

**Planning Commission**

Jorge A. Perez, Chairperson  
Ashley Bertussi, Vice-Chairperson  
Sergio Lopez, Commissioner  
Andy Alvarez, Commissioner  
Aaron Popejoy, Commissioner  
Ramiro Urias, Commissioner  
Jeffrey Chan, 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, AUGUST 12, 2025 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](mailto:ecplanning@cityofelcentro.org) or call (760) 337-4545. The public may participate and make public comments via the following Zoom link:

<https://us06web.zoom.us/j/88123461709?pwd=N53pqPhBGO1nOKasS5iafzYxOP88ix.1>

Optional dial-in number: 1 (669) 900-6833  
Meeting ID: **881 2346 1709** Passcode: **195382**

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. Approval of June 10, 2025, Planning Commission Meeting Minutes

#### **PUBLIC HEARINGS**

2. **Public hearing to consider issuing a recommendation to the City Council regarding amendments to Chapter 16, Article VIII to regulate mobile vending on sidewalks, parks, private property, and City Streets.**

Revisions and modifications to City regulations on mobile vending.

**Presentation:** Andrea Montano, Associate Planner

**Recommendation:**

Motion to adopt Planning Commission Resolution No. 25-\_\_\_ recommending establishment of regulations on mobile vending.

#### **NEW BUSINESS**

3. Discussion and possible action regarding modifications to single-family residential development standards

#### **NON-ACTION INFORMATION ITEMS**

4. Community Development Department 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: 8/12/2025 5:30 PM  
Category: Action Item  
CONSENT AGENDA

---

**APPROVAL OF JUNE 10, 2025, PLANNING COMMISSION MEETING MINUTES**  
**BACKGROUND & PROJECT DESCRIPTION**

**ATTACHMENTS:**

1. 06.10.2025 Minutes

MINUTES OF THE PLANNING COMMISSION  
TUESDAY, JUNE 10, 2025  
5:30 PM

**PLANNING COMMISSION**

JORGE A. PEREZ, CHAIRPERSON  
ASHLEY BERTUSSI, VICE-CHAIRPERSON  
SERGIO LOPEZ, COMMISSIONER  
ANDY ALVAREZ, COMMISSIONER  
AARON POPEJOY, COMMISSIONER  
RAMIRO URIAS, COMMISSIONER  
JEFFREY CHAN, COMMISSIONER

**CALL TO ORDER:**

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 Jorge A. Perez presided over the meeting.

**ROLL CALL**

**PRESENT:**

Chairperson Jorge A. Perez  
Commissioner Andy Alvarez  
Commissioner Sergio Lopez  
Commissioner Aaron Popejoy  
Commissioner Jeffrey Chan  
Commissioner Ramiro Urias

**ABSENT:**

Vice-Chairperson Ashley Bertussi

**CITY STAFF ATTENDANCE:**

Community Development Director, Angel Hernandez  
Public Works Director/City Engineer, Abraham Campos  
Principal Engineer, Felix de Leon Jr.  
Building Official, Frank Soto  
Building Inspector, Virgilio Anguiano  
Staff Assistant, Poleth Lopez

**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. Approval of May 13, 2025, Planning Commission Meeting Minutes**

Commissioner Lopez moved to Approve, seconded by Commissioner Popejoy.  
Voting Yes: Commissioner Alvarez, Chairperson Perez, Commissioner Popejoy,  
Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

**PUBLIC HEARINGS**

**2. Continuance of Public hearing to consider a recommendation to the City Council regarding amending the Mobile Vendor Ordinance**

**Presentation:** Angel Hernandez, Community Development Director

**Recommendation:**

Motion to table any action on the Mobile Vending Ordinance until comments from a future public meeting have been incorporated. Once revisions are made, staff will schedule and properly notice a public hearing before the Planning Commission.

Community Development Director, Angel Hernandez, requested that the mobile vendor ordinance be tabled until early fall to allow for a public workshop with local mobile food vendors.

Commissioner Alvarez moved to Table, seconded by Commissioner Lopez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez,  
Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

**3. Public hearing to consider approval of Tentative Parcel Map 24-03 for 410 E. State Street**

**Presentation:** Angel Hernandez, Community Development Director

**Recommendation:**

Motion to adopt Resolution No. 25-07 to approve Tentative Parcel Map No. 24-03 subject to the adoption of the required findings for the proposal.

Director, Angel Hernandez, commenced his presentation on Tentative Parcel Map 24-03, which proposes to divide this property for selling purposes. The Commission noted that while Parcel 1 would have direct access to Main Street, Parcel 2 would need to use State Street, and a condition of approval would require an easement document for the shared sewer line.

Commissioner Urias moved to approve, seconded by Commissioner Alvarez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Chairperson Perez,  
Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

**4. Public hearing to consider issuing a recommendation to the City Council regarding Negative Declaration 22-04, Change of Zone 22-05, and General Plan Amendment 22-05, for the Vasquez Apartment Project at 1274 Pico Avenue.**

**Presentation:** Angel Hernandez, Community Development Director

**Recommendation:**

Motion to adopt Planning Commission Resolution No. 25-08 recommending approval of Negative Declaration No. 22-04.

Motion to adopt Planning Commission Resolution No. 25-09, recommending approval of Change of Zone 22-05

Motion to adopt Planning Commission Resolution No. 25-10, recommending approval of General Plan Amendment 22-05.

Mr. Hernandez commenced the presentation to the commission to consider approval of the negative declaration, general plan amendment, and zone change for the proposed 56-unit residential development at 1274 Pico Avenue. The project is consistent with city policies and the site's location in an amenity-rich area with existing infrastructure, requiring no mitigation measures.

A resident raised concerns about traffic and parking, particularly regarding street parking availability and visibility issues, though staff explained they would not recommend parking restrictions due to public right-of-way considerations. The commission's decision will be forwarded to the City Council for review.

Commissioner Urias moved to Approve, seconded by Commissioner Lopez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Vice-Chairperson Perez, Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

Commissioner Lopez moved to Approve, seconded by Commissioner Alvarez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Vice-Chairperson Perez, Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

Commissioner Urias moved to Approve, seconded by Commissioner Lopez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Vice-Chairperson Perez, Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

**NEW BUSINESS**

**5. Discussion and any necessary action regarding a finding of consistency with the City's General Plan for the Imperial County Office of Education,**

## **Imperial Valley Center for Exceptional Children - West Campus**

**Presentation:** Angel Hernandez, Community Development Director

### **Recommendation:**

Motion to adopt Planning Commission Resolution No. 25-11 finding that the acquisition of the subject property by the Imperial County Office of Education for the Imperial Valley Center for Exceptional Children – West Campus is consistent with the City of El Centro General Plan.

Director Hernandez presented the request from the Imperial County Office of Education to inform the City of El Centro of its intent to utilize 10.21 acres generally located at the southwest corner of Sperber Road and Applestill Road for the construction of the Imperial Valley Center for Exceptional Children-West Campus. ICOE Chief Operations Officer, Antonio Romayor Jr. was present at the meeting to reassure the planning commission of the importance of this project.

Commissioner Popejoy moved to Approve, seconded by Commissioner Lopez.  
Voting Yes: Commissioner Alvarez, Commissioner Lopez, Vice-Chairperson Perez, Commissioner Popejoy, Commissioner Chan, Commissioner Urias  
Voting No: None  
Abstaining: None

## **NON-ACTION INFORMATION ITEMS**

Director Hernandez gave the planning commission a summary of the Downtown Town Hall Meeting that took place that morning at the Old Post Office Pavilion on June 10, 2025.

### **6. Community Development Department Report**

No questions were asked about the Community Development Monthly report.

## **PUBLIC COMMENTS**

No public comments were obtained.

## **ADJOURNMENT**

The meeting was adjourned at 6:40 P.M.



**PLANNING COMMISSION**

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

**SCHEDULED**

**Item: 2.**

Meeting: 8/12/2025 5:30 PM  
**PUBLIC HEARINGS**

**PUBLIC HEARING TO CONSIDER ISSUING A RECOMMENDATION TO THE CITY COUNCIL ESTABLISHING REGULATIONS ON MOBILE VENDING.**

<b>Project:</b> Mobile Vending Ordinance	<b>Location:</b> City Wide
<b>Applicant:</b> City Initiated	<b>Project Type:</b> Zoning Text Amendment
<b>Staff Planner:</b> Andrea Montano, Associate Planner	<b>Proposed Use:</b> N/A

**PROJECT SUMMARY**

Across California, mobile vending has become a popular and flexible form of small business, with vendors operating from sidewalks, food trucks, and temporary stands on private property. These vendors require different regulatory approaches based on their location and the nature of their operations, including considerations for public safety, accessibility, and compatibility with surrounding uses.

The existing regulations on mobile food vending were adopted in 2016. Regulations are based on the type of mobile food facility permit obtained by the applicant from the County Public Health Department. Vending on the right-of-way is limited to sidewalk vending for applicants with a “non-processing” or “limited “ permit. These typically take in the form of small carts vending ice cream, coffee, or popcorn. No vending is allowed on City streets. Vending from “processing” mobile food facilities, those that the general public regards as food trucks, are only allowed on private property in non-residential zones. Since it has adopted, the City has seen a limited number of mobile food vendors. One reason, is the lack of privately owned properties where owners would allow vendors and where vendors would want to vend.

In response, the Planning Division has prepared an update to the City’s Mobile Vendor Ordinance. The draft ordinance consolidates regulations under Chapter 29 (Zoning), defines vendor categories, and establishes standardized permitting and operational requirements for vendors on sidewalks, in the public right-of-way, on private property, and in city parks.

***STAFF RECOMMENDATION: ISSUE RECOMMENDATION ON AMENDMENTS TO CHAPTER 16, ARTICLE VIII TO REGULATE MOBILE VENDING ON SIDEWALKS, PARKS, PRIVATE PROPERTY, AND CITY STREETS***

**LAND USE REVIEW**

The proposed Mobile Vendor Ordinance regulates where and how mobile vendors operate while also ensuring the surrounding land uses are not negatively impacted. It creates standards and distinguishes between different vendor types and locations such as sidewalk, street, private property, and parks appropriately. For reference a table summarizing the existing requirements is shown below:

## Current Code Requirements

CATEGORY	ZONES ALLOWED <i>ZONAS PERMITIDAS</i>	VENDING ON RIGHT OF WAY <i>VENTA EN LA VÍA PÚBLICA</i>	PERMIT REQUIRED <i>PERMISOS REQUERIDOS</i>
Processing (i.e. Food Trucks)	Commercial Manufacturing/ <i>Commercial y Industrial</i>	No, <i>No</i>	<b>Temporary Use Permit</b> <i>Permiso de uso temporal</i>
Limited (i.e. Hot Dog Carts, Kettle Corn, Coffee Carts, Snow Cones)	Commercial and Manufacturing Zones/ <i>Commercial y Industrial</i>	Yes, <i>Sí</i>	<b>Temporary Use Permit, if vending from private property.</b> <i>Permiso de uso temporal solo si es en propiedad privada</i>
Non-Processing (i.e. Ice cream trucks, paleta carts)	City-wide in public right of way only/ <i>Sólo permitido en la vía pública</i>	Yes, <i>Sí</i>	<b>No, <i>No</i></b>
Mobile Food Courts	<b>Commercial and Manufacturing Zones/</b> <i>Commercial y Industrial</i>	<b>No, <i>No</i></b>	<b>Conditional Use Permit/</b> <i>Permiso de uso condicional</i>

### **ANALYSIS**

The updated code categorizes vendors based on the location of their operations such as sidewalks, public rights-of-way, private property, and parks and establishes distinct, location-specific operating standards accordingly. See Exhibit A-Ordinance for the full text.

The ordinance introduces objective and enforceable criteria, including defined setback requirements from intersections, driveways, schools, and other sensitive areas. It regulates hours of operation based on zoning context, imposes time limits, and establishes minimum movement requirements for roaming sidewalk vendors. Additionally, the ordinance addresses operational issues such as waste management, signage, noise, lighting, and the prevention of loitering.

### **All Vendors**

All mobile vendors will be required to obtain a Mobile Vendor Permit through the Planning Division prior to operating within the City. As part of the application process, vendors must submit all applicable health permits, identify the number of vehicles to be operated, provide photographs of each vehicle showing any logos, color schemes, or distinguishing features, describe the proposed type of vending activity, and provide the names and contact information for all individuals who will operate the vending vehicles. The Mobile Vendor Permit will serve as an enforcement mechanism. While the permit fee has not yet been established, it will be determined and presented to the City Council for approval.

In addition to permitting requirements, vendors must carry proof of liability insurance and provide access to a permanent restroom for staff if the vending operation remains in the same location for more than two hours; portable restrooms do not satisfy this requirement. Freestanding signage is prohibited. Lighting is allowed only for operational and safety purposes, such as internal lighting or illumination to assist customers in viewing menus. Decorative or attention-grabbing lighting, such as flashing signage, is not permitted.

Vendors are not allowed to be in areas designated for private or public events unless they are formally part of that event.

Mobile vending will only be allowed on streets where the posted speed limit is 35 miles per hour or less, the street is fully improved with curb, gutter, and sidewalk, and the sidewalk is wide enough to maintain a minimum of five linear feet of unobstructed pedestrian access to meet ADA requirements. Vending to other vehicles parked is prohibited. All transactions must occur with pedestrians located on the sidewalk. Furthermore, street vending will be prohibited on certain streets due to safety concerns from vehicle congestion and speed. Those streets include Imperial Avenue, Adams Avenue and portions of major roadways like Main Street and 8<sup>th</sup> Street. A map identifying all areas where stationary sidewalk and street vending will generally be permitted is attached as Exhibit B.

### Sidewalk Vendors

Sidewalk vendors refers to vendors who operate a cart, wagon or any other type of non-motorized vehicle from the sidewalk or other types of paths that are not streets. There are two distinctions made in the code which includes stationary and roaming vendors. Operating hours for sidewalk vendors are from 6:00 a.m. to 1:00 a.m.



*Drawing illustrating the location of a Sidewalk Vendor*

**Stationary sidewalk vendors** can operate only in non-residential in the approved areas and where a minimum clearance of five (5) feet wide is provided. Stationary vendors are allowed to vend in one location for up to 2 hours and must then move at minimum 1,000 linear feet. In addition, they are required to obtain an encroachment permit from the Engineering Division and must clear a 25-ft radius around their location.

**Roaming sidewalk vendors** are not required to obtain an encroachment permit since they are only allowed to stop to make a purchase and by definition are not stationary. In addition, roaming vendors may vend in residential areas from 8:00 a.m. to 8:00 p.m.

### Street Vendors

Street vendors operate on public streets in highway-authorize vehicles. Vendors are allowed to vend in one location consecutively up to twelve (12) hours. Vehicles are required to be equipped with a convex mirror to ensure the driver is able to see the front of the hood and also a back-up alarm audible for at minimum one hundred (100) feet. Street vendors are required to have a receptacle in the immediate vicinity of the vehicle and



*Drawing showing the location of Street Vendor*

must clean within 25 radial feet from the vehicle. Street vendors are not allowed to have any seating available for patrons.

**Private Property** vendors are allowed to be on private property in non-residential zones with a temporary use permit, with the exception of residential zoned properties with a valid conditional use permit for a non-residential use in place such as a church or a formal daycare center. On private property, vendors are allowed to provide portable shade, tables, and chairs for patrons. They must ensure that the site is paved, cleaned and well-maintained. They are also required to provide two 32-gallon trashcans within fifteen (15) feet of the unit. Customers are allowed to remain onsite for no longer than thirty (30) minutes.

Mobile vendors operating on the street or sidewalk shall be subject to the following setback requirements:

<b>Setback</b>	<b>Street Vendor</b>	<b>Sidewalk Vendor</b>
<b>Corner</b>	50 feet	10 feet
<b>Vendor</b>	50 feet	50 feet
<b>Access Infrastructure</b>	10 feet	10 feet
<b>Driveway</b>	50 feet	10 feet
<b>Business Entrance</b>	N/A	8 feet
<b>School</b>	300 feet	300 feet
<b>Community Event</b>	200 feet	200 feet

**Park** vendors are allowed to vend in select parks or City property throughout the City with an approved permit through the Parks and Recreation Department. Vending is not allowed at the following parking lots or facilities: City Hall, the Adult Center, the Aquatic Center, Bark Park, Martin Luther King Jr. Sports Pavilion, El Centro Regional Bus Transfer Terminal, and Sidewinder Skate Park. Vendors are not allowed to operate in sports fields whether or not the park is operational. In addition, park vendors are not allowed to operate during scheduled public or private events.

**PUBLIC NOTICING & ENVIRONMENTAL REVIEW**

**PUBLIC REVIEW**

The draft ordinance was posted on the City of El Centro webpage for public review and comments. Staff also held a workshop on July 17, 2025 at the City Council Chambers where local mobile vendors reviewed and commented on the draft ordinance. A copy of the draft ordinance was also distributed to the County of Imperial Public Health Department for Comments and changes clarifying certain terms and conditions were made as a result.

Changes as a result of the public workshop that were incorporated into the current draft consist of increasing the time that a street vendor may operate a fixed location. The reason for that change was to account for the necessary time that mobile vendors need to prepare equipment prior and after moving their vehicle.

**PUBLIC NOTICING**

A public hearing notice was distributed at three locations throughout the City of El Centro and published in the Imperial Valley Press on Friday, August 1, 2025. As of the date of preparation of this staff report, staff have not received any communications or comments

regarding the project. If recommended for approval by the Planning Commission, staff will distribute and publish a second public hearing notice for the City Council public hearing.

**ENVIRONMENTAL REVIEW**

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines, it has been determined that this project is except from further environmental review as the project consists of the adoption of operating regulations and would not result in a reasonably foreseeable significant physical change in the environment. The proposed zoning text amendment is exempt from further California Environmental Quality Act (CEQA) review

**FINDINGS**

In determining the advisability of issuing a recommendation for Change of Zone 22-05, the Planning Commission shall consider the findings found in Section 24-328 of the El Centro City Code used for approving zone changes. Below are the findings with staff's recommended language in support of the findings:

**1. The proposed zone change is in conformity with the City's General Plan, and other development policies of the City.**

The proposed project is in conformity with the City's General Plan, specifically, the following goals and policies:

- **LUE Policy -4.3:** *Update the Zoning Code to allow uses that both support entrepreneurship and activate and revitalize key areas of the city by incentivizing infill development and reuse of existing structures through small-scale, artisan manufacturing; maker-spaces and co-working uses; and pop-up retail, including food trucks.*

The proposed ordinance aligns with this policy by permitting food trucks and sidewalk vendors in mixed-use and commercial areas. This supports entrepreneurship and activates underutilized spaces without requiring permanent development.

- **EJE Policy- 9.4:** *Eliminate barriers to small-scale businesses that provide healthy, affordable, and convenient food options, such as street vendors, produce stands, food trucks, or mobile produce retailers.*

The ordinance reduces ambiguity and creates transparent framework for mobile vending, directly aligning with this policy. It simplifies the permit process, defines allowable vending areas, and ensures that street vendors can operate legally and safely in designated zones.

**2. Proposed zone change is appropriate for the affected project site with consideration given to access, size of parcel, relationship to similar or related land uses, and other considerations deemed relevant.**

The ordinance allows mobile vending in areas where adequate infrastructure, pedestrian access, and vehicle circulation can be maintained, ensuring that mobile vending activities

are appropriately integrated with surrounding land uses and do not conflict with existing development patterns.

**3. Proposed zone change is proper at this time and not likely detrimental to the adjacent properties or residents.**

The ordinance includes language such as operational hours, location restrictions, and movement requirements that limit potential impacts on nearby properties and ensure compatibility with surrounding uses.

**NEXT STEPS**

If the Planning Commission issues a recommendation in favor of the project, staff will commence with preparing the project for consideration before the City Council. A second public hearing notice would be published and posted advertising the City Council Public Hearing.

**RECOMMENDATION & OPTIONS**

**OPTIONS**

The Planning Commission has the following options when considering action on this request:

1. Motion to recommend to the City Council adoption of an ordinance establishing regulations on mobile vending, subject to the adoption of the required findings; or
2. Motion to continue the hearing for further study.

**RECOMMENDATION**

It is staff's recommendation that the Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the zoning text amendment is compatible with the General Plan and has been deemed to not likely be detrimental, it is staff's recommendation that the zoning text amendment be recommended for approval by taking the following action:

1. Motion to adopt Planning Commission Resolution No. 25-\_\_\_ (Exhibit C) recommending establishment of regulations on mobile vending.

**ATTACHMENTS:**

1. Exhibit A – Draft Ordinance.
2. Exhibit B – Street Mobile Vending Locations
3. Exhibit C - Resolution

## ARTICLE VII. MOBILE VENDORS

### Sec. 16-274. Definitions.

For the purpose of this article, the following words and phrases shall have the following meanings:

*City* means the City of El Centro.

*City park and public facility* means and includes all parks, recreational buildings, arts and cultural buildings, and associated restrooms, snack bar, gathering and parking areas.

*Community event* means an event that is of civic, political, public or educational in nature, including city festivals, and other public gatherings approved by the city, as defined in Health and Safety Code section 113755, as now adopted or hereafter amended.

*Food* means items intended primarily for consumption by human beings.

*Good or Merchandise* means any item that is not food or a food product and can be sold and immediately obtained from a sidewalk vendor. Items for rent, subscription plans, and other services shall not be considered good or merchandise.

*Mobile food facility* means any vehicle used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail, or as defined in

*Mobile Food Facility permit* means a yearly permit to operate a mobile food facility issued by the public health department.

*Mobile Vendor* or *vendor* means any person who vends from a vending cart, from one's person, or from a vending vehicle, including an employee or agent of another.

*Mobile vendor's permit* or *vendor's permit* means a permit issued by the city authorizing the holder thereof to engage in the business of mobile vending.

*Public health department* means the Division of Environmental Health of the Imperial County Public Health Department.

*Roaming sidewalk vendor* means a sidewalk vendor who moves from place to place and stops only to complete a transaction.

*Stationary sidewalk vendor* means a sidewalk vendor who vends from a fixed location.

*Vend* or *vending* means offering goods or food of any kind for preparation or sale.

*Vending vehicle* means any motorized vehicle, motorized device, or trailer that is propelled or drawn by a motorized vehicle and that may be propelled or move upon a highway.

*Vending cart* means any pushcart, stand, display, pedal drive cart, wagon, showcase, rack or other non-motorized conveyance used for vending, that is not vehicle as defined in the California Vehicle Code.

*Sidewalk vendor* means a person who sells food or merchandise from a pushcart, stand, display, pedal-drive cart, wagon, showcase, rack, or other non-motorized conveyance, or from his/her person, upon a public sidewalk or other public path, and includes those selling for charitable purposes, and also includes "roaming sidewalk vendor" and "stationary sidewalk vendor" as well as solicitor, peddler or itinerant vendor.

*Street* means that portion of the public right-of-way or public easement for the purposes of vehicle travel or parking.

**Sec. 16-275. Public health department permit required.**

- a) All vendors operating mobile food facilities in the city in any capacity must obtain all required permits from the public health department.
- b) Nothing in this article shall prevent the city from denying any permit application for any mobile food facility if, in the opinion of the public health department or city, such mobile food facility poses a real potential risk to the health and welfare of the public.

**Sec. 16-276. Business license required.**

All vendors shall be required to apply for and obtain a business license pursuant to chapter 16 of the City Code. All other vendors shall carry a business license certificate that can be readily inspected upon request by a city official or any other authorized person. Vendor sales shall be subject to sales tax in a manner required by state law.

**Sec. 16-277. Mobile Vendors Permit required.**

In addition to procuring a business license as set forth in Section 11-87, all persons vending on the public right-of-way, private property, or public property shall obtain a mobile vendor's permit issued pursuant to this chapter and any other license or permit required under any other chapter of this Code.

**Sec. 16-278. Mobile Vendor Permit application process.**

Any person desiring to obtain a mobile vendor permit shall submit an application to the community development department. Prior to submitting such application a nonrefundable fee, as established by resolution of the city council, shall be paid to the city to defray, in part, the cost of the city investigation and report required by this chapter. After an application permit has been filed with the community development department, there shall be an investigation made by the community development director or their respective designee. Permit issuance fees required under this chapter shall be in addition to any license, permit or fee required under any chapter of this Code. Neither the filing of an application for a permit, nor the payment of an application fee, shall authorize the vending from, operation or management of a mobile vending operation until such permit has been granted or renewed. Each applicant for a permit to conduct business as a mobile vendor shall furnish the following information:

- a) The full true name under which the business will be conducted.
- b) The full true name and any other names used by the applicant.
- c) The present residence and business address and telephone numbers of the applicant;
- d) A description of the merchandise the vendor will vend.
- e) If the vendor is operating a mobile food facility or vending food, a valid copy of their required health permit(s) issued by the public health department.
- f) The number of vehicles to be owned, operated, or controlled by the applicant and the make(s), model, body styles, years, state license plate numbers, and names and addresses of the registered and/or legal owners of each vehicle.
- g) A photograph of the vehicle(s) showing the logo, color scheme, insignia, and any other distinguishing characteristics of the applicant's vehicles.

- h) Whether the applicant intends to operate as a stationary sidewalk vendor, vend from private property, a roaming sidewalk vendor, or operate a vending vehicle in the public right of way.
- i) The full and true names, addresses and telephone numbers of all persons employed or intended to be employed, or with whom the applicant has contracted, leased or intends to contract with as a driver operator of the applicant's vending vehicles, and in addition, their:
  - 1) California driver's license;
  - 2) Social security number or other identification number; and
  - 3) Date of birth.
- j) If the applicant is a corporation, the name shall be stated exactly as set forth in its articles of incorporation. The applicant shall show the name and residence address of each of the officers, directors, and each stockholder, owning not less than ten (10) percent of the stock of the corporation, and the address of the corporation itself, if different than the applicant's place of business.
- k) If the applicant is a partnership, the application shall show the name and residence address of each of the partners, including limited partners, and the address of the partnership itself, if different than the applicant's place of business.
- l) When any change occurs regarding the written information required by this subsection, prior to or after issuance of a permit, the applicant shall give written notification of such change to the community development director or designee within two (2) weeks of such change.
- m) When there is a change in ownership, the applicant shall give written notification of such change to the community development director or designee within two (2) weeks of such change.
- n) Nothing in this section precludes the city from inspecting and re-inspecting the vending cart or vehicle if it is determined that such inspection or re-inspections are necessary to ensure the health and welfare of the public.

**Sec. 16-279. Mobile Vendor Permit issuance.**

The community development director or designee(s), within thirty (30) days after receiving a complete application, shall grant the vendor's permit if the community development director or designee finds that all of the following requirements have been met:

- a) The required fees have been paid;
- b) The application conforms in all respects to the provisions of this chapter and other chapters of the Code;
- c) The applicant has not knowingly made a material misrepresentation of fact in the application;
- d) The applicant has fully cooperated in the investigation of the application; and
- e) The applicant has not failed to pay any previous administrative fines, complete any community service and/or complete any other alternative disposition associated with a previous violation of this chapter.

**Sec. 16-280. Mobile Vendor Permit denial and renewal.**

- a) If the community development director or designee find that the requirements set forth in this article have not been met, the community development director or designee shall deny the

application for a vendor's permit. In the event, the application is denied by the community development director or designee, written notice of such denial shall be given to the applicant specifying the basis for such denial. Notice of denial shall be deemed to have been served, if, in fact, it is personally served to the applicant or when deposited in the United States mail with prepaid postage and addressed to the applicant at his/her residence address as set forth in the application.

- b) Any applicant whose application for a mobile vendor permit has been denied by the community development director or designee may submit an appeal in writing to the city clerk within fifteen (15) days of such denial. Appeals will be heard by the planning commission. The decision made by the planning commission may be appealed to the city council. All appeals shall be subject to any and all applicable appeal fee as approved by resolution.
- c) Vendor's permits shall expire and become null and void 12 months from the date of issuance. Applicants may apply for a permit renewal prior to the expiration of their vendor permit. Request to renew vendor's permits shall be made with the application, fee, and other requirements of a new application at the time of renewal.
- d) The city reserves the right to terminate the vendor's permit if the permittee is in violation of any federal, state or local laws.

**Sec. 16-281. Revocation.**

- a) Any vendor permit may be suspended or revoked by the community development director or designee for any of the following reasons:
  - 1) Falsehood of any information supplied by the permittee upon which issuance of the permit was based;
  - 2) Failure of the permittee to notify the community development director or designee within two (2) weeks of any change occurring subsequent to the issuance of the permit in the information supplied by the permittee upon which issuance of the permittee was based;
  - 3) Failure of the permittee, or of any employees or subcontractors of the permittee, to comply with the City Code; or
  - 4) Violation by the permittee, or any employee, subcontractor or independent contractor of the permittee, of any state law or municipal ordinance while in the course of conducting vending operations from mobile food facilities.
- b) No person whose permit is revoked shall be eligible to apply for a new permit for a period of one (1) year following such revocation.

**Sec. 16-282. Mobile Vendor Requirements – All**

All mobile vendors shall comply with the following standards and conditions:

- a) Vendors shall maintain at all times while vending a valid mobile vendor's permit, business license, and any other permit(s) or licenses(s) required by the City or other governmental agencies. Food vendors shall in addition, maintain a valid health permit from the Public Health Department. All required permits specified in this section shall be placed on display in plain view by the public.
- b) No vendor may use sound amplifying equipment, unless it complies with the noise limits established in section 17.1-4 of the City Code.

- c) No lighting may be used except localized lighting that is used by the vendor for visibility after dark.
- d) Within 200 feet of a permitted certified farmers' market, a swap meet, or an area designated for a special event permit. This prohibition shall be limited to the operating hours of the farmers' market or swap meet, or the limited duration of the temporary special event.
- e) Within 300 feet of the nearest property line of any property on which a school building is located, between the hours of 7:00 a.m. and 5:00 p.m., each day that school is in session.
- f) Vending is prohibited on the following streets and roads:
  - 1) 4<sup>th</sup> Street between Adams Avenue and the southern city limits;
  - 2) 8<sup>th</sup> Street between Interstate 8 and State Street;
  - 3) Adams Avenue between 4<sup>th</sup> Street and Imperial Avenue;
  - 4) Imperial Avenue;
  - 5) Main Street between 4<sup>th</sup> Street and the eastern city limits; and
  - 6) Dogwood Avenue.
- g) Vending is prohibited on the following streets unless within a designated area:
  - 1) 8<sup>th</sup> Street and Aurora Drive adjacent to Bucklin Park;
  - 2) Waterman Avenue between Cruickshank Drive and southernmost driveway entrance to First Responders Park; and
  - 3) Lotus Avenue between Adams Avenue and Main Street
- h) When the posted speed limit on the public street is greater than thirty-five (35) miles per hour;
- i) When the vending vehicle is parked in violation of any other provision of this Code, or the California Vehicle Code;
- j) When the prospective customer is located in that portion of the street or alley which is open to vehicular traffic;
- k) When the vending vehicle is located in portion of the right-of-way missing curb, gutter and sidewalks;
- l) Vendor shall not discharge any liquid (e.g., grease, oil, water) onto or into city streets, storm drains, catch basins, or sewer facilities.
- m) Signage shall be limited only to the vending offered and must be displayed upon the vending vehicle, vending cart or person. Banners, wind feathers or free-standing signage is prohibited.
- n) No vending of alcohol, tobacco, drugs or cannabis, firearms, weapons, spray cans, or pornography.
- o) No verbal solicitation of business from pedestrians or persons in vehicles, and no sales to persons in vehicles.
- p) No obstruction or interference with the free flow of pedestrian or vehicular traffic, including but not limited to access to or from any parking lot, business, public building, or dwelling unit.
- q) No obstruction of required visibility triangle at any driveway or intersection as established in section 29-143(11) of the City Code.
- r) No littering or release of any liquids.

- s) Vendors utilizing cooking or other heat generating equipment shall have a certified fire extinguisher or other acceptable fire suppression equipment while operating.
- t) The vendor shall maintain vehicular and pedestrian circulation and access consistent with the Americans with Disabilities Act and all local and state regulations.
- u) The vendor shall not allow loitering around his/her vending area.

**Sec. 16-283. Sidewalk Vendor Operating Requirements**

- a) No sidewalk vendor shall operate in the following locations:
  - 1) Within ten feet of any street intersection;
  - 2) Within ten feet of any driveway or driveway apron;
  - 3) Upon or within any roadway, median strip, or dividing section;
  - 4) Within eight (8) feet from entrance or exit of a building.
  - 5) Within fifty (50) feet from another sidewalk vendor, street vendor, or mobile vendor on private property.
- b) Sidewalk vendors must at all times provide a clearance of not less than five (5) feet on all sidewalks or pedestrian areas so as to enable persons to freely pass while walking, running, or using mobility assistance devices. No sidewalk vendor shall vend in a manner that blocks or obstructs the free movement of pedestrians or vehicles.
- c) No sidewalk vendor shall block or impede access to bicycle racks, bus stops, parking meters, required accessibility routes and curb cuts, trash enclosure areas or trash bins, fire hydrants, fire call boxes, or other emergency facilities.
- d) No sidewalk vendor shall distribute any item from the vending cart in a manner that causes any person to stand in the street.
- e) Sidewalk vendors shall not offer, provide, rent, or sell a service that is neither defined as merchandise or food.
- f) Vending is permitted between the hours of 6:00 a.m. and 1 a.m., daily, except as follows:
  - 1) In residential areas, roaming sidewalk vendors shall only vend between the hours of 8:00 a.m. and 8:00 p.m. daily. A resident who does not wish to be contacted by such vendors, peddlers or solicitors may post a statement or notice to the effect that they are requested not to enter the premises or contact the resident.
  - 2) In nonresidential areas, the limit on hours of operation shall not be more restrictive than the hours of operation of other businesses or uses on the same street.
- g) A stationary sidewalk vendor may stay in one (1) location only for two (2) hours and must move more than one thousand (1000) feet in any direction.
- h) Stationary sidewalk vendors shall obtain an encroachment permit pursuant to Section 23-3 of the City Code, and must operate exclusively from the location and for the time periods designated by the encroachment permit.
- i) Sidewalk vendors shall maintain and possess at all times while vending proof of liability insurance in the amount required by the City.
- j) Sidewalk vendors shall comply with all applicable state and local laws, including without limitation state food preparation, handling, and labeling requirements; fire codes and

regulations; noise standards; and the Americans with Disabilities Act of 1990 and other disability access standards (both state and federal).

- k) No vending cart shall become a permanent fixture on the vending site or be considered an improvement to real property.
- l) Stationary sidewalk vendors shall not vend in areas that are zoned exclusively residential.
- m) Stationary vendor may not store materials or equipment around his or her vending area.
- n) Stationary sidewalk vendors shall maintain a clearly designated trash receptacle in the immediate vicinity of the vending cart, marked with a sign requesting use by patrons. Prior to leaving any vending location, the vendor shall pick up, remove, and dispose of all trash generated by the vending operations within a 25 foot radius of the vending location. Vendors may not utilize solid waste receptacles belonging to other businesses without consent from that business. Vendors may not utilize solid waste receptables belong to the City, County, or other public agency.

**Sec. 16-284. Mobile vendor operating on private property requirements.**

- a) Mobile vendors operating on private property shall obtain a temporary use permit pursuant to Chapter 29, Article IV, Division 5
- b) Mobile Vendors shall not operate on private property with the following zoning designations: RR (Rural Residential), R1 (Single Family Residential), R2 (Variable family Residential), or R3 (Multiple Family Residential). With the exception of residential zoned parcels with a valid conditional use permit for a non-residential use and operating in the hours between the hours of 8:00 a.m. to 8:00 p.m.
- c) No mobile vendor operating on private property shall be stationary for a period longer than twelve (12) hours.
- d) Tables and chairs shall be allowed within the mobile vendor's designated space as defined in the site plan. Tables and chairs shall not be permanently affixed and shall be moveable. Portable restrooms, fences, or other site furniture (permanent or otherwise) shall be prohibited.
- e) The site where a vendor is parked shall consist of a paved surface with adequate parking and maintained in a safe and clean manner at all times.
- f) Exterior storage, equipment or materials associated with the mobile food facility is prohibited, unless expressly allowed in this article. All refuse shall be removed from the vending site and properly disposed of within thirty (30) minutes of the close of vending for the day at the site. A minimum of two (2) thirty-two (32) gallon litter receptacles within fifteen (15) feet of the vehicle shall be provided. The receptacles will serve both employees and customers.
- g) The vendor shall install signage indicating that loitering is not permitted and customers may only remain on the lot for up to thirty (30) minutes after receiving their food. The vendor shall enforce the no-loitering rule. The serving or consumption of alcohol shall be prohibited at vending sites.
- h) No lighting, except lighting that is used for the purpose of inside food preparation and menu illumination.
- i) Signs placed in or on the mobile food facility are permitted. Banners, windfeathers, vehicle signs or other free standing signage is prohibited.

- j) The vendor shall maintain vehicular and pedestrian circulation and access consistent with the Americans with Disabilities Act and all local and state regulations.

**Sec. 16-284. Vendor vehicle operating on the street requirements**

- a) Only vending vehicles authorized to operate on a highway, shall be allowed to operate in the public right of way.
- b) In addition to any other equipment required by law, each vending vehicle shall be equipped with the following:
  - 1) A convex mirror mounted so that the driver can see the area in front of the truck that is blocked by the truck's hood; and
  - 2) A back-up alarm audible for a distance of at least 100 feet.
- c) Vending vehicles are allowed to park and operate on public right-of-way for no more than twelve (12) hours, between the hours of 6:00 a.m. and 1 a.m. except when the following apply:
  - 1) When located within 50 linear feet from a corner;
  - 2) When located within fifty (50) linear feet from another sidewalk vendor, street vendor, or mobile vendor on private property.
  - 3) May not be located within ten (10) feet of a fire hydrant, fire escape, bus stop, loading zone, handicapped parking space or access ramp; and
  - 4) Within 300 feet of the nearest property line of any property on which a school building is located, between the hours of 7:00 a.m. and 5:00 p.m., each day that school is in session.
  - 5) .
- d) Vending is prohibited from the street side and food or goods shall not be distributed to parked or moving vehicles.
- e) Vending vehicles shall maintained and possess at all times while vending poof of liability insurance in the amount required by the city.
- f) The mobile food facility shall maintain vehicular and pedestrian circulation and access consistent with the Americans with Disabilities Act and all local and state regulations.
- g) No lighting, except localized lighting that is used on or in the mobile food facility for the purpose of inside food preparation and menu illumination.
- h) Signs placed in or on the mobile food facility are permitted. Banners, windfeathers, or other free standing signage is prohibited on the public right-of-way.
- i) Vending vehicles operations shall maintain a clearly designated trash receptable in the immediate vicinity of the vending vehicle, marked with a sign requesting use by patrons. Prior to leaving any vending location the vendor shall picked up remove and dispose of all trash generated by the vending operation within 25 feet from the vending location.

**Sec. 16-285. Vendors operating in city parks and public facilities.**

- a) Vending shall be allowed on public city property only as provided in this division, and is not allowed in city parking lots or in city owned, leased or managed facilities, including but not limited City Hall, the Adult Center, the Aquatic Center, Bark Park, Martin Luther King Jr. Sports Pavillion, El Centro Regional Bus Transfer Terminal, and Sidewinder Skate Park.

- b) Vendors desiring to vend in city parks and public facilities must obtain prior written consent for such vending by obtaining a permit from the park & recreation division pursuant to City Code section 19-40.
- c) The city reserves the right to prohibit mobile vending within a park with an exclusive concessionaire agreement.
- d) No vendor may vend in a city park during any scheduled event, whether it is a city event or a private event for which a special event permit or park facilities use permit has been obtained.
- e) In addition to the requirements of this article, any vendor operating in a city park is subject to the rules and regulations for activities and vending within that park.
- f) No vendor may operate on a sports field property whether or not that facility is in use.
- (g) A vendor may vend in a park only during the hours such park is open.

**Sec. 16-286. Temporary uses and special events.**

Vendors operating in conjunction to an outdoor market, community event, or other event permitted through a Temporary Use Permit or Special Event Permit shall be subject to the requirements and conditions of that permit.

**Sec. 16-287. Public nuisance declaration.**

Any violation of this article is hereby declared to be unlawful and a public health nuisance and may be abated by the city, irrespective of any other remedy provided in this chapter.

**Sec. 16-288. Administrative citations.**

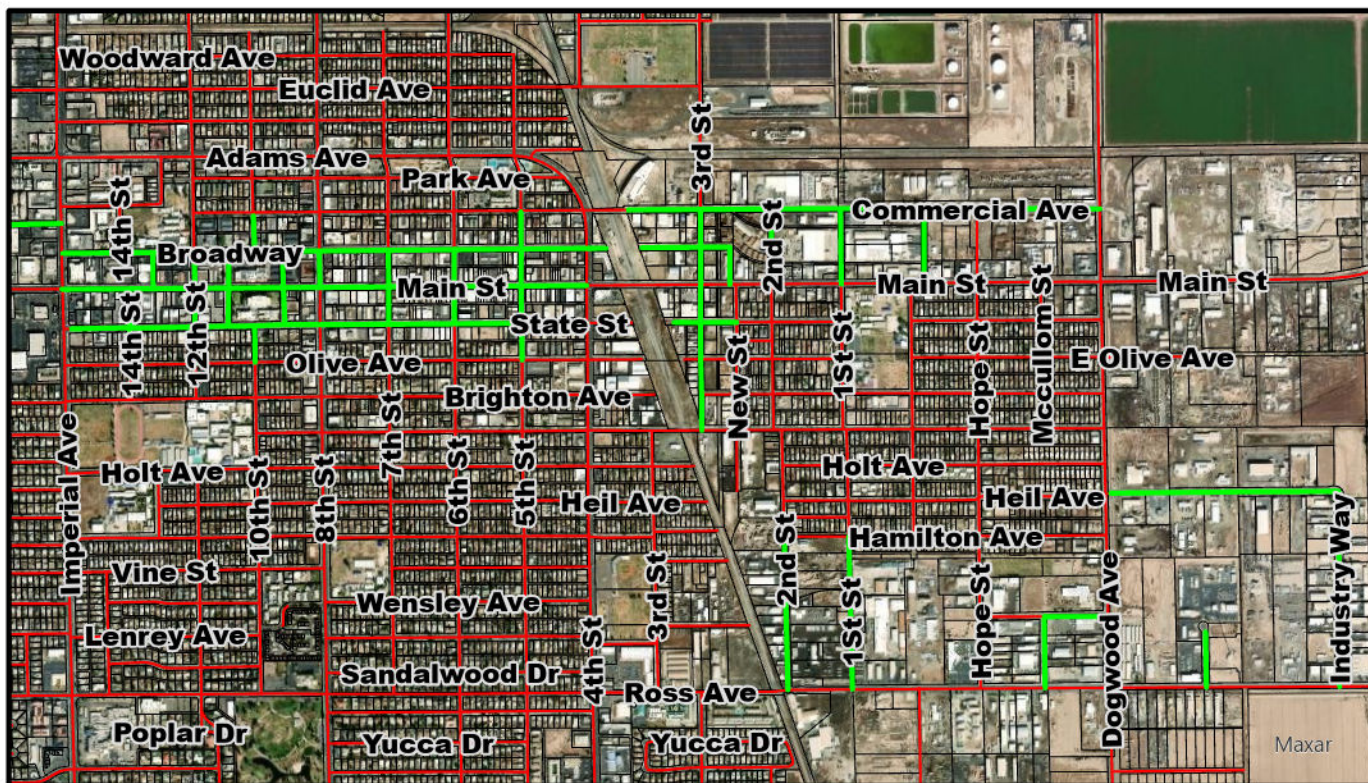
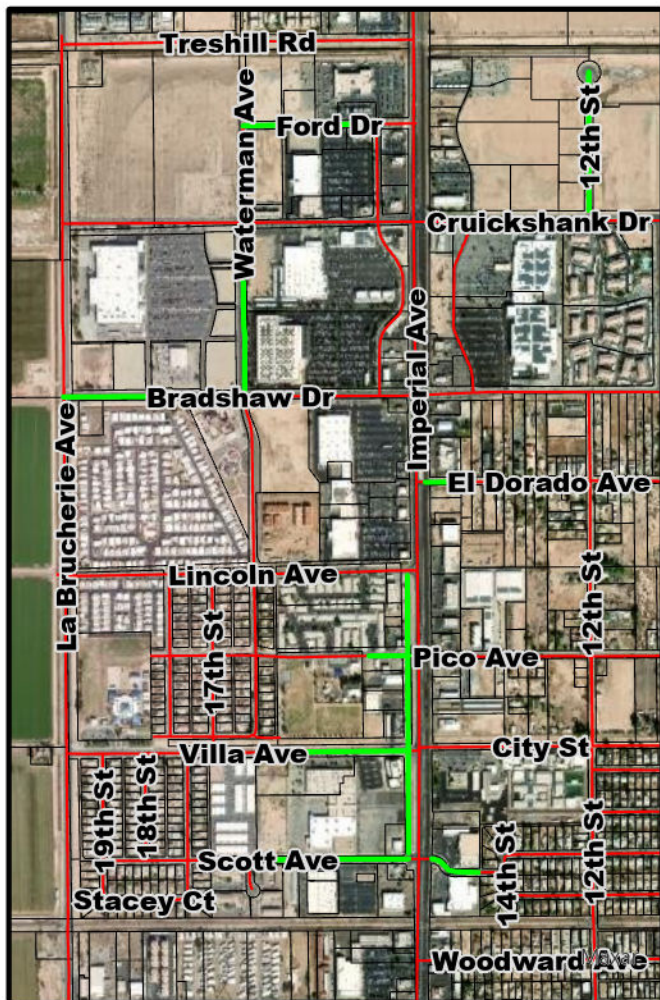
- (a) A violation of the requirements of this article is punishable only by administrative citations, as follows: one hundred dollars (\$100.00) for the first violation; two hundred dollars (\$200.00) for a second violation within one (1) year of the first violation; and five hundred dollars (\$500.00) for each additional violation within one (1) year of the first violation.
- (b) The city may revoke the vendor's business license and mobile vendor's permit for the remaining term upon a fourth or subsequent violation and the vendor may be denied a subsequent business license or mobile vendor's permit.

**Sec. 16-289. Administrative fine reduction.**

- a) At the time of service of an administrative citation pursuant to section 16-290, the city shall provide the vendor with notice of the right to request an ability-to-pay determination and shall provide instructions for how to do so.
- b) Notwithstanding the time frames set out in chapter 18, article XI of the City Code regarding administrative citations, any vendor served with a citation under section 16-288 may request an ability-to-pay determination at any time while the citation remains unpaid.
- c) The city will accept twenty (20) percent of the administrative fine as full payment when the vendor applying for the ability-to-pay determination meets the criteria described in California Government Code Section 62632(a) or (b).



# Allowed Mobile Vending Areas



**PLANNING COMMISSION RESOLUTION NO. 25-\_\_**  
**FOR ZONING ORDINANCE TEXT AMENDMENT 25-01**

**WHEREAS**, a public hearing was held on August 12, 2025 regarding the Zoning Ordinance Text Amendment 25-01 to repeal Chapter 11 Article V; Amend Chapter 16 Article VIII, and amend Chapter 29 of the El Centro Municipal Code; and

**WHEREAS**, said Zoning Ordinance Text Amendment will establish regulations on mobile vending; and

**WHEREAS**, public hearing notices were posted at three locations throughout the city and was advertised on August 1, 2025 in the *Imperial Valley Press*, a newspaper of general circulation; and

**WHEREAS**, the petition was initiated by the City; and

**WHEREAS**, a public hearing was conducted on August 12, 2025 and the petitioner was present and heard and no one was present to object to the petition nor were any objections filed with the Commission; and

**WHEREAS**, the text proposed amendment is in conformity with the El Centro General Plan map and text and other development policies; and

**WHEREAS**, the proposed text amendment is appropriate for the property or properties which will be affected by such action, with consideration given to access, size of parcel(s), relationship to similar or related uses, and other considerations deemed relevant by the commission and council; and

**WHEREAS**, the proposed text amendment is necessary and proper at this time, and is not likely to be detrimental to property or residents affected by such action; and

**WHEREAS**, the proposed Zoning Ordinance Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, as it involves the adoption of operating regulations and does not have the potential to cause a reasonably foreseeable significant physical impact on the environment.

**NOW, THEREFORE**, be it resolved that the Planning Commission of the City of El Centro hereby recommends approval of Zoning Ordinance Text Amendment 25-01 to repeal Chapter 11 Article V, amend Chapter 16 Article VIII, and amend Chapter 29 of the El Centro Municipal Code to establish a comprehensive and consolidated regulatory framework for mobile vending.

PASSED AND ADOPTED on August 12, 2025 by the following vote:

ROLL CALL:           Ayes:  
                          Noes:  
                          Absent:  
                          Abstaining:

CITY OF EL CENTRO  
PLANNING COMMISSION

By \_\_\_\_\_  
Jorge A. Perez,  
Chairperson

ATTEST:

APPROVED AS TO FORM:

By \_\_\_\_\_  
Angel Hernandez, AICP  
Secretary-Director

By \_\_\_\_\_  
Elizabeth L. Martyn  
City Attorney



**DISCUSSION AND ANY NECESSARY ACTION REGARDING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

<b>Project:</b> Modifications to Single-Family Residential Development Standards	<b>Location:</b> City Wide
<b>Applicant:</b> City Initiated	<b>Project Type:</b> Zoning Ordinance Text Amendment
<b>Staff Planner:</b> Angel Hernandez, Community Development Director	<b>Proposed Use:</b> Not Applicable

**PROJECT SUMMARY**

The purpose of this staff report is to present the Planning Commission with background and analysis related to potential modifications to the development standards applicable to single-family residential development. These standards are found in Table 29-54-1 of the Zoning Ordinance (attached as **Exhibit A**) and regulate lot size, setbacks, building height, and lot coverage.

Additionally, residential subdivision projects over 1 acre may apply for alternative development standards through the Planned Unit Development (PUD) provisions, which allow for greater design flexibility. However, staff has observed limitations in the practicality of the PUD provisions—especially for small-lot subdivisions—even when the proposed project is consistent with the General Plan, due to the PUD’s minimum lot size requirement of 3,500 square feet.

During the 2024 Zoning Ordinance update, the interior side yard setback was reduced to 5 feet on each side, aligning with regional norms. However, the exterior side yard setback—which applies to lots abutting a street—remained unchanged at 15 feet, resulting in inconsistency with regional standards.

Staff is therefore exploring amendments to the development standards found in Table 29-54-1, as well as potential updates to the PUD provisions. The purpose of this item is to initiate discussion with the Planning Commission and receive direction on whether staff should prepare a draft ordinance for future public hearing and recommendation to the City Council.

***STAFF RECOMMENDATION: Discuss and provide direction to staff regarding potential revisions to single-family development standards and PUD provisions.***

## **BACKGROUND**

### **R1-SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS**

The residential development standards for El Centro are found in Section 29-54 of the Municipal Code. While most standards are based on zoning designation, minimum lot size is based on whether the lot is developed with a single-family detached dwelling.

- Lot width - Width of the lot between the side lot lines. A lot width of 50 feet for regular lots and 60 feet for corner lot is required in El Centro.
- Lot depth – The depth of a lot in the mean direction between the front and rear lot lines. A depth of 100 feet is required, except for lots abutting a freeway which require a depth of 150 feet.

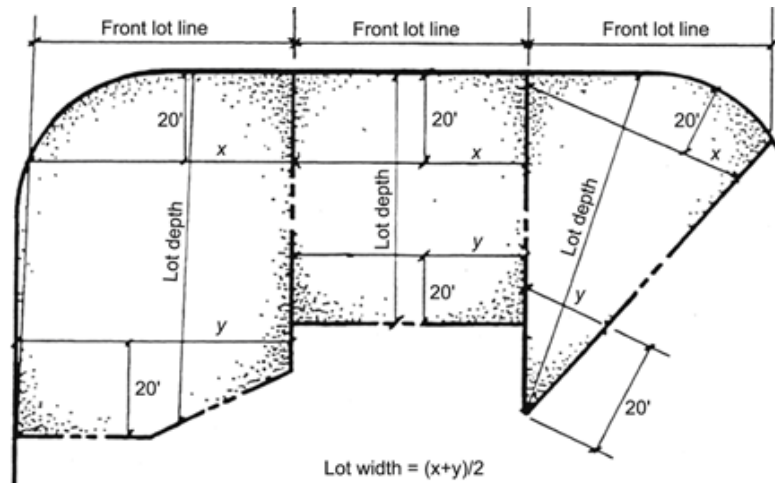


Figure 1 Exhibit showing lot width and lot depth

- Front yard setback – Area between the front property line or future right-of-way line in which primary buildings are not allowed to be located. Certain accessory structures are allowed to encroach on the setback. The City standard is 20 feet.

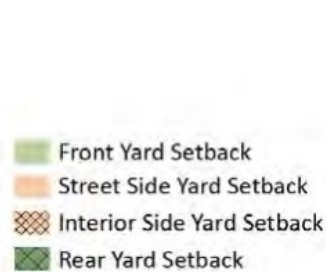


Figure 2 Exhibit showing location of different yard setbacks

- Rear yard setback - Area between the rear property line and primary buildings. Depending on the structure and whether there is an alleyway a different setback may apply, ranging from 5 feet for single-story buildings to 25 feet for the second story and higher portions of homes.
- Side yard setback - Distance between the side property line or right-of-way line and primary buildings. Lots in which a side yard abuts a street are subject to a larger 15-foot setback than those abutting another lot, which require 5 feet.
- Lot coverage – The percentage of a lot that may be covered by structures. Eaves or open sided roofed areas normally are not factored in the lot coverage.

Staff compared El Centro’s development standards to other larger cities in Imperial Valley and surrounding areas and summarized them into a table below for comparison. The standards below are compared to the City’s R1 Zoning designation to which ever zoning designation most closely resembles those for other cities.

<b>Development Standards</b>	El Centro	Calexico	Imperial	Brawley	Indio	Coachella	Yuma
<b>Lot Area (ft<sup>2</sup>)</b>	6,000	6,000	6,000	6,000	4,500	5,400	6,000
<b>Regular lot width (ft)</b>	50	60	65	60	60	50	50
<b>Corner lot width (ft)</b>	60	65	65	65	65	60	50
<b>Cul-de-sac/knuckle/flag lot width (ft)</b>	50	30	30	50	35	40	50
<b>Minimum lot depth (ft)</b>	100*	100	100	NA	80	80	NA
<b>Front yard setback (ft)</b>	20	25	20	20	10*	15*	20
<b>Side yard setback, interior (ft)</b>	5	5	5	5	5	5	7
<b>Side yard setback, exterior (ft)</b>	15	10	10	10	15	10	10
<b>Rear yard setback (ft)</b>	5-25	20	10	20	15	20	10
<b>Lot Coverage (% of lot)</b>	50	40	50	55	60	50	50

- El Centro has a minimum lot depth of 150-feet for lots abutting Interstate 8.
- Indio and Coachella have a separate setback requirement for garages that require them to be at least 20-feet from the public right-of-way.

## **ANALYSIS**

### **RESIDENTIAL DEVELOPMENT STANDARDS**

Staff reviewed the existing standards and compared them to other jurisdictions in Imperial County and surrounding areas. With some exceptions, there are slight variations in the development standards applicable in the City of El Centro compared to other neighboring cities in Imperial County and Yuma, Arizona. The differences are found in the exterior-side yard setback, cul-de-sac lot width, and rear yard setback. Staff is also exploring modifying the front yard setback requirement that is present in the development standards of Indio and Coachella, where their standards are significantly flexible compared to cities in Imperial County.

Below is a table showing development standards that are in being considered for modifications.

<b>Standard</b>	<b>Existing El Centro Requirement</b>	<b>Purpose of Requirement</b>	<b>Possible modification</b>
<b>Exterior Side Yard Setback</b>	15 feet (largest among studied jurisdictions, except Indio which is also 15 feet)	Buffer from street noise and vibration; Prevents building massing along streets; Contributes to neighborhood aesthetics	Reduce to 10 feet to align with local standards.
<b>Cul-de-sac Lot Width</b>	Minimum 50 feet measured at the front property line	Due to cul-de-sac curvature, lot fronts are narrower; Ensures adequate space for driveways, sidewalks, and utilities at the street line	Change measurement to front-yard setback line and allow 30 feet at front property line.
<b>Rear Yard Setback</b>	Varies depending on: Building height, Presence of alley, Proximity to Interstate 8	Provides private outdoor space behind the home; Applies to main structure only (not patios, sheds, or pools)	Standardize to 15–20 feet for all lots not adjacent to I-8; Keep existing requirements for lots abutting I-8.
<b>Front Yard Setback</b>	Minimum 20 feet	Maintains front yard space and openness; Allows driveway space for parking; Helps separate garages from sidewalks	Allow 10–15 feet setback for habitable space. Maintain 20 feet for front-loaded garages and 12 feet for side-loaded garages, if garage does not exceed 50% of lot width.



Figure 3 - Photo of single-family home with 12-foot setback in Coachella

## **PLANNED UNIT DEVELOPMENT REQUIREMENTS**

The PUD ordinance (Exhibit B) provides flexibility in zoning standards through a conditional use permit and is applied for in conjunction with a subdivision map. It is intended for projects that meet the General Plan land use and offer enhanced amenities. Other agencies PUD provisions vary heavily, between those that have very little development standards prescribed to those that have minimum standards for subdivision design.

Regionally, PUD developments have been commonly utilized in the City of Imperial and parts of the City of Brawley. While PUDs are frequently considered by prospective developers in El Centro, none have been constructed since the last approved project in 2000. Recent development trends indicate a growing demand for greater flexibility, including smaller lot sizes averaging between 3,000 and 4,000 square feet, reduced lot dimensions to accommodate compact development, and clearer guidance on private street design. To better align the PUD process with contemporary development needs, staff recommends considering amendments to the following requirements:

- Reduce the minimum lot size to no smaller than 2,000 SF
- Reduce the minimum lot width
- Increase the maximum lot coverage
- Increase open space requirements to account for smaller minimum lot sizes.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review and discuss the proposed changes to single-family residential development standards and Planned Unit Development provisions. No formal action is requested at this time, but staff seeks direction to prepare draft ordinance amendments and/or conduct additional research and return to the Planning Commission at a future meeting with a formal proposal.

## **ATTACHMENTS**

Exhibit A – Residential Zone Development Standards  
Exhibit A – Planned Unit Development Requirements.

**Sec. 29-54. Residential zones property development standards.**

The following minimum property development standards identified in table 29-54.1 shall apply to all land and buildings in the residential zones, except that any lot shown on an official subdivision map duly approved and recorded, or any lot for which a bona fide deed had been duly recorded prior to the effective date of this chapter may be used as a building site. See also article III of this chapter for exceptions to, or clarification of, these regulations.

- (1) Special requirements for two (2) or more dwelling units per lot:
  - a. *Site plan review.* Before any building or structure which increases the number of dwelling units to two (2) or more is erected on any lot in a residential zone, a site plan shall have been submitted to and approved by the community development director, pursuant to the provisions of article V, division 4 of this chapter.

Table 29-54.1 Residential Zones Property Development Standards

Development Standards		Zoning Regulations				
		RAP	RR	R1	R2	R3
(a)	<i>Minimum net lot area, in square feet (1)</i>					
	(1) Single-family detached dwelling	43,560	21,780	6,000	3,600	3,600
	(2) Attached or multi-family dwelling	N/A	N/A	N/A	7,200	7,200
(b)	<i>Density-maximum dwelling units per net acre (1)</i>	1	2	7	12	25
(c)	<i>Minimum lot width, in feet (1)</i>					
	(1) Regular lot	150	100	50	60	60
	(2) Corner lot	150	100	60	65	65
(d)	<i>Minimum lot depth, in feet</i>	150	100	60	65	65
	(1) Regular lot	200	150	100	100	100
	(2) Abutting a freeway	200	200	150	150	150
(e)	<i>Minimum building setbacks, in feet</i>					
	(1) Front	60	40	20	20	20
	(2) Rear					
	a. First story of building	20	10	5	5	5
	b. Abutting a freeway	50	50	50	50	50
	c. Second and additional stories of building	25	25	25	25	25
	d. Abutting an alley, second and additional stories of building	15	15	15	15	15
	(3) Side					
	a. Interior side	30	20	5	5	5
	b. Exterior side	30	20	15	15	15
	(4) Between main buildings	N/A	N/A	N/A	10	10
	(5) Between accessory buildings	6	6	6	6	6
	(6) Abutting interior driveways and open parking	0	0	0	5	5
(f)	<i>Maximum lot coverage, percent</i>	35	25	50	50	60
(g)	<i>Maximum building height, in feet</i>	35	35	35	35	45
(h)	<i>Parking regulations</i>	See article III, division 5				

(i)	<i>Required landscaping, screening, and fencing</i>	See article III, division 6
(j)	<i>Accessory uses</i>	See article III, division 9
(k)	<i>Animal keeping</i>	See article III, division 10
(l)	<i>Temporary uses</i>	See article IV, division 5
(m)	<i>Nonconforming uses and lots</i>	See article IV, division 6
(n)	<i>Signs</i>	See chapter 22.1 of City Code
(o)	<i>Communication facilities</i>	See article IV, division 8

Notes:

- (1) Legal lots may exist that do not meet this development standard. However, any subdivision of land occurring after the adoption of this zoning ordinance must meet the minimum net lot area required by table 29-54.1 standard, with the following exception for existing infill lots at the time of the adoption of this chapter. For the purposes of this section, an infill lot is any legal lot surrounded on at least two (2) sides by developed lots.
  - The subdivision of an existing infill lot is permitted if the net lot area of the subdivided lot(s) is equal to or greater than ninety (90) percent of minimum net lot area required by table 29-54.1.
- (2) Density is one (1) du/acre per the general plan. However, densities consistent with the R1 development standards may be allowed as a cluster development, subject to approval of a CUP and so long as average densities within designated "extended approach/departure" areas do not exceed one (1) du/acre.

b. *Open space.* Development of two (2) or more units on a single shall have efficient access to common and private open space for passive or active recreation and for social activities. Common open space includes amenities open to all residents and their visitors, such as game courts, swimming pools, gardens, fitness areas, play equipment, picnic areas, barbeque areas, community gardens, or landscape gardens. No portion of off-street parking spaces, driveways, covered pedestrian access ways or utility areas such as laundries, clothes drying yards or trash areas shall constitute common open space. Private open space includes areas connected or adjoining a dwelling unit for the exclusive use of the occupants and their visitors, such as balconies, porches, or patios. All common open space shall conform to the following standards:

1. *Amount required.*

- i. For two (2) to four (4) dwelling units (attached or detached) on a single lot, a minimum of three hundred (300) square feet of open space with a minimum dimension width and depth of twenty (20) feet shall be provided for each dwelling unit.
- ii. For more than five (5) or more on a single lot or building site, a minimum of one hundred fifty (150) square feet per dwelling unit of common open space shall be provided, not less than fifty (50) percent of which shall be located in a single common area with a minimum dimension width and depth of twenty (20) feet.
- iii. In addition to the above, in the R3 zone private open space shall be provided as follows:
  - (A) For dwelling units with one (1) or more bedrooms a minimum of fifty (50) square feet of private open space shall be provided contiguous to each

---

dwelling unit. A minimum of fifty (50) square feet of private open space shall be provided contiguous to each dwelling unit.

(B) For studio or efficiency units a minimum of fifty (50) square feet of private open space shall be provided contiguous to each dwelling unit, except that the amount of required private open space may be reduced when additional common open space is provided. For every additional square foot of common open space provided, private open space may be reduced by one (1) square foot.

(C) Private open space shall have a minimum width and depth of five (5) feet, and be screened from ground level exterior visibility by a wood or masonry fence not more than fifty (50) percent open and not less than fifty-four (54) inches high, or, if on a deck or balcony, not less than forty-two (42) inches high.

iv. When a private open space area greater than ninety-six (96) square feet with a minimum width of eight (8) feet is provided for each dwelling unit, the total common open space requirements may be reduced by twenty-five (25) percent.

v. Rooftop amenities may also be included in the required open space if they are accessible to all residents.

vi. Planting areas may be reduced to fifteen (15) percent if active recreation areas such as playgrounds, sport courts, pools or fitness areas are provided for common open space.

vii. Any accessory building or unit designed and intended to be used for recreational purposes shall be counted as common open space but may not exceed fifty (50) percent of the required open space.

2. *Location.*

i. Required common open spaces shall be conveniently and centrally located to the majority of units in the development to promote a sense of community. Common open space areas located within center courtyards are preferred to provide resident privacy and security.

ii. Common open spaces and children's play areas shall be visible from individual units and be connected to the internal pedestrian system in the development.

iii. Private open spaces shall be contiguous to and have direct pedestrian access from the units they serve.

3. *Design.*

i. The design and orientation of all open spaces shall take advantage of available sunlight and be sheltered from the wind, noise and traffic on adjacent streets, and incompatible uses.

ii. A surface shall be provided which allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dust free surfacing. Slope shall not exceed five (5) percent.

iii. Pools with incidental cabanas and restrooms, and paved recreation areas may be developed in the required common open space.

- 
- iv. Not less than twenty-five (25) percent, but no more than fifty (50) percent, of this common space shall be permanently landscaped.
  - v. All common open spaces shall be ADA accessible and feature ADA accessible features.
  - vi. Single projects that occur on multiple lots, as a part of a single phase of development, may cluster open space into a single location on a single lot rather than providing open space on each individual lot.
- c. *Trash enclosure.* All areas set aside for storage and pickup of trash and garbage shall be completely enclosed on four (4) sides by a solid six (6) foot wall or fence or completely screened by any other methods acceptable to the director. Said areas shall be convenient to residents which they are intended to serve. Solid access doors shall be provided at the same height as the wall or fence.
- d. *Laundry room.* For developments of ten (10) or more dwelling units, a minimum of one (1) clothes washer and one (1) clothes dryer per each full ten (10) dwelling units shall be provided and maintained within an enclosed structure. The provision of one (1) clothes washer and one (1) clothes dryer hookup in each dwelling unit shall meet this requirement.

(Ord. No. 24-03, § 2, 9-17-24)

## ***DIVISION 1. PLANNED UNIT DEVELOPMENT***

### **Sec. 29-176. Intent and purpose.**

It is the intent of this division to provide greater flexibility in the application of development standards for residential projects as set forth in chapter 24 of the City Code, subdivision ordinance, and this chapter, and to encourage innovative site planning in keeping with the following principles:

- (1) The encouragement of a more desirable living environment through application of modern site planning techniques which are not generally available through strict application of conventional development standards.
- (2) The arrangement of buildings, streets, and landscaped areas in a more functional and visually satisfying pattern.
- (3) The development of a more interesting and varied project in accordance with a detailed comprehensive plan encompassing such elements as the design and location of structures, the circulation pattern, parking facilities, landscaping, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying the property.
- (4) Flexibility to allow alternative housing typologies to traditional single dwelling unit developments to encourage a variety of housing opportunities for a range of residents in accordance with the land use and housing elements of the general plan.

(Ord. No. 24-03, § 2, 9-17-24)

### **Sec. 29-177. Conditional use permit required.**

Planned unit developments are subject to a conditional use permit and may be approved pursuant to the provisions regarding conditional use permits outlined in article V, division 6 of this chapter.

(Ord. No. 24-03, § 2, 9-17-24)

### **Sec. 29-178. Development standards.**

The following standards shall apply to planned unit developments unless modified by the city council pursuant to the provisions of section 29-182 of this division.

- (1) *Project size.* There shall be one (1) or more acres of land within the project to be developed.
- (2) *Townhouse or row house development.* In areas where townhouse developments are proposed, no continuous group of dwellings that together form the exterior walls of a building shall exceed two hundred (200) feet in any dimension.
- (3) *Land area per unit.* The land area required per unit, which is owned in fee by individuals, may be waived by the city council in those instances where common open space has been provided as required in this division, except that:

- 
- a. Each single-family detached unit shall occupy parcels of land not less than three thousand five hundred (3,500) square feet in area with a minimum average width of not less than forty (40) feet or a minimum average width of fifty (50) feet for corner lots, and a minimum average depth of not less than eighty (80) feet; and
  - b. Each individual townhouse or other attached unit shall occupy parcels of land not less than one thousand two hundred (1,200) square feet in area with a minimum average width of not less than twenty (20) feet.
- (4) *Density.* A planned unit development shall not exceed the average gross density of the zone(s) in which it is located. When a planned unit development contains two (2) or more general plan land use designations, the density of the planned unit development may not be transferred from one (1) general plan designation to another without a general plan amendment.
  - (5) *Local access.* Nothing in this division shall cause the waiver of public street requirements established in chapter 24 of the City Code, subdivision ordinance. However, planned unit developments may be served by private ways, streets, or alleys that vary from the requirements for dedicated streets if, in the judgment of the city council, such waiver is in conformity with the provisions of this division. Furthermore, such paved private access ways, exclusive of pedestrian walkways, shall be at least:
    - a. Twenty (20) feet wide for one-way traffic when parking is prohibited by posted signs.
    - b. Twenty-four (24) feet wide for two-way traffic when visitor parking is provided in specially designed bays outside of the right-of-way and parking on the access way is prohibited by posted signs.
    - c. Forty (40) feet wide for two-way traffic when parking is allowed on both sides.
  - (6) *Trash and garbage pickup.* All areas set aside for storage and pickup of trash and garbage shall be completely enclosed on four (4) sides by a solid six (6) foot wall or fence, or completely screened by other methods acceptable to the planning commission and city council. Said areas shall be sited in a manner convenient to the residents which they are intended to serve. Solid access doors shall be of the same height as the wall or fence.
  - (7) *Building height limits.* Building heights above the limits imposed in the zone in which the planned unit development is located shall be permitted if the city council determines that additional height furthers the objectives of this division.
  - (8) *Required open space.* Sites three (3) acres in area or smaller shall provide a minimum of five (5) percent of the total area of the planned unit development as common open space/amenity for the development. Sites greater than three (3) acres in area shall provide a minimum of ten (10) percent of the total area of the planned unit development as common open space/amenity for the development. Land occupied by buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement. However, land occupied by recreational buildings and structures may be counted as required open space.

(Ord. No. 24-03, § 2, 9-17-24)

### **Sec. 29-179. Conditions of approval.**

All planned unit developments shall be subject to the following conditions of approval placed upon the project in accordance with article V, division 6 of this chapter:

- (1) *Private access streets and driveways.* Access to lots within a planned unit development, and to its required parking spaces, shall be provided by way of a public or private street, or an access easement.

---

All common access streets, driveways, alleys and other access ways provided for vehicular access and serving cluster units within the project shall be developed in accordance with the plans and specifications approved as part of this action by the city council, and shall be maintained by responsible management of the project indefinitely. The council may require changes in the design of these common access elements as a condition of approval if, in their judgment, such changes are essential to provide access for fire, police and other emergency vehicles.

- (2) *Dedication of public easements.* The city council may require and accept dedication of public easements for utilities both public and private within, along or across the common areas of the project. The council may also require easements for pedestrian use where needed to provide through access to a public school, park, or other public facility.
- (3) *Improvement and maintenance of open space.* Open space areas shall be suitably improved for their intended purpose. All or any part of the required open space shall be reserved for use in common by the residents of the planned development. All lawn and landscaped areas reserved for common use shall be provided with a permanent watering system adequate to maintain such areas. All areas intended for common use shall be irrevocably reserved by deed restriction for such common use.
- (4) *Dedication of open space.* If, in the judgment of the city council, there exists in the project open space which might at a future time be developed in a manner conflicting with the intent of the zone or the objectives of this division, the council may require the dedication of development rights for said open space to the city as a condition of approval. The instruments used to transfer said rights shall be acceptable to the city and the deeded rights shall be clearly indicated on all maps of record.
- (5) *Phased development.* If development is to be accomplished in phases, the development plan shall coordinate the improvement of open space, the construction of buildings, structures and improvements in such open space, and the construction of dwelling units so that each development phase achieves, at a minimum, a proportionate share of the total open space improvements of the total planned development.
- (6) *Other requirements.* The city council may require other reasonable conditions of approval that relate to the physical development of the project or to the methods of managing the common elements and providing for perpetual maintenance of these elements.
- (7) *Revocation of permit.* Any conditional use permit granted pursuant to the provisions of this division shall contain a condition providing for the revocation of said permit if:
  - a. Open areas and recreational facilities are not preserved and maintained;
  - b. Automobile storage space and adequate access thereto is not preserved and maintained; or
  - c. Any taxes or assessments on the common elements are not paid within the period required by law.

(Ord. No. 24-03, § 2, 9-17-24)

### **Sec. 29-180. Procedure for review of planned unit development.**

In addition to the procedures for submittal and review of a conditional use permit outlined in article V, division 6 of this chapter, the following procedures shall apply to all projects initiated pursuant to this division:

- (1) *Pre-application meeting.* Prior to the filing of an application for a conditional use permit, the developer or subdivider should meet with the community development director or designated representative to discuss the proposed project so that the necessary subsequent steps may be undertaken with a clear understanding of requirements for development under this division.

- 
- (2) *Administrative review.* Subsequent to filing an application for a conditional use permit, the community development director shall review the preliminary plans submitted by the applicant with other city officials including, but not limited to, the city engineer, city attorney, assistant community development director, and fire chief. These officials shall submit their recommendations in writing to the community development director. Upon receipt of these recommendations, a meeting with the developer or subdivider shall be scheduled at which time the administrative recommendations will be made known to the developer or subdivider.

(Ord. No. 24-03, § 2, 9-17-24)

### **Sec. 29-181. Additional requirements for application.**

In addition to the procedures for submittal and review of a conditional use permit outlined in article V, division 6 of this chapter, the following additional information shall also be required of planned unit developments:

- (1) General development plan(s) with at least the following details shown to scale and dimensioned:
  - a. The location and use(s) proposed for each existing and proposed structure in the project area as well as the number of stories, gross building area and approximate location of entrances;
  - b. All existing and proposed curb cuts, driving lanes, streets, alleys and parking, loading, storage and refuse pickup areas;
  - c. All pedestrian walks and open areas for common use;
  - d. Types of surfacing treatment proposed for all walks, streets and driveways;
  - e. Types of landscaping elements proposed for the project including fences and screen planting; and
  - f. All existing and proposed physical features such as hydrants, utility facilities, drainage facilities and recreational facilities.
- (2) A boundary survey map of the project (a tentative subdivision map may be substituted for this requirement if the applicant proposes to subdivide the property).
- (3) A map showing existing topography of the project area with contours at one (1) foot intervals, and grading plans if grading is contemplated.
- (4) A subdivision map (tract map or parcel map) shall be required for the creation of a planned unit development.
- (5) Access and maintenance. An agreement for access and maintenance for all facilities used in common shall be submitted as part of the subdivision map for approval and recordation.
  - a. All areas of planned unit developments with five (5) or more parcels subject to a reciprocal access and/or maintenance easement shall be maintained by an association that may be incorporated or unincorporated.
  - b. Planned unit development with four (4) or less parcels subject to a reciprocal access and/or maintenance easement may execute a maintenance agreement in lieu of requiring an association.
  - c. A maintenance agreement shall be formed, composed of and executed by all property owners, to maintain all common areas and appurtenances such as trees, landscaping, water treatment facilities, trash, parking, driveways, drive aisles, walkways, private water lines, meters, etc. Each owner and future property owners shall automatically become members of the agreement and shall be subject to a proportionate share of the maintenance and related costs. The maintenance agreement shall be recorded as a covenant and agreement to run with the land. The subdivider

---

Created: 2025-03-20 12:16:09 [EST]

(Supp. No. 124)

---

shall submit a copy of this agreement, once recorded, to the planning division for placement in the subdivision file.

- (4) Statements in writing of all declarations, restrictions, covenants, or methods of managing the project and maintaining the common areas and elements located therein.

(Ord. No. 24-03, § 2, 9-17-24)

**Sec. 29-182. Modification of requirements.**

Modification of the requirements of this division may be granted by the city council when it determines that such modification will not be detrimental to the subject development, adjacent properties or the public interest. However, no modification shall be granted from the density or total open space area requirements specified in this division.

(Ord. No. 24-03, § 2, 9-17-24)

**Sec. 29-183. Applicability to other land uses.**

Where the procedures and requirements of this division will better implement the general plan or other goals or policies of the city as determined by the city council, a planned unit development may be used for a commercial, industrial, mixed land use, or public project. In such case, the open space requirements and other standards of this division may be waived by the council.

(Ord. No. 24-03, § 2, 9-17-24)

**Secs. 29-184—29-187. Reserved.**



## PLANNING COMMISSION

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

**Item: 4.**

Meeting: 8/12/2025 5:30 PM  
Category: Presentation  
NON-ACTION INFORMATION ITEMS

---

### COMMUNITY DEVELOPMENT DEPARTMENT REPORT

#### **BACKGROUND & PROJECT DESCRIPTION**

**Willow Bend Annexation** – The annexation documents were recorded on May 29, 2025.

**Weiler Annexation** – The annexation maps are being reviewed by the County Surveyor's office.

**Mobile Vending Ordinance** – A public meeting for proposed and current mobile vendors was held on July 17th to review changes to the existing mobile vending ordinance. A draft ordinance will be brought before the Planning Commission at the August 12, 2025 Planning Commission meeting.

**Downtown Action Plan** – Staff is preparing a meeting summary of the June 10th town hall meeting for publication. Downtown survey was continued to July 11, 2025. As of date of this report, a total of 298 responses were collected.

**Caltrans Planning Grant Award** – The City was conditionally awarded a grant in the amount of \$217,900 for the preparation of a master plan for the Civic Center and Downtown Commercial zones of the City. This area encompasses State Street, Main Street, and Broadway between 4th Street and Imperial Avenue.

#### **ATTACHMENTS:**

1. August 7, 2025 Planning and Zoning Projects

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Angel Hernandez	LLA/LM 20-03 Ainza Lot Merger 1560 Pepper Dr.	Documents recorded on July 1, 2025.	LLA/LM	Done	Lot Merger at 1560 Pepper Drive	20-000001
Andrea Montaña	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. Staff followed up with applicant on 7/22/2025 and a new contact person for the project was provided.	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	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. Staff followed up with the applicant on 6/25/2025 and there is no current update but can be anticipated in October 2025.	CEQA COZ CUP GPA TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montaña	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Planning Commission approved on June 10, 2025. This item is being prepared for review by the legal team and is tentatively scheduled to go before the City Council on 9/16/2025.	CEQA GPA	In Progress	Change of zone from R1 to R3 and environmental review.	22-000006
Angel Hernandez	Countryside South Subdivision Map Amendment	Staff meeting monthly with the applicant.	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montaña	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2028. Annexation recorded on 5/30/2025. As of 7/22/2025, the transportation consultant is working on the updates to the ICE Study.	TSM	In Progress	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. Staff sent email to applicant requesting documents for Annexation Map Review on 7/14/25.	Annexation CEQA	Paused	Annexation of 320 Acre parcel	23-000006
Angel Hernandez	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
Andrea Montaña	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. On 6/25/2025 applicant contacted staff and they are waiting on a document to be completed.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montaña	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The surveying consultants are reviewing the Lot Merger and Right of Way acquisition documents.	LLA/LM	Paused	Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act	23-000010
Andrea Montaña	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 title report. Staff met with the project contact on 7/14/2025 and no update was available.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montaña	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. On 6/30/2025 to discuss proposed changes and get feedback to complete the next submittal.	CEQA COZ 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

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montaña	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 2/12/25 applicant sent an email that they are obtaining signatures to record documents. On 7/22/2025 planner sent an email requesting an update.	LLA/LM	In Progress	Merge two properties into one.	24-000006
Andrea Montaña	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	An incomplete application notice was provided to the applicant on 6/28/2024. Staff met with the applicant on 7/25/2024 to discuss next steps. As of 6/4/2025 a resubmittal has not been received. On 7/14/2025 staff met with the project contact and additional updates are not available.	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
Andrea Montaña	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	Correction letter sent to applicant on 4/11/2025. The tentative map was resubmitted on 8/1/25. Staff is currently reviewing the plans and will subsequently send it to the environmental consultants.	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
Andrea Montaña	SPR 24-15 DuBose Design Group, LLC_New Commercial Development-Corner of Imperial & Wake (053-807-007)	The applicant received comments on 10/25/2024. The item has been paused by the applicant. On 7/14/2025 staff met with the project contact and additional updates are not available.	SPR	Paused	Retail development with 131,000 square feet of building space plus 2 fast food pads totaling 7,500 square feet.	24-000053
Andrea Montaña	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 to be resubmitted. As of 6/25/2025 the applicant informed the planner that he is still working on the changes requested.	SPR	Paused	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Angel Hernandez	SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.	Staff reached out to applicant on June 4, 2025. Staff and Application reviewing building code compliance.	SPR	Paused	Storage Yard	25-000009
Andrea Montaña	LLA 25-01 Lot Merger_3716 S. Dogwood Ave.	Staff sent Letter of Incompleteness to applicant on 4/22/25. On 8/6/25 the applicant resubmitted the documents.	LLA/LM	Paused	Merging two parcels together 054-360-056 and 054-360-057	25-000014
Andrea Montaña	CUP 25-01 Ventura Transfer Company_Freight Yard_605 N 3rd St.	Site plan correction letter sent to applicant on 4/16/2025. Staff presented the CEQA cost/scope and met with the project contact at 7/14/2025.	CUP	Paused	Expansion of freight yard.	25-000023
Andrea Montaña	LLA 25-02 In-N-Out Burgers_Lot Merger_2390 S. 4th St.	Staff sent Letter of Incompleteness to applicant on 5/8/25. Staff met with the applicant on 6/24/2025 and they are working on the corrections.	LLA/LM	Paused	Merge lot to upgrade existing parking lot, new improvements for the expansion of existing drive-thru lane.	25-000026
Andrea Montaña	SPR 25-09 I.V. RECYCLING & PROCESSING LLC_RECYCLING CENTER_370 COMMERCIAL AVE.	Staff is reviewing application. Application is pending payment. 5/28/25 Applicant requested to place project on hold.	SPR	Paused	The proposed project is a recycling center that will serve as a collection point for various recycling materials. The facility will also operate as California redemption value (CRV) collection site.	25-000027
Andrea Montaña	CUP 25-03 The Potter's House Church_Worship Services_401 W. Main Street	Staff send a letter of incomplete application to the applicant on 7/3/2025. The applicant resubmitted plans on 8/6/25.	CUP	Paused	Place of worship, services twice a week. Every Sunday at 11am and 6:30pm. Midweek Currently about 30 members.	25-000034

## Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Andrea Montaña	ZVL 25-03 Verification Letter for 1443 W. Main Street	Staff Completed the Letter and will be distributing it on 8/7/25.	ZVL	In Progr...	Verification Letter for Community Valley Bank	25-000036
Andrea Montaña	SPR 25-12 Electrify America_EV Charging Stations_3451 S. Dogwood Ave.	Staff is preparing this item to be circulated for internal review.	SPR	In Progr...	Install 12 DCFC EV Charging Stations & 3 light poles.	25-000037
Andrea Montaña	ZVL 25-04 Verification Letter for 802 E. Main Street	Staff is reviewing application and it is anticipated to be completed by 8/12/25.	ZVL	In Progr...	Zoning Verification Letter request- including if a cement facility is permitted in that zone.	25-000038
Andrea Montaña	LLA 25-03 WomanHaven_Lot Line Adjustment_1225 W. Main St.	This item was sent to the Engineering Division on 8/5/25. It is also pending an additional preliminary title report.	LLA/LM	In Progr...	The owner is requesting a Certificate of Compliance to correct the Subdivision Map Act Violation in 1972 by a deed.	25-000039
Andrea Montaña	SPR 25-13 Manuel Yanez 832 Adams	This item was submitted on 8/6/25. Staff is currently reviewing the application for completeness.	SPR	In Progr...	A 4-Plex Apartment with 2 Attached ADU's.	25-000040