

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Sara Silva	LLA/LM 20-03 Ainza Lot Merger 1560 Pepper Dr.	Applicant preparing recordation documents on 06/23/2022. Staff is waiting for applicant to provide an update on project.	LLA/LM	Paused	Lot Merger at 1560 Pepper Drive	20-000001
Andrea Montaño	TPM 20-03 Menvielle 1571 Dogwood Ave	A 6 month extension was granted to the applicant which expired on December 2, 2024.	TPM	Canceled	Subdivision of parcel at SWC of Dogwood and Imperial	20-000002
Sara Silva	LLA/LM 21-02 Lot Merger at Western Motel_1266 Adams Ave	Applicant submitted documents with new surveyor 4/9/24. Applicant is working on notarizing the closing packet as of 12/02/24.	LLA/LM	Paused	Merger of lots at 1266 Adams Avenue	21-000001
Andrea Montaño	Chelsea Apartments at NEC 6th Street and Spear Avenue	Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. As of December 11, 2024 there has been no resubmittal.	CEQA TSM COZ GPA	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montaño	TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision	This project has been paused by the applicant until further notice.	CEQA TSM COZ CUP GPA	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montaño	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Staff last met with the applicant on October 11, 2024 to discuss the plans. This item was resubmitted on 12/22/2024 and staff will begin reviewing for completeness.	CEQA GPA	Paused	Change of zone from R1 to R3 and environmental review.	22-000006
Angel Hernandez	Countryside South Subdivision Map Amendment	Applicant reviewing proposed revisions to COA. Planner contacted applicant on 6/25/2024 requesting the status. Followed up with applicant representative on 9/4/2024	TSM	Paused	Modifications of COA for Countryside South TSM	22-000007
Andrea Montaño	TSM Willow Bend Subdivision Map Amendment	Project was recommended for approval by the Planning Commission on December 10, 2024, and is anticipated to go before City Council on February 4, 2025.	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. Pending approval of the SAP.	Annexation CEQA	Paused	Annexation of 320 Acre parcel	23-000006
Sara Silva	TPM 17-02 ICOE McCabe and Sperber	Project placed on hold per applicant in December 2024.	TPM	Paused	Subdivision of 80 acre property to create two parcels.	23-000007
Sara Silva	LLA/LM 23-01 Lot Line Adjustment Dahm 1425 Cypress Drive	Applicant was provided with corrections on 11/20/23. On 9/17/24 applicant contacted staff that they are waiting on a document. 12/18/24, planner left applicant a voicemail requesting an update.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montaño	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The surveying consultants are reviewing the Lot Merger and Right of Way acquisition recording documents.	LLA/LM	In Progress	Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act	23-000010
Sara Silva	LLA/LM 23-03 Maruti Cons. Lot Line Adjustment WS Imperial Avenue b/t I-8 and Danenberg	As of 12/16/24 applicant has resumed project. Staff is waiting for applicant to provide an updated preliminary report.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montaño	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The project applicant received the formal comment letter on July 29, 2024. Staff received resubmittal of the item on 12/20/2024 and will begin reviewing.	CEQA TSM COZ SP Specific Plan	In Progress	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

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Andrea Montaño	SPR 23-21 - 2712 S. 4th Mobile Home Community	The plans have been deemed incomplete and the applicant has received notice on January 11, 2024. Staff spoke with the applicant who said he was going to resubmit plans by January 20, 2025.	SPR	Paused	SPR 23-21 Title-25 pre-manufactured homes	23-000049
Sara Silva	LLA 24-03 LC Engineering Consultants, INC_ Hyundai Dealership-2202 Merrill Center Dr.	Project has been approved by consultant surveyor on 4/2/24 . Staff is awaiting applicant to prepare documents for recording. On 12/18/24 Planner sent applicant an email requesting an update.	LLA/LM	In Progress	Merge two properties into one.	24-000006
Andrea Montaño	SPR 24-04 Jaqueline Rodriguez- Duplex House Dwelling- 182 W. State	Applicant resubmitted plans on December 10, 2024 and staff met with applicant. Corrections are expected by 12/31/2024.	SPR	Paused	Build a new 1250 sq ft duplex house dwelling.	24-000022
Sara Silva	TPM 24-01 FUSCOE ENGINEERING_ SUBDIVISION OF PARCEL 2 AT IV COMMONS	Staff finished review of project. Expected to go to Planning Commission on 02/11/25.	TPM	In Progress	TENTATIVE PARCEL MAP OF PARCEL 2 AT IMPERIAL VALLEY COMMONS.	24-000032
Sara Silva	SPR 24-08 Alfredo Hernandez- 25 Unit Apt. Complex at 1998 Barbara Worth Dr.	Staff sent a letter to the applicant to close the file due to inactivity on 11/20/24. Applicant stated on 12/18/24 they will be continuing with the project.	SPR	Paused	Proposing a new 25-unit apartment complex.	24-000033
Andrea Montaño	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	A application incompleteness notice was provided to the applicant on June 28, 2024. Staff met with the applicant on July 25, 2024 to discuss next steps. As of January 7, 2025, the applicant has not resubmitted plans.	SPR	Paused	New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft.	24-000039
Sara Silva	TPM 24-02 Efrain Espinosa_Subdivide to sell parcel at 280 E. Aurora Dr.	Staff sent first review comments to applicant on 12/23/24. Project expected to go to Planning Commission on 02/11/25.	TPM	In Progress	Subdivide to sell parcel	24-000040
Andrea Montaño	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	The first round of comments was completed, and the applicant received a comment letter on August 27, 2024. The CEQA consultants are finalizing the draft documents and are expecting to submit a draft for review by January 17, 2025.	TSM	In Progress	Vacant property that had an approved tentative map that expired Request re-approval for 50 single family lots in a R-1 zoned parcel. Layout is the same as the previous TM approved, including 2.38 ac. Retention Basin and 10.57ac, Park that will be next to an existing park in Desert Village West #5.	24-000041
Sara Silva	SPR 24-12 Pink Hats Inc_56 Apartment Complex-898 Pico Rd.	Staff has placed project on hold as of 7/24/24. Applicant is making revisions to the application.	SPR	Paused	56 Apartment Complex	24-000044
Andrea Montaño	CUP 24-03 Kimley-Horn_ Walmart Fuel Station at 2150 N. Waterman Ave.	Item is pending a Traffic Study to proceed to Planning Commission Hearings. Comments from the departments were received by October 16, 2024.	CUP	In Progress	The proposed project is a Walmart fuel station with 12 fuel dispensers and an overhead canopy, and a convenience store. Work includes pavement, landscape and associated utilities	24-000051
Andrea Montaño	SPR 24-15 DuBose Design Group, LLC_ New Commercial Development-Corner of Imperial & Wake (053-807-007)	The applicant received comments on October 25, 2024.	SPR	Paused	Retail Commercial of 131,000 square feet of building space with 2 fast food pads for a total of 7,500 square feet.	24-000053
Andrea Montaño	LLA/LM 24-04 BJ Engineering & Surveying_ Separate 1690 W. Euclid and 436 W. Euclid	This lot line adjustment was sent to consultant surveyor.	LLA/LM	In Progress	Separate residence from mobile home park.	24-000054

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Sara Silva	LLA/LM 24-05 T.Reilly & Associates_Lot Merger_2215 S. 4th Street	Lot Line Adjustment exhibits have been approved by Engineering Division 12/16/24. Staff is finalizing recording packet.	LLA/LM	Paused	Lot merger only. No proposed use or construction at this time.	24-000057
Andrea Montaño	TUP 24-19 Stiizy_Community Events_3009 S. Dogwood Ave.	The conditions of approval letter was completed prior to the event. However, the applicant failed to correct the code enforcement issues regarding the landscaping.	TUP	Paused	Two events one for October 26, 2024 from 3:30 PM to 8:30 PM and the next event for April 20, 2025.	24-000058
Sara Silva	SPR 24-16 Retail Store_460 State St.	Staff is preparing determination letter.	SPR	Paused	1356 sq. ft. first floor being improved to be used as a retail store.	24-000059
Sara Silva	ZVL 24-09 Partner Assessment Corporation_1204 Poplar Dr	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1204 Poplar Dr. APN: 053-511-003	24-000062
Sara Silva	ZVL 24-10 Partner Assessment Corporation_1455 Pepper Drive	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1455 Pepper Drive. APN: 053-502-002	24-000063
Sara Silva	ZVL 24-11 Partner Assessment Corporation_1285 Poplar Drive	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1285 Poplar Drive. APN: 053-501-025	24-000064
Sara Silva	ZVL 24-12 Partner Assessment Corporation_1295 Poplar Drive	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1295 Poplar Dr. APN: 053-501-024	24-000065
Sara Silva	ZVL 24-13 Partner Assessment Corporation_1215,1225,1243,1251,1271 Ross Ave.	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Verification Letter for 1215,1225,1243,1251, 1271 Ross Ave.	24-000066
Sara Silva	ZVL 24-14 Partner Assessment Corporation_1415 Ross Ave.	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1415 Ross Ave.	24-000067
Sara Silva	ZVL 24-15 Partner Assessment Corporation_1272 Poplar Drive	Zoning Verification Letter sent 12/10/2024	ZVL	Done	Zoning Verification Letter for 1272 Poplar Drive	24-000068
Andrea Montaño	SPR 24-18 Akbar Zadeh_Self Storage_044-220-110	Staff is preparing comment letter.	SPR	In Progress	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Sara Silva	TUP 24-21 Toy Drive_December 14, 2024 _ 950 N. Imperial	Staff send approval letter on 12/12/2024	TUP	Done	Toy Drive on 11/14/2024 from 11AM- 4PM	24-000072
Sara Silva	CUP 24-05 Duggins Construction_Humane Society Project_S. Hope Ave.	Staff has sent project out for inter-departmental review on 12/17/24. Comments are due by 12/30/24. Project expected to go to Planning Commission on 02/11/25.	CUP	In Progress	New 7,724 square feet building (2,051 square feet for office and 5,673 square feet for kennels) with landscaping, parking lot and site improvements.	24-000073
Sara Silva	SPR 24-19 Kevin Khanis_Assisted Living for Elderly_1203 Driftwood Dr.	Notice of project was sent to surrounding property owners on 12/19/24.	SPR	In Progress	Assisted Living for the elderly offers 24 hr. board and care for elderly. Also assistance with activities of daily living (ADL)	24-000074
Andrea Montaño	ZVL 24-18_NV5 Company_3351 S. Dogwood Dr.	Staff is preparing item for completion.	ZVL	In Progress	Zoning Verification Letter for 3351 S. Dogwood Dr.	24-000075
Andrea Montaño	ZVL 24-19_Zoning Verification Letter for 1850 Bradshaw Dr.	Zoning verification letter was sent on 12/23/24.	ZVL	Done	Zoning verification letter for 1850 Bradshaw Dr. Use-commercial, single story building 19,168 square feet per site plan.	24-000076
Sara Silva	PCN 24-02 The Acuna and Meza Entertainment Company	Memo of project description was sent to the Police Department on 12/26/24.	PCN	In Progress	Remodel and Modernize "Tommy's Bar" into sports Bar with multiple TV's and non-Gambling entertainment game stations.	24-000077
Sara Silva	AC 24-03 Best S.T.E.P Forward Mural_260 E. Main	Staff is reviewing completeness of application.	Administrative Review	Not started	Create a mural that can inspire all living with special needs, support inclusion and the arts.	24-000079

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Sara Silva	SPR 25-01 Veronica Acevedo_New Unit & 2 detached ADU_ 505 Hamilton Ave.	Staff is reviewing completeness of application.	SPR	Not started	Built a new unit and 2 detached ADUs.	25-000001