

Planning and Zoning Projects

| Owner | Project name | Status Summary | Project Type | Status | Description | MyGov ID |
|-----------------|---|--|-----------------------------------|-------------|--|-----------|
| Sara Silva | LLA/LM 20-03 Ainza Lot Merger 1560 Pepper Dr. | Applicant preparing recordation documents on 06/23/2022. Staff is waiting for applicant to provide an update on project. | LLA/LM | Paused | Lot Merger at 1560 Pepper Drive | 20-000001 |
| Sara Silva | LLA/LM 21-02 Lot Merger at Western Motel_1266 Adams Ave | Applicant submitted documents with new surveyor 4/9/24. Applicant is working on notarizing the closing packet as of 12/02/24. | LLA/LM | Paused | Merger of lots at 1266 Adams Avenue | 21-000001 |
| Andrea Montaña | 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 January 8, 2025 there has been no resubmittal. | CEQA, COZ, GPA, TSM | Paused | 288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel. | 22-000001 |
| Andrea Montaña | TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision | This project has been paused by the applicant until further notice. | CEQA, COZ, CUP, GPA, TSM | Paused | Planned Unit Development for Single Family Residential and Light Industrial Development. | 22-000002 |
| Andrea Montaña | GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue | Staff received traffic study fee's on January 31, 2025 and is pending submitting the work order to the consultant. | 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 Montaña | TSM Willow Bend Subdivision Map Amendment | This item was approved by City Council on February 4, 2025. | TSM | Done | Amendment to Conditions of Approval of the Willowbend TSM.. | 22-000008 |
| Angel Hernandez | MND 17-02, GPA 17-02, COZ 17-02, Dogwood and Villa Annexation | Project approved at City Council meeting on 4/4/2023. 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 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 recording documents. | LLA/LM | Paused | Lot Merger required for the Construction and operation of waste transfer station per the Subdivision Map Act | 23-000010 |
| Sara Silva | LLA/LM 23-03 Maruti Cons. Lot Line Adjustment WS Imperial Avenue b/t I-8 and Danenberg | As of 12/16/24 applicant has resumed project. Staff is waiting for applicant to provide an updated preliminary report. On 1/7/25 Planner sent an email requesting an update. | LLA/LM | In Progress | Lot line adjustment of parcels. | 23-000021 |
| Andrea Montaña | 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 is finalizing the comment letter for changes to the Tentative Map, Traffic Study, and Specific Plan. Correction letter is expected to be released by February 14, 2025. | CEQA, COZ, SP, TSM, 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 |
| Andrea Montaña | SPR 23-21 - 2712 S. 4th Mobile Home Community | Resubmittal was not received by January 20, 2025 and is now canceled. | SPR | Canceled | SPR 23-21 Title-25 pre-manufactured homes | 23-000049 |

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| 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 Montaña | SPR 24-04 Jaqueline Rodriguez- Duplex House Dwelling- 182 W. State | This item is out for review of the departments with a comment period ending on February 13, 2025. | 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 03/11/25. | 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 Montaña | 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. A resubmittal is expected within two weeks. | SPR | Paused | New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft. | 24-000039 |
| Sara Silva | TPM 24-02 Efrain Espinosa_Subdivide to sell parcel at 280 E. Aurora Dr. | Staff routed project to applicant for 2nd review corrections on 1/29/25. Project expected to go to Planning Commission on 03/11/25. | TPM | In Progress | Subdivide to sell parcel | 24-000040 |
| Andrea Montaña | TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision | The first round of comments was completed, and the applicant received a comment letter on August 27, 2024. CEQA Consultants provided the draft Addendum on January 21, 2025. Staff is reviewing the environmental documents and discussing next steps for approval. | 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 Montaña | 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 | Paused | 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 Montaña | SPR 24-15 DuBose Design Group, LLC_New Commercial Development-Corner of Imperial & Wake (053-807-007) | The applicant received comments on October 25, 2024. The item has been paused by the applicant. | SPR | Paused | Retail Commercial of 131,000 square feet of building space with 2 fast food pads for a total of 7,500 square feet. | 24-000053 |
| Andrea Montaña | LLA/LM 24-04 BJ Engineering & Surveying_ Separate 1690 W. Euclid and 436 W. Euclid | This lot line adjustment was sent to consultant surveyor 12/17/2024. | LLA/LM | In Progress | Separate residence from mobile home park. | 24-000054 |
| Sara Silva | LLA/LM 24-05 T.Reilly & Associates_Lot Merger_ 2215 S. 4th Street | Certificate of Merger was recorded on January 23, 2025. | LLA/LM | Done | Lot merger only. No proposed use or construction at this time. | 24-000057 |
| Andrea Montaña | 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 |

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| Sara Silva | SPR 24-16 Retail Store_460 State St. | Determination Letter was send to applicant on 1/16/2025. | SPR | Done | 1356 sq. ft. first floor being improved to be used as a retail store. | 24-000059 |
| 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 resubmittal. | SPR | Paused | Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking. | 24-000071 |
| Sara Silva | CUP 24-05 Duggins Construction_Humane Society Project_S. Hope Ave. | Staff is preparing staff report for Planning Commission meeting. 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. | Determination letter was sent to applicant 1/16/24. | SPR | Done | Assisted Living for the elderly offers 24 hr. board and care for elderly, Also assistance with activities of daily living (ADL) | 24-000074 |
| Andrea Montaña | ZVL 24-18_NV5 Company_ 3351 S. Dogwood Dr. | Staff provided zoning verification letter to applicant on 1/24/25. | ZVL | Done | Zoning Verification Letter for 3351 S. Dogwood Dr. | 24-000075 |
| Sara Silva | PCN 24-02 The Acuna and Meza Entertainment Company | Determination letter was sent to applicant 1/16/24. | PCN | Done | 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 preparing staff report for Administrative Committee. Project is scheduled for Administratice Committee meeting on 2/13/25. | Administrative Review | In Progress | Create a mural that can inspire all living with special needs, support inclusion and the arts. | 24-000079 |
| Sara Silva | SPR 25-01 Veronica Acevedo_New Unit & 2 detached ADU_ 505 Hamilton Ave. | Staff has routed out project for inter-departamental comments. Comments are due 2/13/24. | SPR | In Progress | Built a new unit and 2 detached ADUs. | 25-000001 |
| Sara Silva | TUP 25-01 IVG Events,LLC_Food & gift vending_728 N. 12th ST. | Staff has routed project for inter-depatamental review. Comments are due by 02/11/25. | TUP | In Progress | Food and gift vending on 2/13, 2/14, 4/19, 4/20, 5/09, 5/11, 6/15, 6/16, 7/11, 7/12 and 7/13 | 25-000002 |
| Andrea Montaña | TUP 25-02 Anna Cardenas_Event Vending_213 W. Main St. | Staff preparing approval letter. | TUP | In Progress | Vending on Valentine's Day February 12-14; Mother's Day May 10; Graduation Week June 4-6; Father's Day June 15, 2025 | 25-000003 |
| Sara Silva | AMEND_SPR 24-07 WestAir Gases & Equipment_Propane Storage at 651 E. Main St. | Memo was send to departments for review on 1/29/2025. Comments are due by 2/12/25. | SPR | In Progress | Install a 30,000 gallon propane storage tank and propane cylinder fill plant in existing building. | 24-000028 |
| Andrea Montaña | TUP 25-03 Maria Bautista_Event Vending_1360 N. Imperial Ave. | Staff preparing approval letter. | TUP | In Progress | Vending of Flowers on Valentine's Day February 13-14 and Mother's Day May 9-11 | 25-000004 |
| Andrea Montaña | TUP 25-04 Prosper Wireless_free phones_603 W. Euclid | Staff Reviewing application for completeness. | TUP | Not started | 2' by 6' tent, one person giving free government phones from 2pm-7pm | 25-000005 |
| Andrea Montaña | TUP 25-05 RA Creations_Event Sales_201 S. 4th street | Staff Reviewing application for completeness. | TUP | Not started | Valentine's Day Sale 02/14/2025 7:30AM-630PM and Mother's Day Sale 05/10/2025 & 05/11/2025 7:30AM-630PM | 25-000007 |
| Sara Silva | SPR 25-02 Raising Canes_drive thru Restaurant_2299 N. Imperial Ave. | Staff Reviewing application for completeness. | SPR | Not started | Proposed Raising Canes restaurant with dual drive thru and site improvements including parking lot, landscapin, and utility improvements. | 25-000006 |
| Sara Silva | SPR 25-03 Luis Avalos_New Doors_633 State Ave. | Staff Reviewing application for completeness. | SPR | Not started | New Access Doors and New Emergency Doors | 25-000008 |