

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. Planner sent an email for an update 3/19/25.	LLA/LM	Paused	Lot Merger at 1560 Pepper Drive	20-000001
Sara Silva	LLA/LM 21-02 Lot Merger at Western Motel_1266 Adams Ave	Applicant submitted documents with new surveyor on 4/9/24. Applicant is working on notarizing the closing packet as of 12/02/24. Planner sent a notice to close file on 11/12/24 and an email for an update 2/12/25. Final update due 3/26/25. PROJECT WAS CANCELED ON 3/31/2025.	LLA/LM	Canceled	Merger of lots at 1266 Adams Avenue	21-000001
Andrea Montañó Angel Hernandez	Chelsea Apartments at NEC 6th Street and Spear Avenue	Staff received TSM Completeness Check comments from the Engineering Division and provided them to the Applicant on October 2, 2023. Staff followed up with applicant on 3/27/2025.	CEQA, COZ, GPA, TSM	Paused	288 unit apartment complex. Zone Change from CT to R3. Subdivision of 12.9 acre parcel.	22-000001
Andrea Montañó Angel Hernandez	TSM 22-03, CEQA 22-02, COZ 22-03, GPA 22-02, CUP 22-04 Town Center Single-Family/Industrial Subdivision	This project has been paused by the applicant until further notice.	CEQA, COZ, CUP, GPA, TSM	Paused	Planned Unit Development for Single Family Residential and Light Industrial Development.	22-000002
Andrea Montañó Angel Hernandez	GPA 22-05, COZ 22-05, Vasquez Apartments at 1275 Pico Avenue	Staff reviewing Traffic Report. Tentatively scheduled for May 6, 2025 City Council Meeting.	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 with the applicant in April 2025.	TSM	In Progress	Modifications of COA for Countryside South TSM	22-000007
Andrea Montañó Angel Hernandez	TSM Willow Bend Subdivision Map Amendment	Approved by City Council on February 4, 2025. Annexation approved by LAFCo on 2/27/2028. Staff reviewing documents to finalize Annexation.	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 e-mail to applicant requesting documents for Annexation Map Review on 3/13/2025.	Annexation, CEQA	In Progress	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 3/19/25 applicant contacted staff that they are waiting on a document to be completed.	LLA/LM	Paused	Adjust lots between two residential parcels	23-000009
Andrea Montañó Angel Hernandez	LLA/LM 23-02 Lot Merger CR&R Dogwood and Ross	The surveying consultants are reviewing the Lot Merger and Right of Way acquisition recording documents.	LLA/LM	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 title report. On 3/10/25 Planner sent an email requesting an update.	LLA/LM	In Progress	Lot line adjustment of parcels.	23-000021
Andrea Montañó Angel Hernandez	COZ 23-01, TSM 23-01, SP 23-01 Galey Kennedy Investment Parkview Single Family Subdivision 1526 Clark	The applicant received the comments on February 13, 2025 for the Tentative Subdivision Map, Specific Plan, and Traffic Study. In addition, the applicant is pending selection of the environmental consultant to begin necessary environmental review.	CEQA, COZ, SP, TSM, Specific Plan	Paused	The Parkview project proposes a Tentative Map, Specific Plan, Pre-Zoning and Annexation to allow for subdividing the approximately 26-acre project into 114 lots for development with single family homes.	23-000028

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Sara Silva	LLA 24-03 LC Engineering Consultants, INC_ Hyundai Dealership-2202 Merrill Center Dr.	Documents were approved by consultant surveyor on 4/2/24. Staff is awaiting applicant to prepare documents for recording. On 2/12/25 applicant sent an email that they are obtaining signatures to record documents.	LLA/LM	In Progress	Merge two properties into one.	24-000006
Andrea Montañó	SPR 24-04 Adrian Zepeda- Duplex House Dwelling- 182 W. State	Approval letter sent on 3/6/2025.	SPR	Done	Build a new 1250 sq ft detached dwelling and a 760 sq ft detached dwelling.	24-000022
Sara Silva	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. On 3/19/25, staff has emailed the applicant for a final update to be due by 4/30/25.	SPR	Paused	Proposing a new 25-unit apartment complex.	24-000033
Andrea Montañó Angel Hernandez	SPR 24-10 Dubose Design Group, Inc- El Centro Shopping Center	An incomplete application 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 April 3, 2025 a resubmittal has not been received.	SPR	Paused	New Commercial/Retail Development with Restaurant Fast Food pads along South of Imperial between Wake & Danenberg Rd. 140,358 square feet. Retail and Fast Food Buildings 3500 sq. ft.	24-000039
Sara Silva	TPM 24-02 Efrain Espinosa_Subdivide to sell parcel at 280 E. Aurora Dr.	TPM has been approved for signature 03/17/25. Project expected to go to Planning Commission on 05/13/25.	TPM	In Progress	Subdivide to sell parcel	24-000040
Andrea Montañó Angel Hernandez	TSM 24-01 Dubose Design Group, Inc._ Courtyard Villas Subdivision	Staff reviewing TSM submittal, Traffic Study, and environmental.	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. Staff sent out Letter of Inactivity to applicant 03/24/25.	SPR	Paused	56 Apartment Complex	24-000044
Andrea Montañó Angel Hernandez	CUP 24-03 Kimley-Horn_ Walmart Fuel Station at 2150 N. Waterman Ave.	Approved at the Planning Commission meeting on 3/11/2025.	CUP	Done	The proposed project is a Walmart fuel station with 12 fuel dispensers and an overhead canopy, and a convenience store. Work includes pavement, landscape and associated utilities	24-000051
Andrea Montañó Angel Hernandez	SPR 24-15 DuBose Design Group, LLC_ New Commercial Development-Corner of Imperial & Wake (053-807-007)	The applicant received comments on October 25, 2024. The item has been paused by the applicant.	SPR	Paused	Retail development with 131,000 square feet of building space plus 2 fast food pads totaling 7,500 square feet.	24-000053
Andrea Montañó Angel Hernandez	LLA/LM 24-04 BJ Engineering & Surveying_ Separate 1690 W. Euclid and 436 W. Euclid	E-mail sent to Surveyor on 4/3/25 requiring additional documents.	LLA/LM	In Progress	Lot line adjustment of parcels.	24-000054
Andrea Montañó Angel Hernandez	TUP 24-19 Stiizy_Community Events_3009 S. Dogwood Ave.	Approval pending repairing existing landscaping at the site.	TUP	Paused	Two events one for October 26, 2024 from 3:30 PM to 8:30 PM and the next event for April 20, 2025.	24-000058
Andrea Montañó Angel Hernandez	SPR 24-18 Akbar Zadeh_Self Storage_044-220-110	The site plan review letter was provided to the applicant on January 9, 2025 and needs to be resubmitted.	SPR	Paused	Self Storage: 2 buildings: 104 & 375 square feet, 1500 square feet office, 34 parking, and 29 covered RV parking.	24-000071
Andrea Montañó Angel Hernandez	TPM 24-03_M.A.G Investments_410 E. State Street	1st review letter sent to the applicant on March 6, 2025.	TPM	Paused	Subdivide existing vacant parcel into two parcels.	24-000078
Andrea Montañó	TUP 25-04 Prosper Wireless_free phones_603 W. Euclid	Application is incomplete due to lack of payment.	TUP	Not started	2' by 6' tent, one person giving free government phones from 2pm-7pm	25-000005

Planning and Zoning Projects

Owner	Project name	Status Summary	Project Type	Status	Description	MyGov ID
Sara Silva	SPR 25-03 Luis Avalos_New Doors_633 State Ave.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	SPR	In Progress	New Access Doors and New Emergency Doors	25-000008
Sara Silva	SPR 25-04 Ivonn Carlos_Storage Yard_2099 Fairfield Ave.	Staff has sent out Letter of Incompleteness 03/24/25.	SPR	Paused	Storage Yard	25-000009
Sara Silva	SPR 25-05 David Monigold_Inventory Parking Lot_699 Thomas Lane	Staff is preparing determination letter as of 4/2/25.	SPR	In Progress	Proposed inventory parking lot for dealership, private employee access only.	25-000011
Andrea Montañó Angel Hernandez	SPR 25-06 QE Design_49 Condo Development_Waterman & Ford Dr.	Site pan distributed for internal review on March 28, 2025. Comments are due on April 11, 2025.	SPR	In Progress	Proposed Condo Development with 49 units.	25-000012
Angel Hernandez	SPR 25-07 Duggins Construction_New Medical Office_3073 N. Imperial Ave.	Correction letter sent to applicant on 3/21/2025.	SPR	In Progress	New 5,425 sq. ft. medical office with parking lot and site improvements	25-000013
Sara Silva	LLA 25-01 Lot Merger_3716 S. Dogwood Ave.	Staff is reviewing the application	LLA/LM	Not started	Merging two parcels together 054-360-056 and 054-360-057	25-000014
Angel Hernandez	ZVL 25-01 Verification Letter for 200 Wake Ave.	Letter sent on 4/4/2025.	ZVL	Done	Zoning Verification Letter for dialysis clinic.	25-000015
Sara Silva	TUP 25-07 K & K Chilis and Root Beer_1360 N. Imperial Ave.	Staff is waiting for updated application as of 4/1/25.	TUP	Paused	Applicant wants to sell hot dogs and sodas, Monday-Sunday from 6PM to 11PM	25-000016
Angel Hernandez	ZVL 25-02 Verification Letter for 1550 N. Imperial Ave.	Letter sent on 4/4/2025.	ZVL	Done	Zoning verification letter for Medical Office in El Centro	25-000017
Sara Silva	TUP 25-08 Christ Community Church_Fireworks Stand_3451 S. Dogwood Rd.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	TUP	In Progress	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000018
Sara Silva	TUP 25-09 Victory Outreach_Fireworks Stand_1745 S. Imperial Ave.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	TUP	In Progress	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000019
Sara Silva	TUP 25-10 KIWANIS CLUB_FIREWORKS STAND_351 WAKE AVE.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	TUP	In Progress	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000020
Sara Silva	TUP 25-11 Youth for Christ_Fireworks Stand_750 N. Imperial Ave.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	TUP	In Progress	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000021
Sara Silva	TUP 25-12 E.C. First Assembly of God_Fireworks Stand_2150 Waterman Ave.	Staff has sent out memo for inter-departmental review. Comments are due by 4/17/25.	TUP	In Progress	The sale of State approved, safe and sane fireworks. 3-6 volunteers daily during the event. at least one person nightly as required by law.	25-000022
Angel Hernandez	CUP 25-01 Ventura Transfer Company_Freight Yard_605 N 3rd St.	staff is reviewing application	CUP	Not started	Expansion of freight yard.	25-000023