenience Store	NEC 4 th Street & Interstate 8	Applicant revising site plan 7/18/2022.	C. Rodriguez
Dubose Design Group 1065 State Street El Centro, CA 92243	SPR 22-20	Remodel of 20,000 square foot existing building to accommodate a Penske Fleet	550 E Main Street	Department comments due 7/15/2022.	A. Hernandez
Duggins Construction 341 W Crown Court Imperial, CA 92251	SPR 22-21	Medical office building - 10,144 sq ft with landscape and site improvements	1446 W. Pico Avenue	Approval letter mailed on 8/1/2022.	C. Rodriguez

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Ferrer Group 1065 W State Ave El Centro, CA 92243	SPR 22-22	Proposed 22 Apartment units	1865 W Adams Avenue	Department comments due 7/29/2022.	C. Rodriguez
David Gastelum 1228 Margarita St Calexico CA 92231	AR 22-37	Detached ADU	1547 Sandalwood Dr	Initial review in progress 7/19/2022.	C. Rodriguez
Erika Ackley 1300 S Meridian Ave Suite 400 Oklahoma, OK 73108	ZVL 22-08	Due Diligence- Zoning Analysis Report	460 W State St	Determination letter mailed 8/1/2022.	C. Rodriguez
Mohammed Shafique 13727 Charterhouse Way Sugarland TX 77498	AR 22-38	Covert 21x33 ft garage into ADU	997 S. 21 st St	Approval letter mailed 7/19/2022.	C. Rodriguez
Diego Robles 1780 Villa Way El Centro, CA 92243	AR 22-39	Carport 23x20	1780 Villa Way	Approval letter mailed 7/19/2022.	C. Rodriguez
CR&R Incorporated P.O. Box 125 Stanton, CA 90680	GPA 22-03	General Commercial use, proposed change to General Industrial	Southeast corner of Dogwood Avenue and Arlington Avenue	Application deemed incomplete. Additional documents required 7/18/2022.	C. Rodriguez

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Gabriel Lopez Jimenez 731 Park Ave El Centro, CA 92243	AR 22-40	Convert Garage into ADU.	731 Park Ave	Approval letter mailed 7/28/2022.	C. Rodriguez
Jose Hinojosa 1056 F Torres St Calexico, CA 92231	AR 22-41	New Detached ADU.	1703 Whitney Way	Approval letter mailed 7/28/2022.	C. Rodriguez
Erick Cervantes Marmolejo 2320 W Heil Ave El Centro, CA 92243	AR 22-42	New detached 400 sf ADU.	2320 W Heil Ave	Approval letter mailed 7/28/2022.	C. Rodriguez
Teresa Guizar 2357 Ross Ave El Centro, CA 92243	AR 22-43	Conversion of existing space for ADU.	870 Commercial Ave	Approval letter mailed 7/28/2022.	C. Rodriguez
Desert Investments Priscilla Jaime 410 C.K Clarke St Calexico, CA 92231	CUP 22-06	Pre-School/Day Care/Senior Day Care.	1675 Barbara Worth Dr	Tentatively Scheduled for Planning Commission 9/13/2022.	C. Rodriguez
Equitas Investments 2200 Pacific Coast Hwy Suite 305 Hermosa Beach, CA 90254	SPR 22-23	Site remodel for two new tenants.	1497 W. Adams Ave	Determination letter mailed 8/31/2022.	C. Rodriguez

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Mark Gaddis 121 N F Street Imperial Ca 92251	SPR 22-24	Triplex with ADU on a vacant property.	1276 El Centro Ave	Determination letter issued 8/31/2022.	C. Rodriguez
Mario A Moreo 626 Yucca Dr El Centro, Ca 92243	AR 22-44	Carport within front yard setback	626 Yucca Dr	Staff reviewing plans 9/2/2022.	C. Rodriguez
Maria Tolentino 735 W Heil Ave El Centro, CA 92243	AR 22-45	New detached ADU at the rear portion of property.	735 W Heil Ave	Approval letter mailed 8/16/2022.	C. Rodriguez
Julie Diroll Millman Surveying INC 4111 Bradley Cir NW Suite 240 Canton, OH 44718	ZVL 22-09	Zoning Research	170 N 1 st Street	ZVL mailed 8/15/2022.	C. Rodriguez
Maribel Anaya 2371 W. Main St El Centro, CA 92243	AR 22-46	Garage ADU	2371 W Main St	Approval letter mailed 8/17/2022.	C. Rodriguez
Phil Moran P.O. Box 471 El Centro, CA 92243	AR 22-47	Open Carport	1040 N 18 th St	Staff reviewing plans 8/25/2022.	C. Rodriguez

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Abraham Saldivar 875 W. El Dorado Ave El Centro, CA 92243	AR 22-48	ADU 1,199 sf	875 W. El Dorado Av El Centro, CA 92243	Approval letter mailed 9/1/2022.	C. Rodriguez
Manuel Yanez 1089 Santiago Dr Calexico, CA 92231	AR 22-49	New Home and JR ADU	1014 Adams Avenue El Centro, CA 92243	Initial review in progress 9/2/2022.	C. Rodriguez
Mark Vasquez 1221 Rosas St Calexico, CA 92231	SPR 22-25	Construction of a 3000 sq ft steel shop including building foundation, parking lot for 9-15 cars, trash enclosure and all necessary engineering work	150 N Earls St	Initial review in progress 9/2/2022.	C. Rodriguez
Gene Cipparone Architect Inc PO Box 602 Poway, CA 92074	CUP 22-07	Gas Station and Car Wash	3003 South 4 th Street	Initial review in progress 9/2/2022.	C. Rodriguez