



Active Development Projects

UPDATED: June 7, 2022

Project Status:

Discretionary Review : Projects under review that have not yet received a Planning approval (entitlement).

Entitled : Projects that have received Planning approval (entitlement), but have not submitted plans for construction (grading/building) permits.

Plan Review : Projects with entitlements and that have submitted plans for construction permits, but permits have not yet been issued.

Under Construction : Projects with entitlements and construction permits that are currently in the process of construction.

Ex. No.	Address Number	Address Street	Development Type	Units	Project Description	Company / Applicant	Project Status
1	5555	Grossmont Center Dr	Hospital	N/A	Center for Brain and Spine (Project 2021-43)	Sharp Grossmont Hospital	Discretionary Review
2	8875	La Mesa Blvd	Multi-Family Residential	72	Apartments (Project 2021-48)	Sea Anemone LLC	Discretionary Review
3	4757	Palm Ave	Mixed-Use	64	Apartments / mixed-use (Project 2021-40)	Palm Street Ventures LLC	Discretionary Review
4	7472	El Cajon Blvd	Mixed-Use	29	Apartments/ mixed-use / restaurant (DAB 17-13)	Salazar Family Trust / 7474 Apache, LLC / Craig Howard	Entitled
5	7808	El Cajon Blvd	Mixed-Use	56	"Touchstone Villas" condominiums / mixed-use (DAB 13-08)	Todd Spiegel Architects / Todd Spiegel	Entitled
6	8135	El Paso St	Mixed-Use	20	Apartments / mixed-use (DAB/DRB 18-04)	Zigman Properties L.P.	Entitled
7	5220	Wilson St	Mixed-Use	49	Apartments / mixed-use (Project 2020-16)	CityMark Communities LLC	Entitled
8	8181	Allison Ave	Multi-Family Residential	147	Apartments (Project 2020-15)	USA Properties, Inc.	Plan Review
9	NA	Eastridge Dr	Residential (PRD)	30	Planned residential development - 30 SFDs (DRB 17-12)	Cornerstone Communities LLC	Plan Review
10	7664	El Cajon Blvd	Mixed-Use	252	Condominiums / mixed-use "Montebello" (DAB 14-18)	APTS Inc	Plan Review
11	NA	High St	Multi-Family Residential	34	Condominiums (DAB 18-10)	N.T.C. Development, Inc.	Plan Review
12	5042	Keeney St	Multi-Family Residential	10	Condominiums (DAB 16-15/DRB16-15)	Krishna J Bhakta	Plan Review
13	5061	Keeney St	Multi-Family Residential	19	Apartments (Project 2019-15)	Chris Pohle	Plan Review
14	4400	Palm Ave	Mixed-Use	21	Apartments / mixed-use (Project 2018-24)	La Mesa Quarry 2, LLC	Plan Review
15	7735	University Ave	Multi-Family Residential	7	Convert commercial to residential (Project 2019-25)	DLS Investments LLC	Plan Review
16	4949	Baltimore Dr	Mixed-Use	230	Apartments / mixed-use (Project 2018-32)	JPI	Under Construction



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17	7385	Colony Dr	Multi-Family Residential	40	Apartments (DAB 17-06)	David Allen Construction	Under Construction
18	7735	El Cajon Blvd	Multi-Family Residential	10	Condominiums (DAB 03-05)	Montecito LLC	Under Construction
19	5601	Grossmont Center Dr	New Commercial	N/A	Acute Care Facility (Project 2020-14)	Grossmont Post Acute Care	Under Construction
20	8930	La Mesa Blvd	New Commercial	N/A	Auto showroom and sales office (Project 2020-36)	Penske Lincoln	Under Construction
21	4210	Spring St	Multi-Family Residential	48	Apartments (Project 2020-09)	GenProp Rising Sun LLC	Under Construction
22	4771	Spring St	New Commercial	N/A	New retail bank building (Project 2021-05)	Union Bank	Under Construction
23	4791	Spring St	New Commercial	N/A	New retail bank building (Project 2021-18)	Chase Bank	Under Construction
24	7643	University Ave	Multi-Family Residential	60	Condominiums (Project 2020-01)	City Ventures	Under Construction
25	8234	University Ave	Multi-Family Residential	10	Apartments (DAB/DRB 17-16, PMW 17-02)	Koros Residential LLC / PQ Design Studio Inc	Under Construction
26	8950	Wakarusa St	Parking Structure	NA	Multi-level parking structure (Project 2020-46)	Sharp Grossmont Hospital	Under Construction