

City of Coachella

Development Status Report

September 2011



Prepared By
Development Services Department

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www.coachella.org

	Case	No.	Name / Description	Location	Contact Person	Approval Date & Status
	AR	03-15 Re-vision	160 SF Units Subdivision Navarra @ Avalor Revision to AR 03-15 TTM 31508	SWC Frederick & Avenue 52	Navarra @ Avalor, Inc. 7 N. Point Circle Belvedere, CA. 94920	PC approved 9/7/05 90% complete
	AR EA CUP	04-22 04-18 201	Jackson Square Commercial Center 136,452 Sq. Ft.	SEC of Jackson and Avenue 48	A/S Coachella Centers Lp 18980 Ventura Blvd. #2 ND Tarzana, CA. 91356	PC approved 1/19/05 Undeveloped phases remaining
	AR	04-28	112 SF Units 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 Units Subdivision Prado See TTM 32075	Between Avenue 50 & Avenue 51, East of Van Buren	Freeman Freeman & Smiley, LLP 1920 Main Street, Suite 1050 Irvine, CA. 92614 Attn: Jill M. Draffin, Esq.	PC approved 5/4/05 Construction on hold Expired for vacant lots
	AR	05-13	108 SF Units 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 Damon Gascon 22 lots	PC approval 7/20/05 Phasing Agreement Pending A/R Expired for vacant lots
	AR	05-30	158 SF Units Subdivision Bellissima 38 acres See TTM 31978	SEC Avenue 53 & Frederick St.	Roberto Jinich Paragon Develop. San Diego Mark Temple, General Contractor	PC approved 1/18/06 Construction underway.
	AR	05-31	282 SF Units Subdivision Vista Escondida 46.64 Acres (TTM 32264)	NWC Shady Lane & Avenue 54	Blake Jumper (760) 399-7263	PC approved 1/18/06 Construction on hold Expired on vacant lots
	AR	06-13	252 SF Units Subdivision Aventine 60 acres (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	07-18	40 SF Units 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	PC approved 10/17/07 Expired for vacant lots

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					Family Development Rudy Herrera 73081 Fred Waring Drive, Palm Desert, CA 92260 (760) 776-8300	
	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 buildings 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 Building plans approved.
	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 Building permits issued.
	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	Retail Building	SWC Ave 52 & Harrison St.	Nachhattar S. Chandi P. O. Box 2817 Indio CA 92202 (760) 396-9260	PC approved 9/2/09 Retail shop on-hold.
	AR	09-11	Auto Retail Complex (Highway Auto Plaza)	85-610 Grapefruit Blvd.	Ajit Singh 51-701 Highway 111 B-1 Coachella (760) 398-2010	PC approved 11/3/10 Architect is redesigning project.

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	AR VAR	10-04 10-01	Kidney Dialysis Center 7300 sq.ft.	Northeast corner of 6 th and Palm Ave.	Dr. Chandra Shekar 75277 Skylark Trail Indian Wells, CA. 92210 (760) 485-9852	PC approved 7/07/10. Under construction.
	AR CZ	10-06 10-03	Ocean Mist Industrial “Shed” Structure	52-300 Enterprise	Carl Cox (Architect) (760) 408-2151	PC approved 2/02/11 CC approved 3/23/11 In plan check review
	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	Updated plan of services approved 6/9/10. New LAFCO applications 9/23/10. LAFCO Hearing 3/24/11 Approved 7/28/11 Reconsidered 9/29/11 Awaiting protest hearing.
	GPA EA CZ TPM	09-04 09-05 09-03 36246	GPA from RL (Low Density Res) to RH (High Density Res)	SWC Calle Avila & Bagdad	Bagdad Apartments LLC 42760 Madison Street Indio CA 92201	PC approved 9/16/09 CC approved 10/28/09 AR Expired AB 208 Ext to 10/28/13
	TPM EA	33669 05-13	Santa Rosa Design Center (Industrial)	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 SB1185 Ext to 1/11/10 AB 333 Ext to 1/11/12 AB 208 Ext to 1/11/14
	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 SB1185 Ext to 4/9/11 AB 333 Ext to 4/9/13 AB 208 Ext to 4/9/15

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	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 (Commercial site)	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 Annual Report to City Council 7/27/2011
	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 <i>SB1185 Ext to 6/13/10</i> <i>AB 333 Ext to 6/13/12</i> <i>AB 208 Ext to 6/13/14</i>
	TTM EA	31550 04-08	80 SF Units Subdivision	N of 54 th & 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 <i>SB1185 Ext to 8/3/09</i> <i>AB 333 Ext to 8/3/11</i> <i>AB 208 Ext to 8/3/13</i>
	TTM EA	32075 04-05	232 SF Units Subdivision See AR 05-04 Prado	W of Frederick between Avenue 50 & 51	Freeman Freeman & Smiley, LLP 1920 Main Street, Suite 1050 Irvine, CA. 92614 Attn: Jill M. Draffin, Esq.	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 <i>SB1185 Ext to 6/9/10</i> <i>AB 333 Ext to 6/9/12</i> Foreclosure proceedings on vacant land.

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	TTM EA AR CUP CZ GPA	32164 04-15 04-20 200 04-09 04-04	169 SF Units Subdivision See AR 04-20 Sundate II	NWC Avenue 53 and Frederick	BSC Coachella 168 LLC 17922 Fitch Irvine, CA. 92614	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 <i>SB1185 Ext to 3/22/10</i> <i>AB 333 Ext to 3/22/12</i> <i>AB 208 Ext to 3/22/14</i>
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 <i>SB1185 Ext to 9/12/10</i> <i>AB 333 Ext to 9/12/12</i> <i>AB 208 Ext to 9/12/14</i>
	TTM EA CZ Annex	32415 05-06 05-02 54	79 SF Units Subdivision 19.66 acres Rancho Coachella Vineyards	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 <i>SB1185 Ext to 3/13/11</i> <i>AB 333 Ext to 3/13/13</i> <i>AB 208 Ext to 3/13/15</i>
	TTM EA	32478 04-09	232 SF Units Subdivision Revised Plan 212 SF Units Subdivision Brandenburg & Butters	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 <i>SB1185 Ext to 4/26/10</i> <i>AB 333 Ext to 4/26/12</i> <i>AB 208 Ext to 4/26/14</i>
	TTM EA CZ	33551 05-07 05-03	143 SF Units Subdivision Subdivision Gated 37 acres Los Suenos	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 <i>SB1185 Ext to 9/28/09</i> <i>AB 333 Ext to 9/28/11</i> <i>AB 208 Ext to 9/28/13</i>

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	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	295 SF Units Subdivision Acreage: 90+ acres Eagle Falls	N of I10 W of Harrison APN 601-400-001	Eagle Falls Partners LTD Partnership 7785 W Sahara Ave 100 Las Vegas, NV. 89117	PC approved 10/18/06 CC approved 11/29/06 <i>SB1185 Ext to 11/29/09</i> <i>AB 333 Ext to 11/29/11</i> <i>AB 208 Ext to 11/29/13</i>
	TTM	33589	Land Division for financing purposes – see TTM 35005 for project details	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Ave Gilroy, CA 95020 (408) 847-1100	PC approved 6/18/08 CC approved 7/9/08 <i>SB 1185 Ext to 7/9/11</i> <i>AB 333 Ext to 7/9/13</i> <i>AB 208 Ext to 7/9/15</i>
	TTM	33955	1,085 SF Units Subdivision	E of Expressway 86	Desert Highland Associates 40935 Country Center Dr #A Temecula CA 92591 (951) 719-3899 (951) 719-3799 Fax	PC approved 5/16/07 CC approved 6/13/07 <i>SB1185 Ext to 6/13/10</i> <i>AB 333 Ext to 6/13/12</i> <i>AB208 Ext to 6/13/14</i>
	TTM EA CZ GPA EIR	34087 06-16 06-12 06-04 06-01	272 SF Units Subdivision 80 acres Rancho Coachella Vineyards	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 <i>SB1185 Ext to 1/24/10</i> <i>AB 333 Ext to 1/24/12</i> <i>AB 208 Ext to 1/24/14</i>
	TTM CZ EA	34293 06-08 06-07	129 SF Units Subdivision (Residential Spec)	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 <i>SB1185 Ext to 6/28/10</i> <i>AB 333 Ext to 6/26/12</i> <i>AB 208 Ext to 6/26/14</i>

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	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 <i>SB1185 Ext to 8/8/10</i> <i>AB 333 Ext to 8/8/12</i> <i>AB 208 Ext to 8/8/14</i> AR expired.
	TPM EA CZ	36244 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 CC approved 8/4/10 <i>AB 208 Ext 8/4/14</i>
	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 approved 3/13/08 <i>SB1185 Ext to 3/13/11</i> <i>AB 333 Ext to 3/13/13</i> <i>AB 208 Ext to 3/13/15</i>
	TTM EIR GPA CZ SP DA	34865 04-01 04-03 04-03 04-01	1600 SF Units 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 Sale Pending	PC - no action CC approved 09/12/07 <i>Active per development agreement</i>
	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 <i>SB1185 Ext to 7/9/11</i> <i>AB 333 Ext to 7/9/13</i> <i>AB 208 Ext to 7/9/15</i>

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	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 <i>SB1185 Ext to 5/28/11</i> <i>AB 333 Ext to 5/28/13</i> <i>AB 208 Ext to 5/28/15</i>
	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 (858) 458-3412 FAX	PC approved 1/16/08 CC approved 5/28/08 <i>SB1185 Ext to 5/28/11</i> <i>AB 333 Ext to 5/28/13</i> <i>AB 208 Ext to 5/28/15</i>
	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 EA AR CZ GPA Annex	36053 09-04 09-03 09-02 09-03 62	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	PC approved 2/3/10 for 98 units. CC approved 3/10/10 for 98 units. LAFCO hearing 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.

Assembly Bill 208 automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.