

**CITY OF EL CENTRO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
PROJECT LIST MONTHLY STATUS REPORT
SEPTEMBER 2021**

Project Name/Applicant	Type of Entitlement/ Procedure	Project Description	Location	Status	City Case Planner
City of El Centro Community Development 1275 Main Street El Centro, CA 92243	Zoning Text Amendment	Revision of Accessory Dwelling Unit requirements.	Citywide	Draft ordinance being finalized. Preparing LSR for legal review.	C. Rodriguez
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	Pending payment to finalize MND.	N. Villicaña
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.	A. Hernandez
Caltrans Sustainable Transportation Planning Grant Application	Grant Application	Land Use and Mobility Element Update	Citywide	Adopted at 6/15/2021 City Council meeting. Staff preparing implementation plan.	A. Hernandez
Justin Huang YK America 9680 Flair Drive El Monte, CA 91731	LLA 18-05	Lot Merger	3091 N. Imperial Ave.	Applicant preparing recordation packet.	A. Hernandez
David Wang YK America 9680 Flair Drive El Monte, CA 91731	EIR 19-04 GPA 19-02 COZ 19-02 SPR 19-11	Town Center Village Phase IV-Construction of 180 units with community center and amenities.	Northwest corner of 8 th Street and Bradshaw Drive. APN 044-620-051 044-620-049	Tentatively scheduled for 2/1/22 City Council meeting.	A. Hernandez

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Richard Coffman P.O. Box 2497 Julian, CA 92036	LLA 20-02	Lot line adjustment.	598 E. Wake Ave.	Pending submission of updated Prelim. Title Report.	A. Hernandez
Edward Ainza 1579 Brockman Rd. El Centro, CA 92243	LLA 20-03	Lot line adjustment	1560 Pepper Drive	Preparing recordation documents on 5/4/2021.	C. Rodriguez
Housing Element	Housing Element	Housing Element (2021-2029)	Citywide	HCD comments on draft Housing Element expected on 11/8/2021	A. Hernandez
Local Early Action Planning (LEAP) Grant	Grant	Grant for Housing Element Update, Zoning Code Update, ADU Ordinance, and CEQA	Citywide	Staff preparing amendment to CityPlace Agreement for Zoning Code update. Grant deadline is 6/30/24.	A. Hernandez
SB2 Planning Grant Program	Grant	Grant for Housing Element Update, Zoning Code Update, and CEQA	Citywide	Staff preparing amendment to CityPlace Agreement for Zoning Code update. Grant deadline is 6/30/22.	A. Hernandez
Sharon Menvielle 864 W. Ross Road El Centro, CA 92243	TPM 20-03	Tentative Parcel Map	1571 Dogwood Ave.	2 nd revision submitted on 8/4/2021 and under review.	A. Hernandez

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Daniel Wozniak Pulte Homes 27401 Los Altos #400 Mission Viejo	Subdivision Map	Countryside South Subdivision traffic study amendment.	Farnsworth Road (Dannenberg to McCabe Road)	Staff reviewing draft traffic study. Preparing amendment conditions of approval. Tentatively Scheduled for PC meeting on 11/9/2021	A. Hernandez
City of El Centro 1275 Main Street El Centro, CA 92243	Commercial Cannabis Permit	Issuance of two cannabis business permits	Citywide	Appeals hearing tentatively scheduled for 11/4/21	A. Hernandez
Sierra Mare Enterprises, Inc 1299 W. Pico Ave. El Centro, CA 92243	TPM 21-01	Subdivision of one parcel into two parcel.	851 W. El Dorado	Approved at Planning Commission on. 9/14/2021.	C. Rodriguez
Martin Mitchell 5880 El Cajon Boulevard San Diego, CA 92115	CUP 21-03	Crematorium	970 S. 2 nd Street	Project denied by City Council at 9/7/2021.	C. Rodriguez
David Wang Town Center IV/YK America 9680 Flair Drive El Monte, CA 91731	TSM 21-01	Tentative Subdivision Map	2102 & 2060 N. 8 th Street.	Department comments on TSM due on 10/29/2021.	A. Hernandez

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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.	Application deemed satisfactory by Engineering Division on 10/7/2021. Preparing recordation documents.	C. Rodriguez
David Wang Town Center II/YK America 9680 Flair Drive El Monte, CA 91731	LLA 21-03	Readjusting boundary lines to accommodate project.	Near northeast corner of Imperial Avenue and Cruickshank Drive	1 st review comments sent to surveyor on 8/3/21.	A. Hernandez
Sergio Cervantes 629 W. Heil Ave. El Centro, CA 92243	AR 21-17	Accessory dwelling unit.	629 Heil Avenue	Approval lettering being drafted 10/11/2021.	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.	A. Hernandez
Jose Hinojosa 1056 F. Torres Street Calexico, CA 92231	AR 21-28	Proposal to construct an ADU and a JADU.	130 W. Orange Ave.	Approval letter sent 10/6/21.	C. Rodriguez
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 being finalized 10/11/2021.	C. Rodriguez

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Jack Castulik CASCO Architects 12 Sunnen Drive, Ste 100 St. Louis, MO 63143	SPR 21-13	O'Reilly Auto Parts retail store takeover of an existing 7,225 sf retail store building.	1290 N. Imperial Ave.	Determination letter sent 9/27/2021.	C. Rodriguez
Eliceo Luna Moreno 1128 N. 3rd Street El Centro, CA 92243	AR 21-32	Construction of a bathroom and small kitchen and removal of an existing porch to create an ADU.	1128 N. 3 rd Street	Approval letter sent 9/10/2021.	C. Rodriguez
David Wang Town Center II/YK America 9680 Flair Drive El Monte, CA 91731	LLA 21-04	Lot merger for APNs 044-620-028 and 044-620-029.	Near northeast corner of Imperial Avenue and Cruickshank Drive	2nd revision to LLA documents sent to consultant surveyor on 10/7/2021.	A. Hernandez
Michelle Betancourt 1715 Wensley Avenue El Centro, CA 92243	AR 21-33	Conversion of an existing garage into a two bedroom, one bath ADU.	1715 Wensley Ave.	Approval letter sent 9/16/2021.	C. Rodriguez
Anna M. Martinez 2005 Allen Drive El Centro, CA 92243	AR 21-34	Garage enclosure	2005 Allen Drive	Approval letter sent 10/5/21.	C. Rodriguez
David Wang YK America 9680 Flair Drive El Monte, CA 91731	LLA 21-05	Lot line adjustment for APNs 044-620-032 and 044-620-033.	3091 N Imperial Ave. 3067 N Imperial Ave.	LLA application sent to Engineering Division 9/21/21 for first review.	A. Hernandez

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David Monigold/WomanHaven P.O. Box 1576 El Centro, CA 92243	CUP 21-05	Proposal to relocate WomanHaven Thrift Store and Donation Center to new location.	742 Main Street	Department comments due 10/20/2021.	C. Rodriguez
Gary Ferrara EcoSite Tectonic/Vertical Bridge 429 Lithia Pinecrest Rd. Brandon, FL 33511	CUP 21-06	Installation of an 80 foot telecommunications tower and fenced compound with unmanned equipment.	1549 Dogwood Road	Notification of incomplete application sent 10/6/2021.	A. Hernandez
Cassi Justice 1098 Farmer Drive El Centro, CA 92243	TUP 21-11	Temporary FFA animal raising project.	1098 Farmer Drive	Approval letter sent 10/5/2021.	C. Rodriguez
Gregorio Arevalo 1238 Woodward Avenue El Centro, CA 92243	SPR 21-14	Construction of two apartment units.	1238 Woodward Avenue	Department comments due 10/21/2021.	C. Rodriguez
Daniel Saavedra 2271 Lenrey Avenue El Centro, CA 92243	AR 21-35	Conversion of a garage into an accessory dwelling unit.	2271 Lenrey Avenue	Application under review 10/7/2021.	C. Rodriguez
HIRJ Holdings LLC 1056 F. Torres Street Calexico, CA 92231	AR 21-36	Construction of a 749 square foot accessory dwelling unit.	463 W. Hamilton	Application under review 10/7/2021.	C. Rodriguez

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Jose Hinojosa HIRJ Holdings LLC 1056 F. Torres Street Calexico, CA 92231	AR 21-37	Construction of a 749 square foot accessory dwelling unit.	257 W. Holt	Application under review 10/7/2021.	C. Rodriguez
Samuel Singh 1941 Driftwood Drive El Centro, CA 92243	AR 21-38	Construction of a carport.	1941 Driftwood Drive	Application under review 10/7/2021.	C. Rodriguez
Ashlee Samba Global Zoning 8205 NW 69th Street Oklahoma City, OK 73132	ZVL 21-09	Zoning verification letter	100 N. Imperial Ave.	Application under review 10/11/2021.	C. Rodriguez