

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Sara Silva	LLA/LM 20-03 Ainza Lot Merger 1560 Pepper Dr.	Applicant preparing recordation documents on 06/23/2022. Staff is waiting for applicant to provide an update on project.	LLA/LM	Paused	Lot Merger at 1560 Pepper Drive	20-000001
Sara Silva	LLA/LM 21-02 Lot Merger at Western Motel_1266 Adams Ave	Applicant submitted documents with new surveyor on 4/9/24. Applicant is working on notarizing the closing packet as of 12/02/24.	LLA/LM	Paused	Merger of lots at 1266 Adams Avenue	21-000001
Andrea Montaña Angel Hernandez	Chelsea Apartments at NEC 6th Street and Spear Avenue	Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. As of March 5, 2025 there has been no resubmittal.	CEQA, COZ, GPA, TSM	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montaña Angel Hernandez	TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision	This project has been paused by the applicant until further notice.	CEQA, COZ, CUP, GPA, TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montaña Angel Hernandez	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Traffic Study is being prepared by the consultant and has an estimated completion date of March 14, 2025.	CEQA, GPA	In Progress	Change of zone from R1 to R3 and environmental review.	22-000006
Angel Hernandez	Countryside South Subdivision Map Amendment	Applicant reviewing proposed revisions to COA. Planner contacted applicant on 6/25/2024 requesting the status. Followed up with applicant representative on 9/4/2024	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montaña Angel Hernandez	TSM Willow Bend Subdivision Map Amendment	This item was approved by City Council on February 4, 2025.	TSM	Done	Amendment to Conditions of Approval of the Willowbend TSM..	22-000008
Angel Hernandez	MND 17-02, GPA 17-02, COZ 17-02, Dogwood and Villa Annexation	Project approved at City Council meeting on 4/4/2023. Annexation approved on 2/27/2024 by LAFCo.	Annexation, CEQA	Paused	Annexation of 320 Acre parcel	23-000006
Sara Silva	TPM 17-02 ICOE McCabe and Sperber	Project placed on hold per applicant in December 2024.	TPM	Paused	Subdivision of 80 acre property to create two parcels.	23-000007
Sara Silva	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. On 9/17/24 applicant contacted staff that they are waiting on a document. 12/18/24, planner left applicant a voicemail requesting an update.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montaña Angel Hernandez	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The surveying consultants are reviewing the Lot Merger and Right of Way acquisition recording documents.	LLA/LM	Paused	Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act	23-000010
Sara Silva	LLA/LM 23-03 Maruti Cons. Lot Line Adjustment WS Imperial Avenue b/t I-8 and Danenberg	As of 12/16/24 applicant has resumed project. Staff is waiting for applicant to provide an updated preliminary report. On 1/7/25 Planner sent an email requesting an update.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montaña Angel Hernandez	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. In addition, the applicant is pending selection of the environmental consultant to begin necessary environmental review.	CEQA, COZ, SP, TSM, Specific Plan	Paused	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.	23-000028
Sara Silva	LLA 24-03 LC Engineering Consultants, INC_ Hyundai Dealership-2202 Merrill Center Dr.	Documents were approved by consultant surveyor on 4/2/24. Staff is awaiting applicant to prepare documents for recording. On 12/18/24 Planner sent applicant an email requesting an update.	LLA/LM	In Progress	Merge two properties into one.	24-000006

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Andrea Montañó	SPR 24-04 Adrian Zepeda- Duplex House Dwelling- 182 W. State	Approval letter sent on 3/6/2025	SPR	Done	Build a new 1250 sq ft detached dwelling and a 760 sq ft detached dwelling.	24-000022
Sara Silva	AMEND_SPR 24-07 WestAir Gases & Equipment_Propene Storage at 651 E. Main St.	Amended determination letter has been sent to applicant on 2/26/25.	SPR	Done	Install a 30,000 gallon propane storage tank and propane cylinder fill plant in existing building.	24-000028
Sara Silva	TPM 24-01 FUSCOE ENGINEERING_SUBDIVISION OF PARCEL 2 AT IV COMMONS	On 3/11/25, Planning Commission approved TPM 24-01 and adopted Resolution 25-02.	TPM	Done	TENTATIVE PARCEL MAP OF PARCEL 2 AT IMPERIAL VALLEY COMMONS.	24-000032
Sara Silva	SPR 24-08 Alfredo Hernandez- 25 Unit Apt. Complex at 1998 Barbara Worth Dr.	Staff sent a letter to the applicant to close the file due to inactivity on 11/20/24. Applicant stated on 12/18/24 they will be continuing with the project.	SPR	Paused	Proposing a new 25-unit apartment complex.	24-000033
Andrea Montañó Angel Hernandez	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	A application incompleton notice was provided to the applicant on June 28, 2024. Staff met with the applicant on July 25, 2024 to discuss next steps. As of March 5, 2025 a resubmittal has not been received.	SPR	Paused	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.	24-000039
Sara Silva	TPM 24-02 Efrain Espinosa_Subdivide to sell parcel at 280 E. Aurora Dr.	Staff routed project to Engineering for 3rd review on 2/3/25. Project expected to go to Planning Commission on 04/8/25.	TPM	In Progress	Subdivide to sell parcel	24-000040
Andrea Montañó Angel Hernandez	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	The first round of comments was completed, and the applicant received a comment letter on August 27, 2024. CEQA Consultants provided the draft Addendum on January 21, 2025. Staff completed review and provided next steps to the developer. The project is pending approval by the developer to expand the traffic study and corrections to the Tentative Map from August 27, 2024.	TSM	Paused	Vacant property that had an approved tentative map that expired Request re-approval for 50 single family lots in a R-1 zoned parcel. Layout is the same as the previous TM approved, including 2.38 ac. Retention Basin and 10.57ac, Park that will be next to an existing park in Desert Village West #5.	24-000041
Sara Silva	SPR 24-12 Pink Hats Inc_56 Apartment Complex-898 Pico Rd.	Staff has placed project on hold as of 7/24/24. Applicant is making revisions to the application.	SPR	Paused	56 Apartment Complex	24-000044
Andrea Montañó Angel Hernandez	CUP 24-03 Kimley-Horn_ Walmart Fuel Station at 2150 N. Waterman Ave.	Project is scheduled to go before the Planning Commission on 3/11/2025.	CUP	In Progress	The proposed project is a Walmart fuel station with 12 fuel dispensers and an overhead canopy, and a convenience store. Work includes pavement, landscape and associated utilities	24-000051
Andrea Montañó Angel Hernandez	SPR 24-15 DuBose Design Group, LLC_New Commercial Development-Corner of Imperial & Wake (053-807-007)	The applicant received comments on October 25, 2024. The item has been paused by the applicant.	SPR	Paused	Retail Commercial of 131,000 square feet of building space with 2 fast food pads for a total of 7,500 square feet.	24-000053
Andrea Montañó ssilva@cityofelcentro.org	LLA/LM 24-04 BJ Engineering & Surveying_Separate 1690 W. Euclid and 436 W. Euclid	This lot line adjustment was sent to consultant surveyor 12/17/2024.	LLA/LM	In Progress	Separate residence from mobile home park.	24-000054
Andrea Montañó Angel Hernandez	TUP 24-19 Stiizy_Community Events_3009 S. Dogwood Ave.	The conditions of approval letter was completed prior to the event. However, the applicant failed to correct the code enforcement issues regarding the landscaping.	TUP	Paused	Two events one for October 26, 2024 from 3:30 PM to 8:30 PM and the next event for April 20, 2025.	24-000058
Andrea Montañó Angel Hernandez	SPR 24-18 Akbar Zadeh_Self Storage_044-220-110	The site plan review letter was provided to the applicant on January 9, 2025 and needs resubmittal.	SPR	Paused	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Sara Silva	CUP 24-05 Duggins Construction_Humane Society Project_S. Hope Ave.	Planning Commission Resolution was emailed to applicant on February 25, 2025.	CUP	Done	New 7,724 square feet building (2,051 square feet for office and 5,673 square feet for kennels) with landscaping, parking lot and site improvements.	24-000073

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Andrea Montañó Angel Hernandez	SPR 25-06 QE Design_49 Condo Development_Waterman & Ford Dr.	Staff is reviewing application	SPR	Not started	Proposed Condo Development of 49 units.	25-000012
Sara Silva	AC 24-03 Best S.T.E.P Forward Mural_260 E. Main	Staff send approval letter on February 13, 2025.	Administrative Review	Done	Create a mural that can inspire all living with special needs, support inclusion and the arts.	24-000079
Sara Silva	SPR 25-01 Veronica Acevedo_New Unit & 2 detached ADU_ 505 Hamilton Ave.	Staff sent out determination letter to applicant on 3/13/25.	SPR	Done	Built a new unit and 2 detached ADUs.	25-000001
Sara Silva	TUP 25-01 IVG Events,LLC_Food & gift vending_728 N. 12th ST.	Staff emailed determination letter on February 12, 2025.	TUP	Done	Food and gift vending on 2/13, 2/14, 4/19, 4/20, 5/09, 5/11, 6/15, 6/16, 7/11, 7/12 and 7/13	25-000002
Andrea Montañó	TUP 25-02 Anna Cardenas_Event Vending_213 W. Main St.	Staff emailed determination letter on February 11, 2025.	TUP	Done	Vending on Valentine's Day February 12-14; Mother's Day May 10; Graduation Week June 4-6; Father's Day June 15, 2025	25-000003
Andrea Montañó	TUP 25-03 Maria Bautista_Event Vending_1360 N. Imperial Ave.	Staff emailed determination letter on February 11, 2025.	TUP	Done	Vending of Flowers on Valentine's Day February 13-14 and Mother's Day May 9-11	25-000004
Andrea Montañó	TUP 25-04 Prosper Wireless_free phones_603 W. Euclid	Application is incomplete due to lack of payment.	TUP	Not started	2' by 6' tent, one person giving free government phones from 2pm-7pm	25-000005
Sara Silva	SPR 25-02 Raising Canes_drive thru Restaurant_2299 N. Imperial Ave.	Staff is working on determination letter 2/27/25.	SPR	In Progress	Proposed Raising Canes restaurant with dual drive thru and site improvements including parking lot, landscaping, and utility improvements.	25-000006
Andrea Montañó	TUP 25-05 RA Creations_Event Sales_201 S. 4th street	Staff emailed determination letter on February 11, 2025.	TUP	Done	Valentine's Day Sale 02/14/2025 7:30AM-630PM and Mother's Day Sale 05/10/2025 & 05/11/2025 7:30AM-630PM	25-000007
Sara Silva	SPR 25-03 Luis Avalos_New Doors_633 State Ave.	Staff is waiting for applicant to submit new plans to satisfy completeness application 2/19/25.	SPR	Paused	New Access Doors and New Emergency Doors	25-000008
Sara Silva	SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.	Staff is waiting for applicant to submit new plans to satisfy completeness application 2/19/25.	SPR	Paused	Storage Yard	25-000009
Andrea Montañó ssilva@cityofelcentro.org	TUP 25-06 Antonio Gerardo_Antonio's Baja Catch 22_1360 N. Imperial Ave.	This item is paused per the owner.	TUP	Paused	Food Truck	25-000010
Sara Silva	SPR 25-05 David Monigold_Inventory Parking Lot_699 Thomas Lane	Staff is reviewing application	SPR	Not started	Proposed inventory parking lot for dealership, private employee access only.	25-000011
Andrea Montañó Angel Hernandez	TPM 24-03_M.A.G Investments_410 E. State Street	Staff has reviewed this item and is preparing comment letter which is anticipated to be sent to the Developer on March 6, 2025.	TPM	Paused	Subdivide existing parcel into two parcels. the zoning designation shall remain the same. The existing parcel is vacant.	24-000078
Angel Hernandez	SPR 25-07 Duggins Construction_New Medical Office_3073 N. Imperial Ave.	Staff is reviewing application	SPR	Not started	New 5,425 sq. ft. medical office with parking lot and site improvements	25-000013