



Community Development Department Project Update September 2010

Private development projects in the City of Yucaipa

Commercial Development:

Happy Boy Carwash

32801 Yucaipa Boulevard (south side of Blvd., east of 13th St.); Full service carwash is complete. **Final phase retail building is now open for business (99 Cent Store).**

Carlson Dental

32819 Yucaipa Boulevard (east of Happy Boy Carwash); Dental office - 4, 957 sq. ft. **The building plans and grading plan check have expired.**

Dickinson Retail Center

32917, 32921 (Units 1-13), 32945 (Units 1-7) Yucaipa Boulevard (southeast corner Yucaipa Blvd. and 12th St.); Gas station with mini mart - 3, 042 sq. ft. and two retail buildings - 8, 220 sq. ft. & 12,155 sq. ft. **Planning Commission approved new Conditional Use Permit on September 1, 2010. Last inspection was 6/11/10.**

Yucaipa Center

33076 & 33092 Yucaipa Boulevard (east of Sizzler Restaurant); Full service carwash, fast food and retail - 21,000 sq. ft. **Permits have expired.**

Retail Center

34247 Yucaipa Boulevard (across the street from City Hall); 2 Retail buildings - 16, 543 sq. ft. total. **Estimated completion in November. Tenant Improvement Plans submitted for restaurant.**

Market Place at 5th Street

Northeast corner of 5th St. and Yucaipa Boulevard; Remodel and expansion of existing shopping center. **Permits have expired for second phase (behind Cuca's). Dairy Queen is now open for business.**

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Wildwood Calvary Chapel

35125 Oak Glen Road (south side of Oak Glen Road, west of Bryant St.); Phase I of 9,888 sq. ft. administration building/ daycare and 10,683 sq. ft. multipurpose hall for the Calvary Chapel. **The project is in final plan check.**

Residential Development:

6th Street Apartments

12662 6th Street (east side 6th St., below Ave. E); 12 unit apartments - 1.6 acres. **Plan check process has expired.**

S.B. Co. Housing Authority

12435 6th Street; additional 2 Buildings, with 4 units each. **Plan check has been approved. Grading plans are currently under review.**

The Reserve (Tract 12222)

Sand Canyon Road and 16th Street; 109 lot subdivision has been purchased by American Pacific Homes, Inc. **Sales office is now open to close out unsold units. Construction of new units will begin when existing inventory is sold.**

Dunham and Associates (Tract 17725)

Between 3rd Street and 4th Street, north of County Line Road; 108 unit single-family detached condominium project. **Planning Commission approved map and site plan on August 18th.**