



Active Planning and Zoning Division Projects (PDF)

Report showing active development projects being reviewed by the Planning and Zoning Division

Status Date from Projects feed: 05/02/2019 - 05/02/2024

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE	PROJECT MANAGER	PROJECT ADDRESS OR LOCATION	APN(S)	PROJECT STATUS	APPLICATION TYPE
20-000001	LLA 20-03 Edward Ainza 1560 Pepper Drive	Merger of 2 parcels.	08/04/2023 at 3:07 PM	Sara Silva	1560 Pepper Drive	053-605-005, 053-605-008	Applicant preparing recordation documents on 06/23/2022. Applicant will update Preliminary Report.	Lot Merger
20-000002	TPM 20-03 Sharon Menvielle 1571 Dogwood Ave	The project site consists of a 12-acre property located at the southwestern corner of Dogwood Avenue and Danenberg Drive. The tentative parcel map would create Parcel 1 encompassing 2.2-acres and a remainder parcel encompassing 7.0-acres. Remaining portions of the property will be dedicated for right-of-way purposes.	08/04/2023 at 3:14 PM	Andrea Montano	1571 Dogwood, El Centro CA 92243	054-360-058	2nd review comments provided to applicant on 11/4/2021. The City Engineer and the Applicant are discussing required improvements.	Tentative Parcel Map
21-000001	LLA 21-02 Ratansinh Solanki 1266 Adams Ave	Merger of two lots.	08/04/2023 at 3:38 PM	Sara Silva	1266 Adams Ave El Centro, CA 92243	044-392-006, 044-392-005	Applicant resubmitted documents with new surveyor 4/9/24.	Lot Merger

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22-000001	COZ 22-01, GPA 22-01, CEQA 22-01, TSM 22-01 NEC 6th St and Spear Ave	Development of 288 Multi-Family apartments.	08/04/2023 at 3:54 PM	Andrea Montano	NEC of 6th and Spear Avenue	053-740-040	Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. On October 30, 2023 the Applicant notified staff that the project is currently on hold pending award financing from the State.	Change of Zone General Plan Amendment Tentative Subdivision Map
22-000002	TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, GPA 22-02, CUP 22-04 David Wang YK America	Development of 104 lot residential subdivision and industrial park.	08/04/2023 at 4:10 PM	Andrea Montano	East and West of 12th Street and North of Cruickshank.	044-620-032,044-620-064,044-620-037 thru 044-620-041 and 044-620-053	Staff has a meeting with the applicant on February 15, 2024 and is currently awaiting for a resubmittal by the applicant.	Change of Zone Conditional Use Permit General Plan Amendment Tentative Subdivision Map
22-000003	CUP 22-07 Gene Cipparone_Gas station and Car Wash_ 3003 S 4th Street	Construction and operation of gas station and car wash.	08/04/2023 at 4:20 PM	Andrea Montano	3003 S 4th Street El Centro, CA 92243	054-360-023	City Staff is waiting for a resubmittal from the Applicant which is pending an approval from CalTrans.	Conditional Use Permit
22-000005	LLA 22-01 Abraham Saldivar 875 W El Dorado AVE	Lot line adjustment of three parcels	08/04/2023 at 4:35 PM	Sara Silva	875 W El Dorado Ave El Centro, CA 92243	044-254-018	Applicant was provided with corrections and was notified 4/4/24 for an update.	Lot Line Adjustment

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22-000006	GPA 22-05 COZ 22-05 Carlos Vasquez 1274 Pico Ave	Development of 56 units apartment complex.	08/04/2023 at 4:44 PM	Andrea Montano	1274 Pico Ave, EL Centro, CA 92243	044-261-010	Staff requested a quote from an on-call traffic engineer and received it on January 3, 2024. Staff is waiting for payment from the applicant. Staff met with the Applicant on March 29, 2024 to discuss next steps.	Change of Zone General Plan Amendment
22-000007	Countryside South (Legacy Ranch) TSM Amendment	Request to amend conditions of approval for existing residential subdivision.	08/22/2023 at 9:04 AM	Angel Hernandez	Countryside South Subdivision AKA Legacy Ranch	Multiple APNS	Applicant reviewing proposed revisions to COA.	Subdivision Map Amendment
22-000008	TSM Amendment - Willowbend	Amendment to Conditions of Approval of the Willowbend TSM.	10/02/2023 at 1:18 PM	Angel Hernandez	West of SR-86 (4th Street) and South of Horne Road.	054-370-012	Staff reviewing draft ICE Study and Traffic Reported prepared on 12/23	Subdivision Map Amendment
23-000006	MND 17-02, GPA 17-02, COZ 17-02	320 acre project, Project approved at City Council meeting on 4/4/2019. Pending approval of Tax-Share Agreement before LAFCO hearing.	07/27/2023 at 4:37 PM	Angel Hernandez	320 acres, Dogwood and Villa Intersection.	044-450-038-000	Project approved at City Council meeting on 4/4/2019. Pending approval of Tax-Share Agreement before LAFCO hearing.	Change of Zone General Plan Amendment
23-000007	TPM 17-02	Subdivision of 80 acre property to create two parcels, at the southwest corner of McCabe Road and Sperber Road	07/27/2023 at 4:48 PM	Sara Silva	Southwest corner of McCabe Road and Sperber Road	54510001000	Revision letter sent to applicant on 6/30/2021. City and ICOE Staff to meet. Sent applicant email for update on 4/3/24.	Tentative Parcel Map

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23-000009	LLA 23-01 Dahm, Dennis 1425 Cypress Drive	Lot Line Adjustment to correct on encroachment of Parcel A driveway on Parcel B property.	08/01/2023 at 2:44 PM	Sara Silva	1425 Cypress Drive El Centro, CA 92243	053-515-013, 053-515-012	Applicant last updated on 4/5/24 to staff they are waiting on a document.	Lot Line Adjustment
23-000010	LLA 23-02 CR&R Transfer Station E. Dogwood & S. Ross	Merge existing vacant lots. Combine 8 lots for a single development with a building, parking, landscaping and drainage. The site is to be a solid waste transfer station.	08/02/2023 at 10:35 AM	Andrea Montano	East of Dogwood Ave and South of Ross Ave.	054-061-032 - 054-061-042	The Lot Line Adjustment documents were satisfactorily reviewed by the Engineering Division on February 23, 2024. Planning Staff will begin preparing recording documents.	Lot Merger
23-000011	TSM Extension Willow Bend	12-month time extension for the Willow Bend Tentative Subdivision Map. Approved by City Council Resolution 07-17. A 134 single-family residential subdivision.	08/02/2023 at 11:52 AM	Andrea Montano	S. 4th Street (Hwy 86) El Centro, CA 92243	0504-370-012	The ICE Study Review and Traffic Study Review was sent to Caltrans on 3/19/2024 for review. Staff updating EIR Addendum.	Tentative Subdivision Map Extension
23-000012	SPR 23-07 CR&R Transfer Station E Dogwood S Ross	Construction and operation of waste transfer station for CR&R.	08/04/2023 at 4:50 PM	Andrea Montano	East of Dogwood and South of Ross	054-061-032-039	On March 26, 2024 Staff Received the Biological Assessment. It was satisfactorily reviewed and provided to the applicant on April 2, 2024. As of April 3, 2024 staff is pending submittal of requested information from the applicant.	General Plan Amendment Site Plan Review

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23-000021	LLA 23-03 Maruti Const and Management LLC NEC Wake and S Imperial	Lot line adjustment two APN parcels 053-807-007 and 053-690-040 to match the north side of Wake Ave as the new division boundary line.	08/08/2023 at 11:56 AM	Sara Silva	NEC of Wake and South Imperial Ave.	053-690-040	Applicant was provided with corrections on 09/25/23.	Lot Line Adjustment
23-000023	ZOTA 23-01 Attisha Cardroom Ordinance	Minor Zoning Ordinance Text Amendment to add cardroom as a permitted use in the CG Zone.	08/17/2023 at 9:13 AM	Angel Hernandez	1275 W. Main St. El Centro, CA 92243	053-084-001-000	Staff are making revisions to the draft ordinance. City Council public hearing is tentatively scheduled for May 7, 2024.	Zoning Ordinance Text Amendment (Minor)
23-000028	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clar	The Parkview project proposes a Tentative Map, Specific Plan, Pre-Zoning and Annexation to allow for subdividing the approximately 26-acre project into 114 lots for development with single family homes.	08/29/2023 at 11:49 AM	Andrea Montano	1526 S. Clark Road El Centro, CA 92243	054-370-013-000	Initial submittal letter was sent to the developer on October 11, 2023. A follow up meeting was scheduled with City Staff and held on November 13, 2023. On April 3, 2024 staff met with Mr. Galey to review the new proposed subdivision map. Formal submittal is pending.	Change of Zone Tentative Subdivision Map Specific Plan
23-000029	LLA 23-04 Gabriel Jimenez_NE Corner of 4th St & Holt Ave.	Existing Vacant lots- Not feasible for individual lots.	09/01/2023 at 3:09 PM	Sara Silva	South 45 feet of the north 89 feet of lots 11 & 12 Block 1	053-281-019 053-281-020	Second review was sent back to applicant since only the surveyor credentials were changes and not the redline review 4/23/24.	Lot Line Adjustment Lot Merger

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23-000040	SPR 23-18_Bhavik Patel 1434 Euclid Ave.	Adding ADU units to an existing single-family home.	10/10/2023 at 4:45 PM	Andrea Montano	1434 West Euclid AVE El Centro, CA 92243	044-352-030	Application is incomplete. Formal notice of incompleteness was sent to the applicant on November 15, 2023. Staff contacted the developer on April 10, 2024 to get a status update on the resubmittal. Applicant notified the Planner on 4/14/2024 that a contractor had been hired to make updates to the Plans.	Site Plan Review
23-000049	SPR 23-21 - 2712 S. 4th Mobile Home Community	SPR 23-21 Title-25 pre-manufactured homes	11/21/2023 at 3:00 PM	Andrea Montano	2712 S. 4th St.	053-740-055 & 053-740-056	The plans have been deemed incomplete and the applicant has received notice on January 11, 2024. As of April 18, 2024 the applicant is still working on the changes to the plan.	Site Plan Review
23-000054	CUP 23-05 CB Nanda Self Storage Expansion 316 S. Dogwood Road	Conditional Use Permit to expand an existing self-storage facility at 3716 S. Dogwood Avenue including APN's 054-360-056 and -057. A Conditional Use Permit is required as this location was recently annexed and does not currently have the proper entitlement permits through the city. The expansion will add approximately 100,000 square feet in three separate phases.	12/11/2023 at 2:50 PM	Sara Silva	3716 S. Dogwood Avenue	054-360-056; 054-360-057	Project is tentatively scheduled for Planning Commission 5/14/24.	Conditional Use Permit

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24-000001	LLA 24-01_Fusco Engineering-IV Mall Commons	Lot Line is being adjusted to accommodate a hotel.	01/08/2024 at 2:44 PM	Sara Silva	IV COMMONS	054-430-040 and 054-430-041	Project was sent to applicant with 1st review corrections 4/19/24.	Lot Line Adjustment
24-000002	LLA 24-02_Martin Coyne-Dahlia Gardens Apts	Lot merger to accommodate apartment project.	01/08/2024 at 2:51 PM	Andrea Montano	1875 Main St. El Centro CA 92243	052-070-108	Planning Staff deemed the project complete on January 23, 2024 and forwarded it over to Engineering Staff.	Lot Line Adjustment
24-000003	SPR 24-01 Maresca Apartments 718 Adams	Build a new 7 unit apartment complex.	01/17/2024 at 2:06 PM	Andrea Montano	718 Adams Avenue	044-412-014	The application is considered incomplete. Staff provided a Notice of Incomplete Application on February 6, 2024. As of April 18, 2024 the plans are pending resubmittal of the plans. The developer has been in constant contact to obtain guidance on the redesign.	Site Plan Review
24-000006	LLA 24-03 LC Engineering Consultants, INC_ Hyundai Delership-2202 Merrill Center Dr.	Merge two properties in to one.	01/18/2024 at 3:18 PM	Sara Silva	2202 Merrill Center Drive El Centro CA 92243	53810039000	Project has been approved by Engineering 4/2/24 . Staff is preparing documents to be recorded.	Lot Line Adjustment
24-000017	TUP 24-08 KIWANIS CLUB FIREWORKS_351 Wake Ave.	THE SALE OF STATE APPROVED; SAFE AND SANE FIREWORKS.	04/01/2024 at 2:38 PM	Sara Silva, Poleth Lopez	351 WAKE AVE EL CENTRO, CA 92243	054-050-030-000	Staff is preparing approval letter.	Temporary Use Permit

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24-000018	TUP 24-09 El Centro First Assembly of God Fireworks_2150 N. Waterman	THE SALE OF STATE APPROVED, SAFE AND SANE FIREWORKS.	04/01/2024 at 3:32 PM	Sara Silva, Poleth Lopez	2150 N. Waterman Ave El Centro, CA 92243	064-590-001-000	Staff is preparing approval letter.	Temporary Use Permit
24-000019	TUP 24-10 Youth for Christ Fireworks_750 N. Imperial	THE SALE OF STATE APPROVED, SAFE AND SANE FIREWORKS.	04/01/2024 at 3:45 PM	Sara Silva, Poleth Lopez	750 N. Imperial El Centro, CA 92243	064-560-027-000	Staff is preparing approval letter.	Temporary Use Permit
24-000020	TUP 24-11 Christ Community Church Fireworks_3451 Dogwood Ave.	THE SALE OF STATE APPROVED, SAFE AND SANE FIREWORKS.	04/01/2024 at 3:57 PM	Sara Silva, Poleth Lopez	3451 Dogwood Avenue EL Centro CA 92243	054-530-005-000	Staff is preparing approval letter.	Temporary Use Permit
24-000021	TUP 24-12 Victory Outreach Fireworks_1745 S. Imperial	THE SALE OF STATE APPROVED, SAFE AND SANE FIREWORKS.	04/01/2024 at 4:11 PM	Sara Silva, Poleth Lopez	1745 South Imperial Ave. El centro, CA 92243	053-623-021-000	Staff is preparing approval letter.	Temporary Use Permit
24-000022	SPR 24-04 Jaqueline Rodriguez- Duplex House Dwelling- 182 W. State	Build a new 1250 sq ft duplex house dwelling.	04/03/2024 at 3:25 PM	Andrea Montano	182 W. State St. El Centro, CA 92243	53135024000	Staff is preparing this item for internal circulation.	Site Plan Review
24-000023	TUP 24-13 Goodwill Industries Temporary Container_351 Wake Ave	Place a 10' x 40' container in the parking lot for donations, applicant will staff and police the area daily. The container will be removed upon opening the store.	04/15/2024 at 10:06 AM	Andrea Montano	351 Wake Ave. El Centro, CA 92243	054-050-030-000	Staff preparing the conditions of approval letter.	
24-000024	CUP 24-01 Ocejo Cosntruction_ Hotel into Studio 1080 Adams Ave.	Turn Hotel into Studios	04/15/2024 at 11:34 AM	Andrea Montano	1080 Adams Ave El centro, ca 92243	44402014000	Staff is preparing this item for internal circulation. This item is currently projected to go to Planning Commission at the June 11, 2024 meeting.	Conditional Use Permit

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24-000025	AR 24-01 Billy Reed -Car Port Structure_1936 Vine	Install car port shade	04/17/2024 at 10:05 AM	Andrea Montano	1936 Vine Street El Centro, CA 92243	52224006000	Item is missing a site plan. Staff gave further instruction via phone to Contractor.	
24-000026	SPR 24-05 Dutchbros Drive Thru Restaurant_740 N. Imperial Ave.	Remodel of existing drive-through restaurant	04/17/2024 at 1:16 PM	Andrea Montano	740 N. Imperial Ave. El Centro, CA 92243	64560032000	Staff is preparing this item for internal circulation.	Site Plan Review
24-000027	SPR 24-06 ROC Construction INC, NEW OFFICE_336 Main St.	Build a new warehouse and Office	04/19/2024 at 2:11 PM	Angel Hernandez	336 Main St EL Centro, CA 92243	053-050-016	Staff is reviewing application completeness.	Site Plan Review
24-000028	SPR 24-07 WestAir Gases & Equipment_Propane Storage at 651 E. Main	Install a 30,000 gallon Propane Storage tank and Propane cylinder fill plant in existing building.	04/23/2024 at 12:30 PM	Angel Hernandez	651 E. Main Street El Centro, CA 92243	54272016000	Staff is reviewing application completeness.	Site Plan Review
24-000029	TUP 24-14 IV Nana's Kitchen Inc._Taco Van at 1231 W. Adams	Taco-Van to be parked on site Tuesday, Wednesday and Thursday from 8:00 am to 11:00 am	04/23/2024 at 2:27 PM	Andrea Montano	1231 W. Adams Ave. El Centro, CA 92243	53013010000	Staff is preparing this item for internal circulation.	Temporary Use Permit
24-000030	TUP 24-15 Iglesia de Dio Vivo_Flower_Stand	Flower Stand	04/26/2024 at 11:29 AM	Sara Silva	1999 W. Adams Ave.	052-061-086-000	Staff is reviewing application completeness.	Temporary Use Permit
24-000031	TUP 24-16 Flower Vendor 1360 N Imperial Ave	Sale of flowers and toys	04/26/2024 at 2:16 PM	Sara Silva	1360 N Imperial Ave	64470057	Staff is reviewing application completeness.	Temporary Use Permit
24-000032	TPM 24-01 FUSCOE ENGINEERING_SUBDIVISDON OF PARCEL 2 AT IV COMMONS	TENTATIVE PARCEL MAP OF PARCEL 2 AT IMPERIAL VALLEY COMMONS.	04/30/2024 at 3:38 PM	Sara Silva	Imperial Valley Commons	054-430-064	Staff is reviewing application completeness.	Tentative Parcel Map