

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
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 20, 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	Paused	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	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 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 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 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, 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
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

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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	Correction letter sent to applicant on 4/11/2025.	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
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	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	Applicant is scheduling appointment for recordation as of 5/2/2025.	LLA/LM	Paused	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	TPM sent for department comments. Tentatively scheduled for 6/10/2025 PC Public Hearing.	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
Sara Silva	SPR 25-03 Luis Avalos_New Doors_633 State Ave.	Staff is preparing determination letter.	SPR	In Progress	Tentative improvements to vacant side of the building.	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 mailed Determination Letter on April 17, 2025.	SPR	Done	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.	Determination letter e-mailed and sent via USPS on 4/22/2025.	SPR	Done	Proposed Condo Development with 49 units.	25-000012
Angel Hernandez	SPR 25-07 Duggins Construction_New Medical Office_3073 N. Imperial Ave.	Approval letter sent on 5/1/2025.	SPR	Done	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 sent Letter of Incompleteness to applicant on 4/22/25.	LLA/LM	Paused	Merging two parcels together 054-360-056 and 054-360-057	25-000014

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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. 4/23/25 called applicant for update and left a voicemail.	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 sent Determination letter on April 18, 2025.	TUP	Done	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 sent Determination letter on April 18, 2025.	TUP	Done	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 sent Determination letter on April 18, 2025.	TUP	Done	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 sent Determination letter on April 18, 2025.	TUP	Done	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 sent Determination letter on April 18, 2025.	TUP	Done	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.	Site plan correction letter sent to applicant on 4/16/2025. Request for CEQA cost/scope sent on 5/1/2025.	CUP	Paused	Expansion of freight yard.	25-000023
Sara Silva	SPR 25-08 ARVA Architectural & Planning_New Duplex_1015 W. Commercial Ave.	Staff sent out memo for interdepartmental comments on 4/30/25.	SPR	In Progress	New duplex apartment, 800 square feet each.	25-000024
Sara Silva	CUP 25-02 Imperial Valley Pharmacy_Retail Pharmacy_1487 Ocotillo Dr.	Staff is preparing staff report for the Planning Commission meeting. Project is scheduled for public hearing on 5/13/25.	CUP	In Progress	Retail pharmacy. sales of prescription medications and sales of over-the-counter medications and administration of vaccinations.	25-000025
Sara Silva	LLA 25-02 In-N-Out Burgers_Lot Merger_2390 S. 4th St.	Staff is preparing review letter.	LLA/LM	Paused	Merge lot to upgrade existing parking lot, new improvements for the expansion of existing drive-thru lane.	25-000026
Sara Silva	SPR 25-09 I.V. RECYCLING & PROCESSING LLC_RECYCLING CENTER_370 COMMERCIAL AVE.	Staff is reviewing application. Application is pending payment .	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 valve (CRV) collection site.	25-000027
Sara Silva	SPR 25-10 In-N-Out Burgers_Parking Lot Improvements_2390 S. 4th St.	Staff is reviewing application	SPR	In Progress	Minor parking lot repair on existing parking lot, new improvements for the expansion of existing drive-thru lane, new landscaping, new site lighting, and upgrade existing site lighting head only to LED.	25-000028
Sara Silva	AR 25-01 Peter Tran_Enclosing Garage_308 Tangerine Dr.	Staff is reviewing application	Administrative Review	Not started	The proposed project includes enclosing the existing two-car garage to convert it into a dining area and food storage space.	25-000029
Angel Hernandez	Lotus Ranch TSM Extension 2025	Public hearing before the Planning Commission scheduled for 5/13/2025.	TSM	In Progress	Lotus Ranch TSM Extension 2025- 609 residential homes	25-000030