




# MEMORANDUM

DATE: November 12, 2024  
 TO: Mayor and City Council  
 FROM: Graham Mitchell, City Manager  
 SUBJECT: Project Updates

In an effort to update you on significant development projects, a brief status of each project is provided below. A more detailed update on any project can be provided to you upon request. Project updates are also available at the [Development Project Story Map](#) on the City website.

Project	Photo	Updates
<b>In Building Plan Check or Under Construction</b>		
<b>1044 S. Mollison Ave.</b> 19 for sale townhomes		Pending Final Inspections
<b>Lexus of El Cajon at 1000 Arnele Ave.</b> Updated vehicle showroom and parts warehouse		Pending Final Inspections
<b>801 N. Second St.</b> Drive-through coffee shop (Dutch Bros)		Pending SDG&E

**Main Street Mixed Use at 101 E. Main St.**  
Redevelopment of Salvation Army building with 10,000 sq. ft. of retail and 15 residential units above



Under construction

**Marshall Personal Storage at 620 & 640 S. Marshall Ave.**  
New 60,000 sq. ft. self-storage building



Under construction

**Gateway Townhomes at 300 El Cajon Boulevard**  
116 new condominium townhomes



Under construction

**The Storage District at 1338 E. Main St.**  
New 4-story 93,628 SF self-storage



Under construction

**Weld Distribution Center**  
386,000 SF distribution center at the northwest corner of Weld Blvd. and Cuyamaca St.



Under construction

**1325 Naranca Ave.**  
3-unit residential single family development



Under construction

**1100 Wagner Dr.**  
Proposed CarMax used automobile dealership



Under construction

**Banquet Hall at 1120 Broadway**  
Redevelop commercial site with 20,000 SF Banquet Hall



Under construction

**395 N. First St.**  
9 apartment units



Under construction

**Vista De Luna at 588 N. Mollison Ave.**  
Convert Econo Lodge to 75 SRO dwelling units



Under construction

**Melodia at 1369 E. Main St.**  
29 Unit Multi-family common interest development



Under construction

**Broadway Auto Repair at 1316 Broadway**  
Demolish and rebuild existing auto repair facility



Under construction

**1506 Pioneer Way**  
Dog kennel



Under construction

**Shadow Mountain Sports Field - 2100 Greenfield Dr.**  
New larger spectator bleachers, shade canopy, and netting



Building permit approved

**Enersmart Battery Storage at 1523 E Main St.**  
Battery storage system



Building permit approved

**St. Madeleine Sophie's Center Expansion – 2113 E. Madison Ave.**  
Expansion for 5,000 sq. ft. multi-purpose building



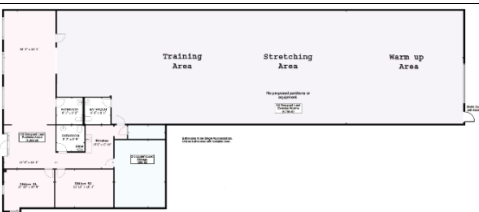
Building permit approved

**Parkway Bowl**  
Restaurant and game area updates



Building permit approved

**1955 Cordell Ct.**  
Indoor special training and schooling of persons under age 18



Project completed

<p><b>Starbucks - 2201 Fletcher Parkway</b> Drive-through take-out only restaurant</p>	 <p>Architectural rendering of the Starbucks drive-thru side elevation. The building features a dark facade with large glass windows and a prominent Starbucks logo on the roof. The text "DRIVE-THRU SIDE ELEVATION" is visible at the bottom of the rendering.</p>	<p>Building permit under review</p>
<p><b>G&amp;M Fueling Station - 398 El Cajon Blvd.</b> Modifications to existing fueling station</p>	 <p>Architectural rendering of the exterior of the G&amp;M Fueling Station. The building has a modern design with a mix of light-colored panels, dark accents, and large windows. The background shows a blue sky with light clouds.</p>	<p>Building permit under review</p>
<p><b>203 N. Johnson Ave.</b> Battery Storage</p>	 <p>Site plan for a battery storage facility. The plan shows a large rectangular area divided into sections, with various colored zones (green, blue, yellow) and numerous small rectangular units representing storage racks. The plan includes labels for different areas and equipment.</p>	<p>Building permit under review</p>
<p><b>350 S. Magnolia Ave.</b> 9 apartment units</p>	 <p>Architectural rendering of a three-story apartment building. The facade is light-colored with dark window frames and decorative elements. The building has a symmetrical design with multiple windows on each floor.</p>	<p>Building permit under review</p>
<p><b>Qdoba - 250 N. Second St.</b> Drive-through restaurant</p>	 <p>Architectural rendering of the Qdoba drive-through restaurant. The building features a prominent blue sign with the Qdoba logo and "MEXICAN EATS" text. The facade includes large glass windows and a brick section. The text "EAST ELEVATION (2nd Street SIDE)" is visible at the bottom.</p>	<p>Building permit under review</p>
<p><b>920 S. Magnolia Ave.</b> 5 single-family dwellings</p>	 <p>Architectural rendering of a row of five single-family dwellings. The houses are two stories high with light-colored siding and dark roofs. The scene includes a street with a car, a person walking, and trees under a blue sky with birds.</p>	<p>Building permit under review</p>

<b>Approved</b>	
<b>Literacy First Charter School – 1012 E. Bradley Ave.</b> Increase school enrollment capacity	Approved
<b>Shadow Mountain Subdivision at 2000 E Madison Ave.</b> 19-lot residential subdivision	Approved
<b>Bostonia Greens</b> 7 new single-family homes	Approved
<b>Oakdale Townhouses at Oakdale and Durham</b> 7 new townhouses	Approved
<b>1349 E. Main St.</b> Proposed conversion to single room occupancy (SRO) residences	Approved
<b>581 El Cajon Blvd.</b> Add new caretaker unit and art studio above ground floor commercial	Approved
<b>W. Main Street (Between Millar and Richfield Aves.)</b> Mixed-use with ground floor retail below caretaker unit and art studios	Approved
<b>180 Ballantyne St.</b> Wireless telecommunications facility	Approved
<b>535 Floyd Smith Dr.</b> Airport fueling station	Approved
<b>1313 N. Second Street</b> Drive-through take-out only restaurant	Approved
<b>1471 E. Main St.</b> General Plan amendment, zone reclassification, and site development plan for a 9-unit apartment building	Approved
<b>706 Fletcher Parkway</b> Add alcohol sales at a proposed restaurant (Chipotle)	Approved
<b>1168-1174 N. Mollison Ave.</b> 10 single-family dwellings	Approved
<b>1050 E. Main St.</b> Site Development Plan for 132 townhomes	Approved
<b>972 Broadway</b> Used car dealership	Approved
<b>Wells Park</b> Addition of Pickleball Courts	Approved