

# **City of Coachella**

## **Development Status Report**

### **September 2010**



**Prepared By**  
**Department of Community Development**

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September 2010

	<b>Case</b>	<b>No.</b>	<b>Name / Description</b>	<b>Location</b>	<b>Contact Person</b>	<b>Approval Date &amp; Status</b>
	AR	03-15 Re-vision	160 SF Subdivision Navarra @ Avalor Revision to AR 03-15 TTM 31508	SWC Frederick & Avenue 52	Navarra @ Avalor, Inc. 7 N. Point Circle Belvedere, CA. 94920	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	Pending – Change of ownership	PC approved 1/19/05 Undeveloped phases remaining
	AR	04-28	112 SF Subdivision Rancho Mariposa See TTM 30831	Avenue 50 & Frederick	Cal West Investment Group 3481 Airport Dr. #200 Torrance, CA. 90505 Attn: Ralph J. Martin	PC approved 1/19/05
	AR	05-04	112 SF Subdivision Prado See TTM 32075	Between Avenue 50 & Avenue 51, East of Van Buren	Pending – Change of ownership	PC approved 5/4/05 Construction on hold
	AR	05-13	108 SF Subdivision Valencia 28.4 acres TTM 31698	SEC of Ave. 50 & Van Buren	Pathfinder Coachella Homes, LLC 4711 Viewridge Ave., Ste. #270 San Diego, CA. 92123 Attn: Charles Salas (858) 560-4505 <a href="mailto:salascj@ufgloans.com">salascj@ufgloans.com</a> – 22 lots  SA California Group, Inc., a Minnesota Corporation – 45 lots	PC approval 7/20/05
	AR	05-22	269 SF Subdivision Los Jardines See TTM 31533	Avenue 52, West of Tyler	CV Housing Coalition 45701 Monroe, Ste. G Indio, CA. 92201 (760) 347-3157	P.C. approved 12/07/05 Purchased 205 lots from Ryland Homes. Con- struction underway.

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	AR	05-30	158 SF Subdivision Bellissima 38 acres See TTM 31978	SEC Avenue 53 & Frederick St.	Roberto Jinich Paragon Develop. San Diego	PC approved 1/18/06 Construction underway.
	AR	05-31	282 SF Subdivision Vista Escondida 46.64 Acres See TTM 32264	NWC Shady Lane & Avenue 54	Blake Jumper (760) 399-7263	PC approved 1/18/06 Construction on hold
	AR	06-08	150 SF Subdivision 38 acres Rancho Cielo See TTM 31714	SWC of Tyler & Avenue 52	K Hovnanian Forecast Homes Tract – Built out Pending public improvements	PC approved 04/01/06 Construction complete.
	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 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 Temporary facilities of construction/installation complete. CUP modification for Charter School – PC approval 7/7/10
	AR	07-12	Santa Rosa Business Park	SEC Ave 54 & Tyler	Brian Malloy	PC approved 10/17/07

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	CUP	232	Industrial Business Park, self storage facility, individual office, warehouse & industrial bldgs on 26 lots and condo bldgs See TPM 33669		P. O. Box 1822 Rancho Mirage CA 92270 (760) 413-3612	CUP & AR expired.
	AR	07-18	40 SF Subdivision A portion of previously approved TTM 31158 – Tierra Bonita	NEC Frederick & Ave 53	Rancho Housing Alliance, Inc. 53-990 Enterprise Way Coachella CA 92236 (760) 391-5047  Family Development	PC approved 10/17/07 Expired
	AR CUP EA	07-20 233 07-16	Commercial Center – Walgreens/McDonald's 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 Completed 9/28/10
	AR	08-02	72 SF Homes Rancho Cielo	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	PC approved 5/7/08 Building plans approved.

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					(760) 398-0999	
	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 Time extension to 5/21/2010 Expired
	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 modified and approved by PC 12/02/2010 Project in building plan check review.
	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	PC approved 8/5/09
	AR CUP	09-04 238	1,890 sq ft restaurant & drive thru	West side of Harrison St north of Ave 52 APN 768-254-011	Jesus Gonzalez 50-471 Polk Ave Coachella CA 92236 (760) 578-3686	PC approved 9/2/2009 Expired
	AR	09-06	205 SF Subdivision See TTM 31533 (Los Jardinas)	N of Ave 53 and W of Tyler	C. V. Housing Coalition 45-701 Monroe St Suite G Indio, CA 92201 (760) 347-3157	PC approved 6/3/09 Under construction
	AR CUP	09-09 242	New Drive thru restaurant & retail building (Del Taco)	SWC Ave 52 & Harrison St.	Nachhattar S. Chandi P. O. Box 2817 Indio CA 92202	PC approved 9/2/09 Restaurant completed 6/23/10. Retail shop

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					(760) 396-9260	on-hold.
	AR	09-10	New Single Family Dwelling, Granny Flat and Garage	84-650 Avenue 54	Leticia C. Torres 51-572 Calle Avila Coachella, CA. 92236 (760) 574-8638	PC approved 5/26/10. Under construction.
	AR	09-11	Auto Retail Complex	85-610 Grapefruit Blvd.	Ajit Singh 51-701 Highway 111 B-1 Coachella (760) 398-2010	Scheduled for P.C. review 11/3/10
	AR	09-13	Addition 10,850 sq. ft. to Date Packing Facility	86740 Industrial Way	George Kirkjan 86740 Industrial Way Coachella, CA. 92236 (760) 398-0999	Admin. approved 2/11/10. Completed.
	AR	09-14	Reconstruct Monument Signs with Reader Boards	51893 Harrison St.	Loren Sign Bill Clarke 12226 Coast Drive Whittier, CA. 90601 (562) 946-7545	Denied by P.C. Appealed to City Council.
	AR	10-01	Install 200 sq. ft. Ice Vending Machine	50980 Harrison St	Patrick Meaney 42335 Washington St, Ste. 373 Palm Desert, CA. 92211 (760) 200-0609	Continued indefinitely.
	AR	10-04	Kidney Dialysis Center	Northeast corner of 6 <sup>th</sup>	Dr. Chandra Shekar	PC approved 7/07/10.

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		Var. 10-01	7300 sq.ft.	and Palm Ave.	75277 Skylark Trail Indian Wells, CA. 92210 (760) 485-9852	Currently under building plan check review.
	CUP	243	Wireless Facility - Monopalm	49251 Harrison St.	T-Mobile West Maryann Harwood 3257 E. Guast Rd., Ste. 200 Ontario, CA. 91761 (847) 571-2738	P.C. approved 2/03/10
	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 approved 7/26/06 LAFCO protest hearing rescinded annexation Updated plan of services approved 6/9/10. New LAFCO APPLICATIONS 9/23/10.
	GPA EA CZ	09-04 09-05 09-03	GPA from RL (Low Density Res) to RH (High Density Res)	SWC Calle Avila & Bagdad	Bagdad Apartments LLC 42760 Madio Street Indio CA 92201	P.C. approved 9/16/09 CC approved 10/28/09
	GPA CZ AR	10-01 10-02 10-03	Rancho Las Flores Apartments	N/E corner of Ave. 49 & Van Buren St	Glenroy Coachella, LLC 9601 Wilshire Blvd., Ste. 260 Beverly Hills, CA. 90210 (310) 461-3232	P.C. approved 4/20/10 AR submitted 7/8/10 CC approved 5/12/10
	SP	04-01	Shadow View Country	Between I-10 and 86S	T. R. Co. - Bill Webster	PC approved 7/19/06

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	GPA EIR CZ DA	04-03 04-01 04-01 04-01	Club Mixed Use Development Also see TTM 34865	Southeast of Dillon Road North of Avenue 49	160 Newport Center Dr Suite 240 Newport Beach, CA (949) 719-4975 Fax (949) 719-4976	CC approved 7/24/06
	TPM	32691	Subdivide one Commercial Parcel into 2 Commercial Parcels	SW of Avenue 50 & Harrison Street Cardenas & Jiffy Lube 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 CC approved 3/11/09 <b>AB 333 Ext to 3/11/13</b>
	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> <b>AB 333 Ext to 1/11/12</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> <b>AB 333 Ext to 4/9/13</b>
	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 - no action CC approved 9/12/07 Active per Development Agreement



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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> <b>AB 333 Ext to 6/13/12</b>
	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	PC approved 9/3/08 CC approved 10/8/08 Var. ext. to 10/8/11 <b>AB333 Ext. to 10/8/12</b>
	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> <b>AB 333 Ext to 8/3/11</b>
	TTM EA	32074 04-06	155 S.F. Subdivision See AR 05-32 La Colonia II	SEC Avenue 50 & Calhoun	Multiple owners	PC approved 5/19/04 CC approved 6/9/04 Final Map Recorded 12/2/05 Project inactive - litigation pending
	TTM	32075	232 S.F. Subdivision	W of Frederick		PC approved 5/19/04

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	EA	04-05	See AR 05-04 Prado	between Avenue 50 & 51	Change of ownership - Pending	CC approved 6/9/04 Final Map Recorded - Phase 1 8/16/05 1 yr ext to 6/9/08 <b>SB1185 Ext to 6/9/10</b> <b>AB 333 Ext to 6/9/12</b> Construction suspended
	TTM EA AR CUP CZ GPA	32164 04-15 04-20 200 04-09 04-04	169 S. F. Dwellings See AR 04-20 Sundate II	NWC Avenue 53 and Frederick	Change of ownership - Pending	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> <b>AB 333 Ext to 3/22/12</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	Rillington Communities	PC approved 9/5/07 CC approved 9/12/07 <b>SB1185 Ext to 9/12/10</b> <b>AB 333 Ext to 9/12/12</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>AB 333 Ext to 3/13/13</b> <b>On hold</b>
	TTM	32478	232 S.F. Subdivision	N of Ave 54, between	Brookfield CA Land Holding, LLC	PC approved 9/15/04

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	EA	04-09	Revised Plan 212 S.F. Unit	Fillmore & Polk Street	1522 Brookhollow Drive, Suite 1 Santa Ana, CA 92705 (714) 979-2456	CC approved 4/26/06 1 yr ext to 4/26/09 <b>SB1185 Ext to 4/26/10</b> <b>AB 333 Ext to 4/26/12</b>
	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> <b>AB 333 Ext to 9/28/11</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> <b>AB 333 Ext to 11/29/11</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> <b>AB 333 Ext to 7/9/13</b>
	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> <b>AB 333 Ext to 6/13/12</b>
	TTM	34087	272 SF Subdivision	NWC Ave 55 and	Van Buren Investments	PC approved 1/3/07

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	EA CZ GPA EIR	06-16 06-12 06-04 06-01	80 acres	Pierce	4920 Campus Drive Newport Beach CA 92660 (949) 851-1300	CC approved 1/24/07 <b>SB1185 Ext to 1/24/10</b> <b>AB 333 Ext to 1/24/12</b>
	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> <b>AB 333 Ext to 6/26/12</b>
	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> <b>AB 333 Ext to 8/8/12</b> AR time ext to 7/18/10
	TTM EA CZ	34517 07-09 07-05	2 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 Revised by PC 10/6/10
	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 apprpvd 3/13/08 <b>SB1185 Ext to 3/13/11</b> <b>AB 333 Ext to 3/13/13</b>
	TTM	34865	1600 SF Units Subdivision	SE of Dillon Rd	T. R. Co - Bill Webster	PC - no action

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	EIR GPA CZ SP DA	04-01 04-03 04-03 04-01	368 acres Shadow View See Related TPM 34993	between I-10 and 86 Expressway	160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	CC approved 09/12/07 <b>Active per development agreement</b>
	TTM	35005	842 SF Units Subdivision 244 Multifamily 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> <b>AB 333 Ext to 7/9/13</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> <b>AB 333 Ext to 5/28/13</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> <b>AB 333 Ext to 5/28/13</b>
	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	Continued indefinitely
	TTM	36053	100 unit townhouses	E of Calhoun	Coachella 20 LLC	PC approved 2/3/10 for 98

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	EA AR CZ GPA Annex	09-04 09-03 09-02 09-03 62	20 acres	N of Ave 52	2800 W. Sahara Ave Suite 1H Las Vegas, NV 89102 (702) 734-1034	units. CC approved 3/10/10 for 98 units. Annexation pending.

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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

PAM Pre Application Meeting

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.

Assembly Bill 333 automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.