



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: 06/06/2019 - 06/06/2024

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	Staff issued a project inactivity notice on 5/8/24	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	Conditional Approval was given by Caltrans. This project is expected to be presented to the Planning Division at the July 9, 2024 meeting.	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 was provided with corrections on 11/20/23. Applicant last updated on 4/8/24 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	Staff instructed LLG to prepare updates to the ICE and Traffic Studies per comment received from Caltrans. Corrections were received on May 30, 2024 and will be reviewed by staff. In addition, the TSM was reviewed for compliance and subsequent corrections were provided to the applicant on May 9, 2024.	Tentative Subdivision Map Extension

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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 May 31, 2024 staff is pending submittal of requested information from the applicant.	General Plan Amendment Site Plan Review
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 is making revisions to the draft ordinance.	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

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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
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
24-000001	LLA 24-01_Fuscoe 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	The grant deeds are being reviewed to finalize project as of 5/7/24.	Lot Line Adjustment

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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	Engineering Staff deemed the project complete. Staff is preparing the recording documents.	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	Comments for this project are due on June 7, 2024.	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
24-000022	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 issued a notice of corrections on 5/8/2024.	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 issued the Conditions of Approval Letter on 5/31/2024.	Temporary Use Permit
24-000024	CUP 24-01 Ocejo Construction_ 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	Comments were received by City Staff and additional corrections will be required. Staff to prepare letter of correction.	Conditional Use Permit
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	Staff issued the Conditions of Approval Letter on 5/31/2024.	Administrative Review

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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	Review of the plans was completed and the Conditions of Approval letter was drafted by staff and is pending finalization.	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	Sara Silva	336 Main St EL Centro, CA 92243	053-050-016	A Letter of Incompleteness was sent to applicant on 5/8/24.	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	Sara Silva	651 E. Main Street El Centro, CA 92243	54272016000	Staff sent out memo to inter-departments. Comments are due 5/30/24.	Site Plan Review
24-000032	TPM 24-01 FUSCOE ENGINEERING_SUBDIVISION 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	A Letter of Incompleteness was sent to applicant on 5/6/24.	Tentative Parcel Map
24-000033	SPR 24-08 Alfredo Hernandez-25 Unit Apt. Complex	Proposing a new 25-unit apartment complex.	05/02/2024 at 11:06 AM	Sara Silva	1998 Barbara Worth Drive El Centro, ca 92243	052-061-041	Staff has prepared incompleteness letter 5/20/24.	Site Plan Review
24-000034	SPR 24-09 Terry Robertson-4:13 Fitness Center at 1531 W. Main	Fitness Facility with classroom. Add a juice bar and a supplement store.	05/06/2024 at 4:12 PM	Sara Silva	1537 W. Main Street El Centro, CA 92243	052-070-079	Staff sent out memo to inter-departments. Comments are due 6/4/24.	Site Plan Review
24-000037	ZVL 21-02 Lightbox-PZR Verification Letter for 2351 S 4th. Street	Zoning Verification letter for 2351 S. 4th Street	05/20/2024 at 2:11 PM	Andrea Montano	2351 S 4th Street El centro, CA 92243	054-050-080-000	Staff is conducting research for to prepare the verification letter.	Zoning Verification Letter

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24-000038	ZVL 24-03 Partner ESI/Chelsy Gordon Verification Letter for 2351 S. 4th St.	Zoning Verification Letter for 2351 S. 4th St.	05/22/2024 at 2:50 PM	Sara Silva	2351 S. 4th Street El centro, CA 92243	54050080000	Staff is reviewing application.	Zoning Verification Letter
24-000039	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft.	05/29/2024 at 9:09 AM	Andrea Montano	S E Corner of South Imperial and Wake Ave.	053-807-007	Staff is reviewing application.	Site Plan Review