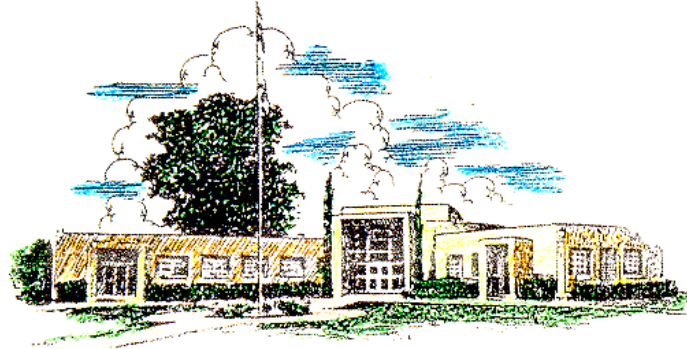


# **City of Coachella**

## **Development Status Report**

### **March 2009**



**Prepared By**  
**Department of Community Development**  
**Carmen Manriquez, Director of Community Development**  
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**1515 Sixth Street**  
**Coachella, CA 92236**  
**(760) 398-3102 Fax (760) 398-5421**  
**[www.coachella.org](http://www.coachella.org)**

**City of Coachella  
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	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Expiration Date &amp; Status</b>
	AR	01-09	The Vineyards Clubhouse, guardhouse, entry and lot amenities for 512 space motor coach subdivision CT	North of Vista Del Norte, South of All American Canal and east of Dillon Road	Rancho Heights, LLC 66523 Pierson Blvd. Desert Hot Springs, CA 92240 Attn: Walter Luce/Robert Mayer (760) 772-3570 (760) 772-3580 (FAX)	Approved 7/18/01 Guardhouse, Pro Shop, Recreation Room, Tennis Courts, Golf Course and 3 Models Complete
	AR	03-06	552 SF Subdivision Rancho Las Flores See TTM 30498	E. Of Van Buren Between Ave 48 & 49	Rosedale Properties P. O. Box 155 Thousand Palms, CA 92276 (760) 343-7285	P.C. Approved 3/19/03 Expires 3/19/04 Also see EA 02-01, CZ 02-01 and TTM 30498
	AR	03-15 Re- vision	160 SF Subdivision Navarro Revision to AR 03-15 TTM 31508	SWC Frederick & Avenue 52	Centennial Homes 75110 St. Charles Place Palm Desert, Ca 92260 (760) 241-9394	P.C. Approved 9/7/05
	AR EA CUP	04-22 04-18 201	Jackson Square Commercial Center 136,452 Sq. Ft.	SEC of Jackson and Avenue 48	Jackson Street Retail Invest LLC % Capstone Advisors 11682 El Camino Real, Ste. 300 San Diego, Ca 92130 (858) 794-7000 Fax (858) 794-8010	PC Approved 1/19/05 Under construction
	AR	04-25	292 SF Subdivision La Paloma Estates See TTM 30910	SWC of Avenue 48 and Calhoun	Forecast Homes 40925 Country Center Dr, Ste 110 Temecula CA. 92591 (951) 587-0514	PC Approved 1/05/05 Under Construction
	AR	04-28	112 SF Subdivision Rancho Mariposa See TTM 30831	Avenue 50 & Frederick	J & R Montana LLC 1622 Ocean Park Blvd Santa Monica, CA 90405	PC Approved 1/19/05

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	AR	05-04	112 SF Subdivision Prado See TTM 32075	Between Avenue 50 & Avenue 51, East of Van Buren	CRV Rilington-Diego Coachella, L.P. 41865 Boardwalk, Suite 205 Palm Desert, CA 92211 (760) 779-0705	PC Approved 5/4/05 Construction on hold
	AR	05-05	153 SF Subdivision Somerset See TTM 31664	NWC of Avenue 54 and Frederick Street APN 765-191-008 37 Acres	Jim Rizzi KB Home 41-517 Gore Indio, CA 92201 (760) 424-9130	Approved PC 4/20/05 Under Construction
	AR	05-08	171 SF Subdivision La Morada 41 Acres See TTM 30830	NWC Van Buren and 50 <sup>th</sup>	Lennar Homes 40004 Cook St. Palm Desert, CA 92211 (760) 325-4289	PC Approved 5/4/05 Under Construction
	AR	05-13	108 SF Subdivision Valencia 28.4 acres TTM 31698	SEC of Ave. 50 & Van Buren	Van Buren Partners II, LLC 50855 Washington Street #204 La Quinta, CA 92253 (760) 398-7702	PC Approval 7/20/05 Construction on hold
	AR	05-22	269 SF Subdivision Los Jardinies See TTM 31533	Avenue 52, West of Tyler	Ryland homes 5740 Fleet Street, suite 200 Carlsbad, CA (760) 931-4444 (760) 931-4404	P.C. Approved 12/07/05 Construction on hold
	AR	05-28	4,000 sq ft addition to existing facility	51-301 Douma St.	Coachella Valley Boxing Club 51-301 Douma Street Coachella, Ca 92236	PC Approved 12/21/05 Under construction
	AR	05-30	158 SF Subdivision Bellissima 38 acres See TTM 31978	SEC Avenue 53 & Frederick St.	54 <sup>th</sup> Street LLC 610 Belardo Road #200 Palm Springs, CA 92262 (760) 323-5310	PC Approved 1/18/06 Construction on hold

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	AR	05-31	282 SF Subdivision Vista Escondido 46.64 Acres See TTM 32264	NWC Shady Lane & Avenue 54	Lennar homes of California, Inc. 40004 Cook St. Palm Desert, Ca 92211 (760) 601-3100	PC Approved 1/18/06 Construction on hold
	AR	05-32	155 SF Subdivision La Colonia 2 38 Acres See TTM 32074	SEC 50 - Calhoun	Coachella Capital Partners 50-053 Calle Tolosa Coachella, CA 92236 (760) 398-8839	PC Approved 1/18/06 AR expired
	AR	06-04	Coachella Garden Plaza 3 single story commercial buildings - total 27, 893 sq ft	NEC of Harrison St. & Valley Road	La Agua Fria, LLC 13751 Victory Blvd. Van Nuys, CA 91401 (702) 210-3966	PC Approved 3/01/06 AR expired
	AR	06-06	32,700 sq ft truck service complex consisting of a tire warehouse, maintenance service bay, office, storage, repair bay	53-401 Grapefruit Coachella, Ca 92236	Pete's Road Service 2230 E. Orangethorpe Fullerton, Ca (714) 446-1207	PC Approved 04/19/06 In plan check
	AR	06-08	150 SF Subdivision 38 acres Rancho Cielo See TTM 31714	SWC of Tyler & Avenue 52	K Hovnanian Forecast Homes 4240 E. Jurupa Street Ontario, CA 91761 (909) 937-3270	PC Approved 04/01/06 Under construction
	AR	06-13	252 SF Subdivision Aventine 60 acres See TTM 31551	SEC Van Buren & Avenue 51	KB Homes 7793 Las Montanas #101 Palm Desert, Ca 92211 (760) 834-2013	PC Approved 04/19/06 Under construction
	AR CUP	06-16 222	Facade improvements for existing 24,230 s.f. retail & new construction of 3,200 sq. ft. pad building	49-765 Harrison St. Coachella, Ca 92236	Abesud Halum 44100 Monterey Ave suite 216 Palm Desert, CA 92260	PC Approved 9/6/06 Ext approved PC 2/6/08

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	AR	06-19	143 SF Subdivision Los Suenos 37 acres See TTM 33551	SEC Calhoun & Ave 49	Flatbush Development LLC Lorin Dreyfuss P. O. Box 614 Rancho Mirage CA 92270	PC Approved 10/18/06
	AR	06-31	Senior Housing Project	7 <sup>th</sup> St APN 765-294- 012/11/14	Rancho Housing Alliance Inc. 53990 Enterprise Way Coachella CA 92236 (760) 391-5050	PC Approved 2/21/07 Completed
	AR	07-01	Single Family Residence	1461 5 <sup>th</sup> St APN 765-284-010	Rudy Reyes 736 Palm Ave Coachella CA 92236	Staff approved
	AR EA	07-02 07-01	Coca Cola Distribution Center	S of Industrial Way W of Expressway 86 E of Grapefruit Blvd 7.89 Acres	Cadiz-Cadiz Architects 110 W. Escalones Suite A San Clemente CA (949) 361-0437 (949) 361-0696 FAX	PC Approved 5/2/07 Time ext to 5/2/09 Under construction
	AR	07-03	Single Family Mobile Home	53-046 Calle Camacho .117 Acres	Jesus Medina 3044-D San Jacinto Street Hemet CA 92543 (951) 652-5723 (951) 652-4792 FAX	Staff approved
	AR EA CUP	07-05 07-02 229	Residential & Educational Complex	Frederick St between Ave 52 & 53 APN 765-170-004 4.78 Acres	Olive Crest Children Learning Center 50-855 Washington St #251 La Quinta CA 92253 (760) 564-6036	PC Approved 4/4/07 Under Construction

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	AR EA CZ Annex	07-07 07-07 07-03 59	Torrance Farm Implements Reorganization Annex 59, & AR for construction of 18,000 sq. ft building	SEC Harrison & Ave 54	Luther & Helen Hester Trustees/Hester Family 1993 Trust 54050 Harrison Thermal CA 92274 (760) 398-4141	Scheduled for PC meeting of 4/4/07
	AR	07-08	SF Residence	81-879 Ponderosa	Ricardo & Silvia Aguilar 83-975 Fiesta Road Coachella CA 92236 (760) 343-6950	Staff approved
	AR	07-09	SF Residence Addition and Remodel	85-731 Ave 50	Jorge Vaca 85-731 Ave 50 Coachella CA 92236 (760) 398-2731	Staff approved
	AR CUP	07-12 232	Santa Rosa Business Park Industrial Business Park, self storage facility, individual office, warehouse & industrial bldgs on 26 lots and condo bldgs See TPM 33669	SEC Ave 54 & Tyler	Brian Malloy P. O. Box 1822 Rancho Mirage CA 92270 (760) 413-3612	PC approved 10/17/07
	AR	07-13	2 office/warehouse bldgs 2.6 acres	Tyler Street & Tyler Lane	Jones Brothers Const Co	PC approved 8/15/07
	AR	07-15	Single Family Home	1 <sup>st</sup> Street near Palm	Jorge Torres 53-560 Calhoun Coachella CA 92236 (760) 836-1940	Staff approved

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	AR	07-17	Single Family Home 4.58 acres	S of Ave 47 E of Tyler	Carlos Partida 41-992 Beadling Road Bermuda Dunes CA 92203 (760) 275-8502	Staff approved 10/23/07
	AR	07-18	40 SF Subdivision A portion of previously approved TTM 31158	NEC Frederick & Ave 53	Rancho Housing Alliance, Inc. 53-990 Enterprise Way Coachella CA 92236 (760) 391-5047	PC Approved 10/17/07
	AR CUP EA	07-20 233 07-16	Commercial center 6.8 acres	SEC Harrison St & Ave 50	Coachella Retail Realty Assoc. LP 3636 Birch Street, Suite 270 Newport Beach CA 92660 (949) 752-2515	PC Approved 5/7/08
	AR Var	08-01 08-01	Wall sign - multi tenant	1030 6 <sup>th</sup> Street	Paul Christian Romero 3655 Nobel Dr #600 San Diego CA 91220 (858)713-7310	PC denied 7/2/08
	AR	08-02	72 SF Homes (See TTM 31714)	S of Ave 52 at Genoa Drive	C. V. Housing Coalition 45-701 Monroe Suite G Indio CA 92201 (760) 347-3157	PC Approved 3/19/08
	AR EA	08-03 08-03	Two 25,000 sq ft bldgs for industrial use 4.25 acres	86-770 Industrial Way 763-131-051	George Kirkjan 86-740 Industrial Way Coachella CA 92236 (760) 398-0999	PC Approved 5/7/08
	AR EA CUP	08-04 08-04 235	Catholic Church Facility 9.98 acres	Ave 53 & Harrison 765-420-015, 016 & 017	R. Bennett Lord Jr. 11650 Iberia Place Suite 210 San Diego CA 92128 (858) 485-6980	PC Approved 5/21/08

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	AR	08-05	Smog check business remodel	51-741 Harrison	Ricardo Chavez P. O. Box 10450 Indio CA 92201	PC Approved 11/5/08
	AR	08-06	New model for Aventine project Related case AR 06-13	SEC Van Buren & Ave 51	KB Home Coastal, Inc. 36310 Inland Valley Drive Wildomar, CA 92595 (951) 691-5300	PC Approved 12/4/08
	AR	08-07	Sign program & freeway oriented sign	86-998 Ave 52 1/3 acre	Quiel Bros Electric Sign Co 272 So. I Street San Bernardino CA 92410 (909) 885-4476	PC approved 1/21/09
	AR EA	09-02 09-03	City Yard Relocation	Ave 52 between Enterprise Way & Storm Channel	City of Coachella 1515 6 <sup>th</sup> Street Coachella CA 92236 (760) 398-3102	
	CUP	221	Drive thru Conditional use Permit	NEC Harrison & Valley Road	La Agua Fria LLC 80919 Via Puerta Azul La Quinta, CA 92253 702 -210-3966	PC Approved 7/19/06
	CUP	236	Small Beverage Container Recycling Center	49-231 Grapefruit Blvd	Derrick Prodigalidad 13648 Burbank Blvd Sherman Oaks CA 91401 (818) 786-8960	PC Approved 7/9/08
	CZ EA	06-05 06-08	Annexation 55 930 acres	W of Pierce St. & South of Ave. 52	Cocopah Nurseries 81880 Arus Avenue Indio, Ca 92201 760-347-7906	PC Approved 7/05/06 CC



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	CZ EA	06-06 06-09	Annexation 56	North of Avenue 52 bet Van Buren and Calhoun	David Labbe T.I.C. Corporation 300-303 Carlsbad Village Drive #108A Carlsbad, CA 92005 (760) 685-2102	PC Approved 7/05/06 CC Approved 8/9/06 LAFCO Approved 3/13/08 <b>SB1185 Ext to 3/13/11</b>
	CZ EA	07-09 07-15	Citywide Senior Housing Overlay	Citywide	City of Coachella 1515 6 <sup>th</sup> Street Coachella CA 92236	
	EA	08-08	Initial Study for Housing Element	Citywide	City of Coachella 1515 6 <sup>th</sup> Street Coachella CA 92236	
	GPA CZ EA Annex	07-07 07-10 07-17 61	85 acres Zoning change to CG	SWC Ave 52 & Van Buren	Gordon Chuchian 85-215 Ave 50 Coachella CA 92236 (760) 275-5208	PC approved 1/2/08
	GPA CZ EA	08-03 08-03 08-07	Change land designation from Res to Commercial	NEC Ave 52 & Calhoun	David Labbe 75597 Desert Horizon Drive Indian Wells, CA 92210 (760) 685-0350	SB18 Review 7/29/08 PC Approved 11/5/08
	GPA EA	09-01 09-02	Gen Plan Update	City wide	City of Coachella 1515 6 <sup>th</sup> Street Coachella CA 92236 (760) 398-3102	
	SP		Lennar Desert Lakes, LLC 7,300 S.F. Residences, golf, Commercial	North of I-10 in NE corner of Coachella	Lennar Desert Lakes, LLC 40004 Cook Street Palm Desert, CA 92260	

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	SP		McNaughton Specific Plan 919 acres Residential 175 acres Commercial 75 acres Hotels 708 acres recreation <i>Total 1,877 acres</i>	Between Storm Channel & Buchanan	Stan McNaughton P. O. Box 3984 Palm Desert CA 92260 (760) 345-9885	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP		Rancho Coachella 189 acres Residential 46 acres Commercial 25 acres Recreation <i>Total 260 Acres</i>	SEC of Ave 54 & Fillmore	Kyle Denning, Lusardi Co. 1570 Linda Vista Drive San Marcos CA 92069 (760) 744-3133	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP		Brandenburg/Butters Specific Plan 348.5 acres	SEC of Ave 50 & Polk Street	Brandenburg Butters 33 W. Santa Clara Street # 1212 San Jose, CA 95113 (408) 279-5200	EIS & Specific Plan Approved No Tentative Maps or Development Plans Submitted
	SP GPA EIR CZ DA	04-01 04-03 04-01 04-01 04-01	Shadow View Country Club Mixed Use Development Also see TTM 34865	Between I-10 and 86S Southeast of Dillon Road North of Avenue 49	T. R. Co. - Bill Webster 160 Newport Center Dr Suite 240 Newport Beach, CA (949) 719-4975 Fax (949) 719-4976	PC Approved 7/19/06 CC Approved 7/24/06
	TPM	32691	Subdivide one Commercial Parcel into 2 Commercial Parcels	SW of Avenue 50 & Harrison Street Von's Shopping Center Complex	Michael & Karen Parks 2778 Hayloft Ct. Morgan Hill, CA 95037 (408) 779-7733	PC Approved 3/16/05 CC Approved 05/25/05 Map expired 5/25/07 PC approved 1/21/09

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	TPM EA	33669 05-13	Santa Rosa Design Center See AR 07-12	SEC Ave. 54 & Tyler Street APN 763-260-001	Brian Malloy 73733 Fred Waring Drive #110 Palm Desert, CA 92201 (760) 674-3505	PC Approved 12/21/05 CC Approved 1/11/06 1 yr ext to 1/11/09 <b>SB1185 Ext to 1/11/10</b>
	TPM EA	34368 08-01	38 industrial lots 50.44 gross acres	W of Harrison E of RR S of Ave 48	A. Galstain Trust 106 West Broadway Suite 950 Glendale CA (818) 956-7999 (818) 244-2044 FAX	PC Approved 3/19/08 CC Approved 4/9/08 <b>SB1185 Ext to 4/9/11</b>
	TPM	34921	Two parcel division	NEC Vista del Norte & Tyler	Mayer Luce Group Inc. 14080 Palm Dr Suite E Desert Hot Springs CA 92240 (760) 288-4312	On Hold
	TPM AR CUP	34848 06-23 227	Subdivide 17.58 acres into 5 commercial parcels for a community shopping center including a supermarket, drug store and bank Related cases: GPA 04- 04, CZ 04-10 and EIS 04- 22	SWC Van Buren and Ave 48	48 Van Buren LLC Attn: Kevin Novak 1770 N. Buffalo Drive, Suite 101 Las Vegas NV 89128 (702) 220-4500	PC Approved 11/1/06 Final Map Recorded 10/1/07
	TPM EIR GPA CZ SP DA	34993 04-01 04-03 04-03 04-01	540 ± acres into 15 parcels Shadow View See related case TTM 34865	SE of Dillon Road between I-10 and 86 Expressway	T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	PC Approved 7/19/06 CC Approved 7/24/06 <b>SB1185 Ext to 7/24/09</b>

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	TPM EA CZ GPA	35428 07-08 07-04 07-02	35 acres TPM & Zoning for future commercial center. Remainder parcel for future medium density residential	E of Van Buren between Ave 52 & 53	Leja Farms Terrie Miller 5285 Diamond Heights Blvd #214 San Francisco CA 94131	PC approved 5/2/07 CC approved 6/13/07 <b>SB1185 Ext to 6/13/10</b>
	TPM EA CZ GPA	35491 07-10 07-06 07-03	20 acres into 2 parcels 1 parcel for 200 unit high density apt complex 1 parcel sf residences	SWC Ave 51 & Van Buren	Steve Gilfenbain 9777 Wilshire Blvd. #918 Beverly Hills CA 90210	PC approved 3/5/08 CC approved 5/28/08 LAFCO approved 3/13/08 <b>SB1185 Ext to 5/28/11</b>
	TPM	35538	Divide into 2 parcels 60.2 acres	West of All American Canal bisected by I-10 Freeway	Jeff & Seyed Yassdi P. O. Box 737390 San Clemente CA 92673 (949) 492-3113	PC approved 7/18/07 CC approved 8/8/07 <b>SB1185 Ext to 8/8/10</b>
Lopez	TPM EA Var	35637 08-06 08-02	Divide 6.4 acres into 3 parcels - 1 parcel for extended stay hotel; 1 parcel for restaurant; 1 parcel remains vacant	N of Vista Del Norte, adjacent to Fantasy Springs Golf Course	Van-Cal Projects Robert Pippin 73-111 El Paseo Dr, Suite 205 Palm Desert CA 92260 (760) 862-1111 (760) 776-4197 FAX	Set for PC mtg 9/3/08
Perez	TPM	36105	Subdivide 12.09 acres into 10 parcels	SEC Harrison St & Ave 52	Coachella Retail Realty Associates 3636 Birch Street Suite 270 Newport Beach CA 92660 (749) 952-2515	

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	TTM CZ CUP AR EIS	30117 01-04 187 01-06 01-11	Rancho Heights The Vineyards 512 lot R.V. Park Subdivision and 9 hole Golf Course CT	North of Vista Del Norte, South of All American Canal and east of Dillon Road	Walter W. Luce/Robert Mayer Rancho Heights, LLC 66523 Pierson Blvd. Desert Hot Springs, CA 92240 (760) 251-6964 (760) 251-3963 FAX	P.C. and C.C. Approved TTM Appr 06/27/01 CZ Approved 6-27-01 CUP & AR Approved 6-6-01/ First Phase Recorded . Golf Course Completed Map expired 6/27/06
	TTM CZ EIS	30498 02-01 02-01	Rancho Las Flores 132 Acres 552 S. F. Subdivision SF	East of Van Buren St. between Ave. 48 and Ave. 49		PC Approved 4/17/02 CC Approved 5/08/02 TTM Expires 5/08/04 Phase 1 Completed
	TTM EA	31158 04-07	115 S.F. Subdivision	E of Frederick, W of Calle Empalme, N of Avenue 53	Stan Stringfellow North American Residential 326 W. Arrow Highway San Dimas, CA 91773 909-394-7773	PC Approved 8-4-2004 CC Approved 8/25/2004 <b>On hold</b>
	TTM EA CZ	31376 03-04 03-02	87 S. F. Lots on 21.33 acres See AR 04-27	West of Calhoun between 49 <sup>th</sup> and 50 <sup>th</sup>	Efren Castro P. O. Box 1540 Indio, CA 92202	PC. Approved 8/06/03 CC. Approved 8/27/03 Final Map Recorded
	TTM EA AR CUP CZ	31508 03-05 03-15 196 03-03	Sun Date 1 160 lot S.F. Subdivision CZ to R-PUD & AR on 40 Acres See AR 03-15	SWC of Frederick St. And Avenue 52	Dan Morgan Centennial Homes, Inc. 7533 Redwood Blvd. Navato, CA 94945 (415) 899-1962 (415) 899-1292 (FAX)	PC Approved 11/19/03 CC Approved 12/10/04 Final Map Recorded 12/27/05 Under Construction

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	TTM EA CZ GPA	31533 04-12 04-05 04-03	265 SF Subdivision & a 31.96 Manufacturing Service Parcel See AR 05-22	North of 53 South of 52 West of Tyler	Coachella Land LLC 50-855 Washington St. Ste 209 La Quinta, CA 92253	PC Approved 7-7-04 CC Approved 9/22/04 Final Map Recorded - Phase 1, 3 and 4 Undeveloped lots sold to Family Dev Group on 12/08
	TTM EA	31550 04-08	80 S.F. Subdivision	N of 54 <sup>th</sup> & E of Van Buren	Larry Hughes Brighton Properties 41800 Washington St., B-105-220 Bermuda Dunes, CA 92203 (760) 343-7297	PC Approved 7-07-04 CC Approved 8/03/04 Time ext to 8/3/08 <b>SB1185 Ext to 8/3/09</b>
	TTM EA	31551 03-11	252 Lot S. F. Subdivision See AR 06-13	SEC Avenue 51 and Van Buren	Alpine Group Attn: Lane Lowry P.O. Box 155 Thousand Palms, CA (760) 343-7285	P.C. Approved 3-17-04 CC Approved 4/14/04 Time ext to 4/4/07 Final Map Recorded 8/2/06
	TTM CUP CZ EA	31694 210 06-07 06-10	477 SF Subdivision Travata 91 acres	SWC Ave. 50 & 86 Expressway	Coachella Development Group LLC 39755 Berkey Drive Palm Desert, CA 92260 (760) 404-1900	PC Approved 06/21/06 CC Approved 7/12/06 Map Expired 7/12/08
	TTM EA CZ	31698 03-09 03-06	Edgemoor Ventures 108 S.F. Lot Subdivision See AR 05-13	SEC Avenue 50 & Van Buren Street	Edgemoor Ventures Mark Ladedo 77682 Country Club Dr. Suite B Palm Desert, CA (760) 200-5433 (760) 200-5430 FAX	P.C. Approved 4/07/04 CC Approved 4/28/04 <b>On hold</b>

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	TTM EA	31714 04-11	150 S. F. Dwellings See AR 06-08	SEC Avenue 54 & Shady Lane	Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203	P.C. Approved 9/15/04 CC Approved 9/22/04 Final Map Recorded 9/14/06
	TTM EA CZ	31978 04-13 04-07	160 S.F. Dwellings See AR 05-30	SEC of Ave. 53 & Frederick	Brighton Properties 41800 Washington Street, Suite B 105-220 Bermuda Dunes, CA 92203	PC Approved 9/15/04 CC Approved 10/13/04 Final Map Recorded - Phase 2 6/20/06 <b>On hold</b>
	TTM EA	32074 04-06	155 S.F. Subdivision See AR 05-32	SEC Avenue 50 & Calhoun		PC Approved 5/19/04 CC Approved 6/9/04 Final Map Recorded 12/2/05 Project inactive - litigation pending
	TTM EA	32075 04-05	232 S.F. Subdivision See AR 05-04 Prado	W of Frederick between Avenue 50 & 51	See AR 05-04 for developer info	PC Approved 5/19/04 CC Approved 6/9/04 Final Map Recorded - Phase 1 8/16/05 1 yr ext to 6/9/08 <b>SB1185 Ext to 6/9/09</b> Construction suspended - tract for sale

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	TTM EA AR CUP CZ GPA	32164 04-15 04-20 200 04-09 04-04	169 S. F. Dwellings See AR 04-20 Avalar	NWC Avenue 53 and Frederick	Dan Morgan Centennial Homes, Inc. 1 McInnis Parkway, St. 300 San Rafael, CA 94903 (415) 507-0815 (415) 899-1292 (FAX)	GPA PC Approved 1-19-2005 EA, AR, CUP, CZ, TTM PC Approved 2-15-06 CC Approved 3/22/06 Time ext to 3/22/09 <b>SB1185 Ext to 3/22/10</b>
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 S. F. Subdivision 64.64 acres See AR 05-21 Nickelcreek	Ave 44, West of Dillon	Rilington Communities 30-885 Date Palm Drive Cathedral City, Ca 92234 760-328-0402	PC Approved 9/5/07 CC Approved 9/12/07 <b>SB1185 Ext to 9/12/10</b>
	TTM EA CZ	32264 04-10 04-05	Planned Unit Development See AR 05-31	NWC of Avenue 54 & Shady Lane (P.U.D).	See AR 05-31 for contact info	PC Approved 7-07-04 CC Approved 8-3-04 Final Map Recorded 5/23/06 <b>On hold</b>
	TTM EA CZ Annex	32415 05-06 05-02 54	79 SF Subdivision 19.66 acres	N of 52 W of Van Buren	Van Buren Investments Alex Bowie 4920 Campus Drive Newport Beach CA 92660	PC Approved 6-15-05 CC Approved 7-13-05 LAFCO approved 3/13/08 <b>SB1185 Ext to 3/13/11</b> <b>On hold</b>
	TTM EA	32478 04-09	232 S.F. Subdivision Revised Plan 212 S.F. Unit	N of Ave 54, between Fillmore & Polk Street	Brookfield CA Land Holding, LLC 1522 Brookhollow Drive, Suite 1 Santa Ana, CA 92705 (714) 979-2456	PC Approved 9/15/04 CC Approved 4/26/06 1 yr ext to 4/26/09 <b>SB1185 Ext to 4/26/10</b>



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	TTM EA AR CUP	32860 04-24 04-32 205	81 Townhouses - 200 Room Hotel 61.91 Acres See AR 04-32	NEC of Vista Del Norte/Tyler	The Vineyards South, LLC 44-790 Dillon Road Coachella, Ca 92236	PC Approved 02/02/05 CC Approved 2-23-05 PC Approved CUP 2-15- 06 Final Map Recorded - Phase 1 5/2/06
	TTM EA CZ	33335 05-01 05-01	16 Unit Subdivision 4.7 Acres	No. Of Avenue 52 between Hernandez St. & La Ponderosa Dr	John Hanson Hansen PSC Inc. Menlo Park, CA 94023 650-326-3301	PC Approved 3/02/05 CC Approved 3/23/05 Time ext to 3/23/08 EXPIRED
	TTM EA CZ	33551 05-07 05-03	143 S. F. Subdivision Gated 37 acres	SEC Ave 49 & Calhoun	Lorin Dreyfuss P. O. Box 614 Rancho Mirage CA 92270	PC Approved 8/17/05 CC Approved 9/28/2005 Time ext to 9/28/08 <b>SB1185 Ext to 9/28/09</b>
	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	295 SF Subdivision Acreage: 90+ acres	N of I10 W of Harrison APN 601-400-001	Cabazon Band of Mission Indians 84-245 Indio Springs Parkway Indio CA 92201 (760) 342-2593 Fax: (760) 342-0420	PC Approved 10/18/06 CC Approved 11/29/06 <b>SB1185 Ext to 11/29/09</b>
	TTM	33589	Land division for financing purposes - see TTM 35005 for project details	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100	PC Approved 6/18/08 CC Approved 7/9/08 <b>SB1185 Ext to 7/9/11</b>
	TTM EA	33811 06-15	38 SF Subdivision 10.9 acres	S of Bagdad N of Cairo W of Calle Avila	Coronel Enterprises 51-105 Ave Villa Suite 101 La Quinta CA 92253	PC Approved 10/4/06 CC Approved 10/25/06 <b>SB1185 Ext to 10/25/09</b>

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	TTM EA CUP CZ	33955 06-18 228 06-13	1,085 SF Subdivision Rancho Coachella Vineyards	E of Expressway 86 S of Ave 54 N of Airport Blvd 240 Acres	Desert Highland Associates 40935 County Center Dr #A Temecula CA 92591 (951) 719-3899 (951) 719-3799 FAX	PC Approved 5/16/07 CC Approved 6/13/07 <b>SB1185 Ext to 6/13/10</b>
	TTM EA CZ GPA EIR	34087 06-16 06-12 06-04 06-01	272 SF Subdivision 80 acres	NWC Ave 55 and Pierce	Van Buren Investments 4920 Campus Drive Newport Beach CA 92660 (949) 851-1300	PC Approved 1/3/07 CC Approved 1/24/07 <b>SB1185 Ext to 1/24/10</b>
	TTM CUP	34166 220	123 SF Subdivision 21.68 Acres	N of Vista del Norte East of Dillon	Rancho Heights 14080 Palm Drive, Ste. E Desert Hot Springs, CA 92240 (760) 288-4312	Pending PC Review
	TTM AR CZ CUP EIS	34174 06-01 06-01 214 06-01	469 SF Subdivision 108.45 Acre Project Avalar	S of Ave 52 N of Ave. 54, E of Van Buren	Centennial Homes Daniel H. Morgan, President 2 Ranch Drive Novato, CA 94945 (415) 507-0815 Fax (415) 899-1292	PC Approved 02-15-06 CC Approved 3/22/06 Time ext to 3/22/09 <b>SB1185 Ext to 3/22/10</b> <b>On hold</b>
	TTM CZ EA	34237 06-02 06-03	140 Single Family Homes Serenata 39 Acres	S. Of Ave. 44 E of Dillon 601-390-019	Family Development Rudy Herrera 73-081 Fred Waring Drive Palm Desert, Ca 92260 (760) 900-8989	PC Approved 9/6/06 CC Approved 9/27/06 <b>SB1185 Ext to 9/27/09</b>

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	TTM AR CUP EA CZ	34280 07-11 230 07-11 07-07	89 SF PUD Casa Del Rio 18.16 acres	W of Ave 52 E of Polk Street	Antoine Garabet 840 N. Pennsylvania Lane Glendora CA 91741 (626) 391-1298 (626) 763-5441 FAX	Project on hold per request of applicant
	TTM CZ EA	34293 06-08 06-07	129 SF Subdivision	N of Ave 51, W of Filmore, W of Polk	Brighton Properties, LLC 41-800 Washington St. Bermuda Dunes, CA 92203	PC Approved 6/7/06 CC Approved 6/28/06 Time Ext to 6/28/09 <b>SB1185 Ext to 6/28/10</b>
	TTM	34297	127 SF Subdivision 20.12 acres	N of Vista Norte S of Ave 45 W of Harrison's new right of way	Madison 58 Partners LLC 77-899 Wolf Road, Suite 102 Palm Desert CA 92211 (760) 360-4200	Project on hold
	TTM EA CUP CZ GPA	34434 07-05 07-06 229 07-01	Van Buren Plaza Com Dev - 50,832 sq ft Residential - 167 Units 20 acres total - 7.19 commercial and 12.81 residential	NEC Ave 50 & Van Buren	Capstone Advisors 11682 El Camino Real Suite 300 San Diego CA (858) 794-7000	PC Approved 7/18/07 CC Approved 8/8/07 Final Map Recorded - Phase 1 4/15/08 <b>SB1185 Ext to 8/8/10</b> AR time ext to 7/18/09
	TTM EA CUP CZ GPA	34512 06-14 223 06-11 06-03	349 SF Subdivision 4.5 ± acre park 74 ± acres	SWC Tyler & Ave 53	Lansing Industries Inc 504 Via Florida San Clemente CA 92672 (949) 218-6870	On Hold
	TTM EA CZ	34517 07-09 07-05	12 lot Subdivision 3.34 acres	S of Ave 50 W of Tyler E of RR Tracks	Josue Coronel 84-639 Bagdad Coachella CA 92236 (760) 398-9656	PC approved 8/1/07 CC continued to 11/14/07 mtg - pulled from agenda

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	TTM CZ EA	34527 06-09 06-12	Annexation 57 Approx. 100 Acres	West of Van Buren bet. Ave. 51 & Ave. 52	Nick Nigosian P. O. Box 276 Coachella, CA 92236 (760) 398-5182	PC approved 09-06-06 CC approved 9/28/06 LAFCO apprpved 3/13/08 <b>SB1185 Ext to 3/13/11</b>
	TTM EIR GPA CZ SP DA	34865 04-01 04-03 04-03 04-01	1600 SF Subdivision 368 ± acres Shadow View See Related TPM 34993	SE of Dillon Rd between I-10 and 86 Expressway	T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	PC approved 7/19/06 CC approved 7/24/06 <b>SB1185 Ext to 7/24/09</b>
	TTM	35005	842 SF Subdivision 244 Multi family units School site See related TTM 33589	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100	PC Approved 6/18/08 CC Approved 7/9/08 <b>SB1185 Ext to 7/9/11</b>
	TTM EA CZ GPA	35370 08-05 08-02 08-02	40 acre commercial site	NEC Ave 52 & Van Buren	George Kirkjan 86-740 Industrial Way Coachella CA 92236 (760) 398-0999	PC Approved 5/21/08 CC Approved 5/28/08 <b>SB1185 Ext to 5/28/11</b>
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	111 Single Family attached & detached residential Villa Palmeras 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 Fax (858) 458-3412	PC Approved 1/16/08 CC Approved 5/28/08 <b>SB1185 Ext to 5/28/11</b>

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	TTM EA CZ GPA	35922 08-02 08-01 08-01	33 acre commercial	S of Ave 48 E of Van Buren	Glenroy Capital LLC 96010 Wilshire Blvd Beverly Hills CA 90210	SB 18 review complete Pending PC
	TTM EA AR CUP CZ	36045 09-01 09-01 237 09-01	61 Single family residences PUD 9.38 acres	58-424 Calle Verde	Rancho Housing Alliance Inc 53-990 Enterprise Way #1 Coachella CA 92236 (760) 391-5050	
	TTM EA AR CZ GPA	36053 09-04 09-03 09-02 09-03	100 unit townhouses 20 acres	E of Calhoun N of Ave 52	Coachella 20 LLC 2800 W. Sahara Ave Suite 1H Las Vegas, NV 89102 (702) 734-1034	
	ZOA EA	05-03 05-16	Hillside Conservation & Development Ordinance	Citywide	City of Coachella 1515 6 <sup>th</sup> Street Coachella, CA 92236 (760) 398-3102	Pending
	ZOA	08-01	Text amendment for pre review process of projects	Citywide	City of Coachella 1515 6 <sup>th</sup> Street CA 92236 (760) 398-3102	Set for PC mtg 10/15/08

***City of Coachella***  
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PC = Planning Commission

CC = City Council

Types = SF Single Family, MF Multiple Family, RMH Residential Mobile Homes, CG Commercial General, IND Industrial,  
MH Manufacturing Heavy, MS Manufacturing Service, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS Environmental Initial Study

GPA General Plan Amendment

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

ZOA Zoning Ordinance (Text) Amendment

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.