

**CITY OF EL CENTRO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
PROJECT LIST MONTHLY STATUS REPORT
NOVEMBER 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.	Applicant is proceeding with project. Staff is reviewing file to determine pending information.	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.	A. Hernandez
Zoning Code Update	GPA 22-04 COZ 22-04	2022 City of El Centro Zoning Code Update	Citywide	Ordinance with Phase I tasks approved by City Council on 11/15/2022. Project team preparing Phase II changes.	A. Hernandez

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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	Expenditure deadline is 12/30/22.	A. Hernandez
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 1/10/2023	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.	Applicant provided documents. Staff is reviewing them.	A. Hernandez
Parallel Infrastructure III, LC 75 McCabel Dr. #18010 Reno, NV 89511	CUP 21-07	Construction of a wireless communication facility consisting of multi-carrier tower and ground space.	330 Wake Avenue.	Applicant making revisions to project.	A. Hernandez

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City of El Centro 1275 Main Street El Centro, CA 92243	CC SPR 21-01	Construction of a new police station.	150 N. 11 th Street	Scheduled for 12/20/2022 City Council meeting.	A. Hernandez
Chelsea Investment Co 6339 Paseo Del Lago Carlsbad, CA 92011	COZ 22-01 GPA 22-01 CEQA 22-01 TSM 22-01	Change of Zone and General Plan Amendment from CT-Tourist Commercial to R3 – Multiple Family Residential. Tentative Subdivision Map to create five lots.	NEC of 6 th Street and Spear Avenue.	Consultant agreement being signed and Notice to Proceed to be issued. Draft IS being prepared 10/31/2022. Applicant addressing 4 th review redlines 11/9/2022.	A. Hernandez
City of El Centro 1275 W Main Street El Centro, CA 92243	CEQA Guidelines and on call list	Revise and update City CEQA implementation guidelines. Update on-call consultants list.	Citywide	Staff preparing update to on call consultant list.	A. Hernandez
Christ Community Church 2451 Dogwood Avenue El Centro, CA 92243	TUP 22-06	Sale of state approved fireworks	Imperial Valley Mall 3451 Dogwood Ave	Pending submittal of state tax receipts. Due 11/01/22.	A. Hernandez
Kiwanis Club Of El Centro 351 Wake Avenue El Centro, CA 92243	TUP 22-08	Sale of state approved fireworks	Lucky Market 351 Wake Avenue	Pending submittal of state tax receipts. Due 11/01/22.	A. Hernandez

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Willowbend TSM	TSM 22-02	Amendment to Willowbend tentative subdivision map.	S. 4 th Street (SR-86) south of Horne Road.	Caltrans and City Staff reviewing traffic studies	A. Hernandez
Lance & Ana Hicks 1798 McDonald El Centro, CA 92243	TPM 22-02	Subdivision of a .48 acre property	1798 McDonald	2 nd review comments sent to applicant on 11/22/2022.	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.	North of Cruickshank Drive and N. 12 Street	Environmental review in process.	A. Hernandez
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, pending approval of Maverik 11/1/2022.	C. Rodriguez
Mario A Moreno 626 Yucca Dr El Centro, Ca 92243	AR 22-44	Carport within front yard setback	626 Yucca Dr	Determination letter mailed 9/20/2022. Revisions required by 11/4/2022.	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	Project withdrawn. Proposed development requires a SPR application 10/31/2022.	C. Rodriguez

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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	Determination sent on 10/30/2022.	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	Applicant preparing traffic report.	C. Rodriguez
TKC Projects (Maverik Gas Station) 1077 Santa Barbara St San Diego, CA 92107	CUP 22-08	Maverik Convenience store and fuel sales	SWC Dogwood Road and E. Ross Avenue	Approved at Planning Commission on 10/11/2022.	C. Rodriguez
Surya Enterprise LLC 445 Hotel Circle South San Diego, CA 92108	CUP 22-09	4 Story,99 Key Hotel	NW Corner of Wake Ave and Weakley Ave	Department comments received. Staff requested additional information from applicant 10/25/2022.	C. Rodriguez
Ivan Rodriguez Dawgz Hotdogs 216 G Anaya Ave Calexico, CA 92231	TUP 22-17	Mobile Food Facility	1550 N Imperial Ave	Pending selection of mobile food facility location. 9/28/2022.	C. Rodriguez

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Abraham Saldivar 875 W. El Dorado Ave El Centro, CA 92243	LLA 22-01	Sale of portion of land	875 W. El Dorado Ave	Applicant making revisions to application.	C. Rodriguez
Laguna Construction 2454 La Guardia Ave Imperial CA 92251	AR 22-53	Attached ADU 464 sq ft	233 E Olive	Approval letter mailed 10/17/2022.	C. Rodriguez
Laguna Construction 2454 La Guardia Ave Imperial CA 92251	AR 22-52	Convert Garage into ADU 469 sq ft	2900 Lenrey Court	Approval letter mailed 10/17/2022.	C. Rodriguez
Daniel Martinez 1020 N 12th El Centro, CA 92243	AR 22-54	Converting Garage into Family Room	1020 N. 12 th St	Approval letter mailed 10/17/2022.	C. Rodriguez
Antonio Camacho 1950 S 4th St El Centro, CA 92243	TUP 22-18	Car Exhibit/Car Show	1520 Ford Dr	Approval letter mailed 10/12/2022.	C. Rodriguez
Jose Reyes 1680 Scott Ave Apt I-10 El Centro, CA 92243	AR 22-55	Convert Garage into ADU	1260 Sandalwood Dr	Approval letter mailed 10/17/2022.	C. Rodriguez

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Veronica Atondo 2271 W. Elm Ave El Centro, CA 92243	AR 22-56	Convert Garage into Jr ADU	2271 W. Elm Ave	Approval letter mailed 10/26/2022.	C. Rodriguez
Armando Barrientos 500 Sam Ellis St Calexico, CA 92231	AR 22-57	Garage Enclosure	1771 Southwind Dr	Approval letter mailed 10/18/2022.	C. Rodriguez
Jonathan Mena 2037 Willow Dr. El Centro, CA 92243	TUP 22-19	Food Truck	1360 N. Imperial Ave	Approval letter mailed 10/31/2022.	C. Rodriguez
Rafael Olmos 903 Palmview Ave El Centro, CA 92243	AR 22-58	21x13 Carport	903 Palmview Ave	Approval letter mailed 10/25/2022.	C. Rodriguez
Cassi Justice 1098 Farmers Drive El Centro, CA 92243	TUP 22-20	FFA Calf	1098 Farmers Drive	Approval letter mailed on 10/26/2022.	C. Rodriguez
Guadalupe Garcia 658 Woodward Ave El Centro, CA 92243	AR 22-59	ADU	658 Woodward Ave	Approved on 11/4/2022.	A. Hernandez

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Jorge Fernandez 1856 Adams Spc #11 El Centro, CA 92243	AR 22-60	ADU	661 North 5 th St	Approved on 11/4/2022.	A. Hernandez
Miriam Enriquez 1080 Vine St El Centro, CA 92243	SPR 22-27	2 nd Unit	1080 Vine St	Distributed for department comments on 11/4/2022	A. Hernandez
Andrade Acquisitions 53 W Pheasant St Heber, CA 92249	SPR 22-28	Proposed fourplex	467 Hamilton Ave	Distributed for department comments on 11/2/2022	A. Hernandez
Sally Goba 1788 Sandalwood Dr El Centro, CA 92243	AR 22-61	Garage ADU	1788 Sandalwood Dr	Determination letter sent on 11/1/2022	A. Hernandez
Ruth Arzola 2150 S Ninth St El Centro CA 92243	AR 22-62	Detached ADU	2150 S Ninth St	Staff reviewing application	A. Hernandez
Juan Luna 600 W. Main Street El Centro, CA 92243	CUP 22-10	Bar	600 W. Main Street	Distributed for comments on 11/23/2022. Due on 12/29/2022	A. Hernandez

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5th Street Development 1011 Camino Del Mar #258 Del Mar, CA 92014	SPR 22-30	Car-wash	2018 N. Imperial Ave.	Distributed for comments on 11/23/2022. Due on 12/9/2022	A. Hernandez
Mark Gaddis 1276 El Centro Av El Centro, CA 92243	AC 22-01	Reduce Parking	1276 El Centro Ave	Staff reviewing application	A. Hernandez
Joey Boots 1026 Manuel Ortiz El Centro, CA 92243	AR 22-63	Garage Enclosure	1026 Manuel Ortiz	Staff reviewing application	A. Hernandez
Mario Meza 467 W Main St El Centro, CA 92243	CUP 22-11	Sports Bar Billiards room	467 W Main St	Distributed for comments on 11/23/2022. Due on 12/9/2022	A. Hernandez
Carlos Vasquez PO Box 54 Imperial, CA 92251	SPR 22-29	Pico Apartments Complex	1274 Pico Ave	Staff reviewing application.	A. Hernandez