

Planning Commission

Aaron Popejoy, Chairperson
Jorge A. Perez, Vice-Chairperson
Sergio Lopez, Commissioner
Ashley Bertussi, Commissioner
Andy Alvarez, Commissioner
Ramiro Urias, Commissioner



City Attorney
Elizabeth Martyn

Commission Secretary
Angel Hernandez

<http://cityofelcentro.org/>

AGENDA

CITY OF EL CENTRO PLANNING COMMISSION

**City Hall
Council Chambers
1275 Main Street
El Centro, CA 92243**

TUESDAY, NOVEMBER 12, 2024 AT 5:30 PM

Any member of the public attending in person and wishing to make a comment is asked to complete a speaker slip and follow the "Notice to the Public" instructions below. Alternatively, any member of the public is invited to submit public comments in advance of the meeting to be answered at the meeting. Please email your questions to ecplanning@cityofelcentro.org or call (760) 337-4545. The public may participate and make public comments via the following Zoom link:

<https://us02web.zoom.us/j/82007553403?pwd=VnHm1WTQ5V8mOOFa2PENdzhvaAoFiW.1>

Meeting ID: **820 0755 3403** Passcode: **795062**
Optional dial-in number: 1 669 900 6833

Public comments via zoom are subject to the same time limits as those in person.

NOTICE TO THE PUBLIC

This is a public meeting. If there is a matter on the agenda on which you wish to be heard, please come forward to the microphone; address yourself to the commission, stating your name and address for the record. Persons wishing to address the Commission are not required to identify themselves (Gov't Code § 54953.3); however, this information assists the Chairperson by ensuring that all persons wishing to address the Commission are recognized and it assists the Commission's Secretary in preparing meeting minutes. The Chairperson reserves the right to place a time limit on each person asking to be heard. If you wish to address the Commission concerning any other matter within the Commission's jurisdiction, you may do so during the public comment portion of the agenda.

*** Any information provided on the "Speaker Slip" is voluntary and will be public record.**

CALL TO ORDER:

ROLL CALL

CONSENT AGENDA

Consent agenda items are approved by one motion. Commissioners or members of the public may pull consent items to be considered separately at a time determined by the Chairperson.

1. Planning Commission Minutes for September 10, 2024
2. Planning Commission Minutes for October 3, 2024

NEW BUSINESS

3. Discussion and any necessary action regarding appointment of the Planning Commission Chairperson to serve for the term ending October 2025.
4. Discussion and any necessary action regarding appointment of the Planning Commission Vice-Chairperson to serve for the term ending October 2025.

NON-ACTION INFORMATION ITEMS

5. Presentation by Get Air Sports
6. Community Development Department Monthly Report

PUBLIC COMMENTS

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet will be available for public inspection at the Community Development Department-Planning & Zoning Division located at 1275 W. Main Street, El Centro, California

during normal business hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department-Planning & Zoning Division at (760) 337-4545. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

SCHEDULED

Item: 1.

Meeting: 11/12/2024 5:30 PM
Department: Community Development
Category: Action Item
Prepared by: Angel Hernandez,
Director of Community Development

PLANNING COMMISSION MINUTES FOR SEPTEMBER 10, 2024

Minutes for the Planning Commission Meeting of September 10, 2024

ATTACHMENTS:

1. September 10, 2024 meeting minutes

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF
SEPTEMBER 10, 2024**

The El Centro Planning Commission convened in a regular session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Aaron Popejoy presided over the meeting.

CALL TO ORDER

	Attendee Name	Title
Present:	Aaron Popejoy Jorge Perez Sergio Lopez Ashley Bertussi Ramiro Urias	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
Absent:	Andy Alvarez Diana Ortega	Commissioner Commissioner

City Staff Attendance:

Angel Hernandez, Community Development Director
Frank Soto, CBO /Assistant Community Development Director
Abraham Campos, Public Works Director/City Engineer
Felix De Leon Jr., Principal Engineer
Eduardo Ainsa, Fire Department Battalion Chief
Asencion Felix, Police Department Sergeant
Mario Renteria, Public Information Officer
Tomas Oliva, Council Member
Andrea Montaña, Associate Planner
Sara A. Silva, Assistant Planner
Poleth Lopez, Staff Assistant

CONSENT AGENDA

Motion to approve was made by Vice-Chairperson Jorge A. Perez and seconded by Commissioner Sergio A. Lopez.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jorge A. Perez, Vice-Chairperson
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Lopez, Popejoy, Bertussi, Urias, Perez

1. **Approval of July 9, 2024 Planning Commission Meeting Minutes**
2. **Approval of July 23, 2024 Planning Commission Special Meeting Minutes**

PUBLIC HEARINGS

3. Public Hearing- General Plan Amendment 22-03 for CR&R Waste Transfer Station

Before the presentation started, Vice-Chairperson Jorge A. Perez recuse himself. Associate Planner, Andrea Montaña commenced her presentation on the proposed CR&R Waste Transfer Station. After the presentation Chairperson Aaron Popejoy opened the public hearing to the public, to which CR&R Senior Vice-President, Dean Ruffridge, shared his vision for this project. Planning Commission had no questions regarding this project.

Motion to approve the General Plan Amendment was made by Commissioner Sergio Lopez and seconded by Commissioner Ashley Bertussi.

Additionally, Motion to approve CEQA Mitigated Negative Declaration was moved by Commissioner Sergio Lopez and seconded by Commissioner Ramiro Urias.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Sergio A. Lopez, Commissioner
SECONDER:	Ashley Bertussi, Commissioner
AYES:	Lopez, Popejoy, Bertussi, Urias
RECUSED:	Perez

4. Public Hearing- Conditional Use Permit 24-02 for Sendero Santo Church at 721 W. Main Street

Assistant Planner, Sara A. Silva began her presentation on this project. After her presentation the Planning Commissioners had questions regarding the parking in the downtown area. Public Works Director, Abraham Campos and Community Development Director, Angel Hernandez answered the questions. Church members, John Parra and Jaime Ibarra expressed their support to this project, additionally Arianna Cebreros gave her approval for new businesses on Main Street. However, Mr. Lonnie Main shared his opposition to this project.

Motion was made by Commissioner Ashley Bertussi and seconded by Vice-Chairperson Jorge A. Perez.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Ashley Bertussi, Commissioner
SECONDER:	Jorge A. Perez, Vice-Chairperson
AYES:	Lopez, Popejoy, Bertussi, Perez
NAYS:	Urias

5. Public Hearing- Conditional Use Permit 24-01 for Studio Apartments at 1080 Adams Avenue

Associate Planner, Andrea Montaña started her presentation on Conditional Use Permit 24-01 which would permit the conversion of a hotel into studio apartments. Associate Planner Montaña explained to the Planning Commission that some changes were made to this project for example requiring 40 parking spaces for the 38 units they plan on having. Overall, Commissioners and Sergeant Felix applauded Mr. Ocejo for the projects he has accomplished in the city.

Motion was made by Commissioner Ramiro Urias and seconded by Commissioner Sergio Lopez.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ramiro Urias, Commissioner
SECONDER:	Sergio A. Lopez, Commissioner
AYES:	Lopez, Popejoy, Bertussi, Urias, Perez

NON-ACTION INFORMATION ITEMS

6. Community Development Department Report Report regarding Community Development Department current projects and activities.

The Commission had no questions regarding the report. Director Hernandez also gave a summary of the Imperial Avenue Complete Streets public meetings held at the public library on August 8, 2024 and at the Sister Evelyn Mourey Center on August 9, 2024.

PUBLIC COMMENTS

No public comments were obtained during this meeting.

ADJOURNMENT

Meeting was adjourned at 6:59 P.M.

Angel Hernandez
Secretary Director

Poleth Lopez
Recording Clerk



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243
SCHEDULED

Item: 2.

Meeting: 11/12/2024 5:30 PM
Department: Community Development
Category: Action Item
Prepared by: Poleth Lopez, Staff
Assistant

PLANNING COMMISSION MINUTES FOR OCTOBER 3, 2024

Planning Commission Minutes for October 3, 2024

ATTACHMENTS:

1. October 3, 2024 Joint Meeting

**CITY OF EL CENTRO PLANNING COMMISSION
MINUTES OF THE JOINT MEETING OF
OCTOBER 3, 2024**

The El Centro Planning Commission convened in a joint session at City Hall Council Chambers, 1275 W. Main Street, El Centro, California at 5:30 PM.

Chairperson Aaron Popejoy presided over the meeting.

CALL TO ORDER

	Attendee Name	Title
Present:	Aaron Popejoy Jorge Perez Ashley Bertussi Andy Alvarez Ramiro Urias	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
Absent:	Sergio Lopez	Commissioner

City Staff Attendance:

Angel Hernandez, Community Development Director
Norma Wyles, City Clerk
Abraham Campos, Public Works Director/City Engineer
Andrea Montaña, Associate Planner
Marisol Abbott, City Clerk Staff Assistant
Poleth Lopez, Community Development Staff Assistant

PC INFORMATION ITEMS

- 1. Imperial Avenue Complete Streets - Work Study Session**
Presentation and study session regarding the Imperial Avenue Complete Streets Plan. No action will be taken. The project team will present preliminary designs for pedestrian, bicycle and transit improvements for Imperial Avenue from Adams Avenue to Treshill Road.

Community Development Director, Angel Hernandez, started by giving a brief introduction in regards to the Imperial Avenue Complete Streets project. This presentation is a preliminary overview of the project that will be presented to City Council in January 2025. After his introduction, Mr. Hernandez introduced Senior Associate, Jacob Leon from KTUA and Traffic Engineer, Ryan Zellers from Michael Baker International. Mr. Leon gave a detailed presentation on the plans for this project. During the presentation City Council members and Planning Commissioners had questions and feedback for the presenters. Both Jacob Leon and Ryan Zellers, answered these questions and assured City Council Members and Planning Commissioners that their concerns would be taken into consideration for the next presentation.

ADJOURNMENT

Meeting was adjourned at 6:45 P.M.

Angel Hernandez
Secretary Director

Poleth Lopez
Recording Clerk



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

SCHEDULED

Item: 3.

Meeting: 11/12/2024 5:30 PM
Department: Community Development
Category: Action Item
Prepared by: Angel Hernandez,
Director of Community Development

DISCUSSION AND ANY NECESSARY ACTION REGARDING APPOINTMENT OF THE PLANNING COMMISSION CHAIRPERSON TO SERVE FOR THE TERM ENDING OCTOBER 2025.

Appointment of the Planning Commission Chairperson to serve for the term ending
October 2025.

ATTACHMENTS:

None



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

SCHEDULED

Item: 4.

Meeting: 11/12/2024 5:30 PM
Department: Community Development
Category: Action Item
Prepared by: Angel Hernandez,
Director of Community Development

DISCUSSION AND ANY NECESSARY ACTION REGARDING APPOINTMENT OF THE PLANNING COMMISSION VICE-CHAIRPERSON TO SERVE FOR THE TERM ENDING OCTOBER 2025.

Appointment of the Planning Commission Vice-Chairperson to serve for the term ending
October 2025

ATTACHMENTS:

None



PLANNING COMMISSION

City Hall
1275 W. Main Street
El Centro, CA 92243

SCHEDULED

Item: 5.

Meeting: 11/12/2024 5:30 PM
Department: Community Development
Category: Presentation
Prepared by: Angel Hernandez,
Director of Community Development

COMMUNITY DEVELOPMENT DEPARTMENT MONTHLY REPORT

BACKGROUND & PROJECT DESCRIPTION

Service Area Plan Update - Staff is making minor revisions based on LAFCo staff feedback. The updated plan is scheduled for City Council approval on December 17, 2024.

Zoning Code Update - Final community workshop is scheduled for November 14, 2024 where the recommended alternative will be presented. Planned for City Council adoption at the January 21, 2025 meeting.

Mobile Food Facility Ordinance - Staff is preparing revisions to the Mobile Food Facility ordinance. A draft ordinance is expected to be submitted to the Planning Commission for review on December 10, 2024 and followed by City Council on January 7, 2025.

Project Report - Attached is the Planning and Zoning Division Project Report.

ATTACHMENTS:

1. Exhibit A - Project Report



Active Planning and Zoning Division Projects (PDF)

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

Status Date (Project) from Projects feed: 11/05/2019 - 11/05/2024

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
20-000001	LLA 20-03 Edward Ainza 1560 Pepper Drive	Merger of 2 parcels.	08/04/2023 at 3:07 PM	Sara Silva	053-605-005, 053-605-008	Lot Merger	1560 Pepper Drive	Applicant preparing recordation documents on 06/23/2022. Staff sent a letter to the applicant to close the file due to inactivity on 9/17/24.
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	054-360-058	Tentative Parcel Map	1571 Dogwood, El Centro CA 92243	A 6 month extension was granted to the applicant which will expire on December 2, 2024.
21-000001	LLA 21-02 Ratansinh Solanki 1266 Adams Ave	Merger of two lots.	08/04/2023 at 3:38 PM	Sara Silva	044-392-006,044-392-005	Lot Merger	1266 Adams Ave El Centro, CA 92243	Applicant resubmitted documents with new surveyor on 4/9/24. Staff sent a letter to the applicant to close the file due to inactivity on 9/17/24.
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	053-740-040	Change of Zone General Plan Amendment Tentative Subdivision Map	NEC of 6th 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 October 31, 2024 there has been no resubmittal.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
22-000002	TSM 22-03, CEQA 22-02, COZ 22-03, 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	044-620-032,044-620-064,044-620-037 thru 044-620-041 and 044-620-053	Change of Zone Conditional Use Permit General Plan Amendment Tentative Subdivision Map	East and West of 12th Street and North of Cruickshank.	The applicant received the comment letter on September 6, 2024. Due to a potential change in this project, the applicant has put this project on hold until January 1, 2025.
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	044-254-018	Lot Line Adjustment	875 W El Dorado Ave El Centro, CA 92243	Applicant was provided with corrections and was contacted on 8/5/24 for an update.
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	044-261-010	Change of Zone General Plan Amendment	1274 Pico Ave, EL Centro, CA 92243	Staff is still pending resubmittal of this item. Staff last met with the applicant on October 11, 2024 to discuss the plans.
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	Multiple APNS	Subdivision Map Amendment	Countryside South Subdivision AKA Legacy Ranch	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

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
22-000008	TSM Amendment - Willowbend	Amendment to Conditions of Approval of the Willowbend TSM.	10/02/2023 at 1:18 PM	Angel Hernandez	054-370-012	Subdivision Map Amendment	West of SR-86 (4th Street) and South of Horne Road.	Staff is reviewing the 4th Set of comments for the tentative map which were received September 24, 2024. Staff had discussions with the applicant regarding the ICE Study and also provided comments to LLG on October 30, 2024.
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	044-450-038-000	Change of Zone General Plan Amendment	320 acres, Dogwood and Villa Intersection.	Project approved at City Council meeting on 4/4/2023. Pending approval of Tax-Share Agreement before LAFCO hearing.
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	54510001000	Tentative Parcel Map	Southwest corner of McCabe Road and Sperber Road	Revision letter sent to applicant on 6/30/2021. Sent applicant email for update on 4/3/24. Staff sent applicant a letter to close the file due to inactivity on 9/17/24.
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	053-515-013, 053-515-012	Lot Line Adjustment	1425 Cypress Drive El Centro, CA 92243	Applicant was provided with corrections on 11/20/23. Applicant notified staff on 9/17/24 that they're waiting on a document.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
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	054-061-032 - 054-061-042	Lot Merger	East of Dogwood Ave and South of Ross Ave.	The Lot Line Adjustment documents were satisfactorily reviewed by the Engineering Division on February 23, 2024. Planning Staff will begin preparing recording documents.
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	054-061-032-039	General Plan Amendment Site Plan Review	East of Dogwood and South of Ross	This item was approved by the City Council on October 15, 2024. The notice of completion was filed on October 21, 2024.
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	053-690-040	Lot Line Adjustment	NEC of Wake and South Imperial Ave.	9/17/24 Applicant submitted new legal description and exhibits after the completion of the ROW abandonment. Staff is preparing recording draft packet.
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	053-084-001-000	Zoning Ordinance Text Amendment (Minor)	1275 W. Main St. El Centro, CA 92243	Bureau of Gambling Control approved draft ordinance. Scheduled for City Council approval in November 2024.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
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	054-370-013-000	Change of Zone Tentative Subdivision Map Specific Plan	1526 S. Clark Road El Centro, CA 92243	The project applicant received the formal comment letter on July 29, 2024. The tentative subdivision map was submitted on October 29, 2024 to the Engineering Division. Request for proposals from the consultants are due on November 15, 2024.
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	053-281-019 053-281-020	Lot Line Adjustment Lot Merger	South 45 feet of the north 89 feet of lots 11 & 12 Block 1	Second review was sent back to applicant since only the surveyor credentials were changes and not the redline review 4/23/24. Staff sent a letter to the applicant to close the file due to inactivity on 9/17/24.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
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	053-740-055 & 053-740-056	Site Plan Review	2712 S. 4th St.	The plans have been deemed incomplete and the applicant has received notice on January 11, 2024. Staff met with the drafts person on September 27, 2024 to discuss the project. The drafts person is not working on this specific project further as the property owner is considering different avenues to develop. He would attempt to make contact with the client. The draftsperson was advised an answer would be needed by October 11, 2024.
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	054-430-040 and 054-430-041	Lot Line Adjustment	IV COMMONS	Staff has requested documents to prepare recordation packet as of 7/2/24.
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	53810039000	Lot Line Adjustment	2202 Merrill Center Drive El Centro CA 92243	Project has been approved by consultant surveyor on 4/2/24 . Staff is awaiting applicant to preparing documents to be recording.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
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	53135024000	Site Plan Review	182 W. State St. El Centro, CA 92243	Staff issued a notice of corrections on 5/8/2024. Staff received resubmitted plans on August 23, 2024 but they do not meet city standards for ADUs. Staff held a meeting with the with the Applicant and their draftsperson to discuss the ongoing issues with the plans on September 25, 2024.
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	054-430-064	Tentative Parcel Map	Imperial Valley Commons	Staff has sent out 2nd submittal to the Engineering department for revision on 10/8/24.
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	052-061-041	Site Plan Review	1998 Barbara Worth Drive El Centro, ca 92243	Staff sent applicant incompleteness letter 5/20/24.
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	053-807-007	Site Plan Review	S E Corner of South Imperial and Wake Ave.	A project incompleteness 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 September 5, 2024, the applicant has not resubmitted plans but has met periodically met with staff to discuss potential updates to the original site plan.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
24-000040	TPM 24-02 Edwin Mealey_Subdivide to sell parcel at 280 E. Aurora Dr.	Subdivide to sell parcel.	06/12/2024 at 8:27 AM	Sara Silva	054-041-058	Tentative Parcel Map	280 E. Aurora Dr. El Centro, CA 92243	Staff has sent out 1st submittal on 10/16/24 to the Engineering Division for review.
24-000041	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	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.	06/12/2024 at 1:51 PM	Andrea Montano	052-270-026	Tentative Subdivision Map	052-270-026	The first round of comments was completed, and the applicant received a comment letter on August 27, 2024. The consultants are beginning work on the Environmental Documents and the Traffic Study. Initial drafts are anticipated to be received within 6 weeks.
24-000042	CUP 24-04 Tomas Ibarra_Parking for Cars at 1865 Adams Ave.	parking for cars on hold plus add a night vigilante manufacturing home.	06/17/2024 at 3:29 PM	Sara Silva	052-061-004	Conditional Use Permit	1865 Adams Ave. El Centro CA 92243	Staff sent out project for comments to inter-departmental review. Comments are due 10/2/24.
24-000044	SPR 24-12 Pink Hats Inc. _56 Apartment complex at 898 Pico Rd.	56 Apartment Complex	07/10/2024 at 8:46 AM	Sara Silva	044-263-006	Site Plan Review	898 Pico Rd. El Centro, CA 92243	Staff has placed project on hold as of 7/24/24. Applicant is making revisions to the application.
24-000051	CUP 24-03 Kimley-Horn_Wal-Mart Fuel Station at 2150 N. Waterman Ave.	The proposed project is a Walmart fuel station with 12 fuel dispensers and an overhead canopy, and a convenience store. The lactic is in th vacant corner lot of the Northwest corner of Waterman and Bradshaw. Work includes pavement, landscape and associated utilities.	08/06/2024 at 10:45 AM	Andrea Montano	064-590-006	Conditional Use Permit	2150 N. Waterman El Centro, CA 92243	The deadline to submit comments to the Planning Division is October 17, 2024.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
24-000053	SPR 24-15 DuBose Design Group.LLC_New Commercial Development-corner of Imperial and Wake (053-690-04	Retail Commercial of 131,000 square feet of building space with 2 fast food pads for a total of 7,500 square feet.	09/16/2024 at 9:37 AM	Andrea Montano	053-6920-042	Site Plan Review	corner of S Imperial and Wake Ave. El Centro, CA 92243	The applicant received comments on October 25, 2025.
24-000054	LLA 24-04 BJ Engineering & Surveying_Separate 1690 W. Euclid and 436 W. Euclid	Separate residence from mobile home park.	09/16/2024 at 3:48 PM	Andrea Montano	064-560-001 064-560-002	Lot Line Adjustment	1690 W. Euclid 436 W. Euclid Ave El Centro, CA 92243	This lot line adjustment was sent by the Engineering Division to a Surveying Consultant.
24-000057	LLA 24-05 T.Reilly & Associates_Lot Merger_2215 S. 4th Street	Lot Merger Only. No proposed use or construction at this time.	10/10/2024 at 3:28 PM	Sara Silva	054-573-002; 054-573-003	Lot Merger	2215 S. 4th St, El Centro, CA 92243	Application and submittals forwarded to Engineering Division for Surveyor review on 10/29/24.
24-000058	TUP 24-19 Stiizy_Community Events_3009 S. Dogwood	Two events one on October 26, 2024 from 3:30 PM to 8:30 PM and the next event on April 20, 2025.	10/15/2024 at 8:52 AM	Andrea Montano	054-530-063-000	Change of Zone Temporary Use Permit	3009 S. Dogwood Rd. El Centro, CA 92243	The conditions of approval letter was completed prior to the event. However, the applicant failed to correct the code enforcement issues regarding the landscaping.
24-000059	SPR 24-16_Retail Store_460 State St	1356 sq. ft. first floor being improved to retail store.	10/18/2024 at 3:55 PM	Sara Silva	053-114-013	Site Plan Review	460 State St.	Application correction letter sent to applicant on 10/29/24.
24-000060	SPR 24-17 Pepper Grind Coffee_Extend operation hours_1560 Pepper Dr.	Extend hours of operation to 6PM	10/22/2024 at 11:36 AM	Sara Silva	053-605-005	Site Plan Review	1560 Pepper Drive El Centro, CA 92243	Staff reviewing application for completeness.

PERMIT NUMBER	PERMIT TITLE	PERMIT DESCRIPTION	STATUS DATE (PROJECT)	PROJECT MANAGER	APN(S)	APPLICATION TYPE	PROJECT ADDRESS OR LOCATION	PROJECT STATUS
24-000061	TUP 24-20 SBHSS_Health Fair_1699 W. Main	Health Fair on November 16, 2024 from 8am-12pm	10/22/2024 at 12:58 PM	Angel Hernandez	52070097000	Temporary Use Permit	1699 W. Main St. El Centro, CA 9224	The plans are incomplete and pending resubmittal. The applicant will come to talk to the planner to discuss completion of the plans.