

**City of Coachella**  
**Development Status Report**  
**December 2012**



**Prepared By**  
**Development Services Department**

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# City of Coachella

## Development Status Report

December 2012

	<i>Case</i>	<i>No.</i>	<i>Name /Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date &amp; Status</i>
	AR EA CUP	04-22 04-18 201	<u>Jackson Square</u> Commercial Center 136,452 Sq. Ft.	SEC of Jackson and Avenue 48	A/S Coachella Centers Lp 18980 Ventura Blvd. #2 <sup>ND</sup> Tarzana, CA. 91356	PC approved 1/19/05 Undeveloped phases remaining
	AR	05-30	158 SF Units Subdivision <u>Bellissima</u> 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 <u>Vista Escondida</u> 46.64 Acres (TTM 32264)	NWC Shady Lane & Avenue 54	Blake Jumper (760) 399-7263	PC approved 1/18/06 Perimeter Landscaping under construction Park in plan check
	AR	06-13 08-06 09-05 11-01	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 Retroactive extension to be considered at PC Mtg July 18, 2012.
	AR	07-18	40 SF Units Subdivision A portion of previously approved TTM 31158 – <u>Tierra Bonita</u>	NEC Frederick & Ave 53	Rancho Housing Alliance, Inc. 53-990 Enterprise Way Coachella CA 92236 (760) 391-5047 Family Development Rudy Herrera 73081 Fred Waring Drive, Palm Desert, CA 92260 (760) 776-8300	PC approved 10/17/07 Expired for vacant lots
	AR	08-02	72 SF Homes <u>Rancho Cielo</u>	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 Subdivision construction completed.

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	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. (Phase 2 under construction)
	AR	08-05	Smog check business remodel	51-741 Harrison	Ramon 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. A.R. expired for pad building
	AR AR	09-11 12-01	<u>Highway Auto Plaza</u> Multi-tenant Automotive Repair/Sales and Retail Complex	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. PC approved 3/7/2012
	AR VAR	10-04 10-01	<u>Kidney Dialysis Center</u> New 7,300 sq. ft. medical building and parking lot	Northeast corner of 6 <sup>th</sup> 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	<u>Ocean Mist Industrial</u> Industrial "Shed" Structure New 11,700 sq. ft. building	52-300 Enterprise	Carl Cox (Architect) (760) 408-2151	PC approved 2/02/11 CC approved 3/23/11 Under construction.
	AR	11-04 (Admn)	<u>Modification of Driveway</u> for new single family residence	47-150 Tyler St APN 603-150-019	Carlos & Patricia Partida 41-592 Beadling Rd Bermuda Dunes CA 92203 (760)200-2669	Director approved 11/15/11 Construction completed.

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AR	11-05 (Admn)	<u>Family Dollar</u> Remodel existing pylon sign	49-681 Harrison St	Trulite Signs 2990 Half Moon Ct Nuevo CA 92860 (951)735-5525	Director approved 1/12/12 Construction completed.
AR	12-02 (Admn)	Construct 1,755 sq. ft. Single Family Residence with 309 sq. ft. casita	85-501 Avenue 50	Jaime Sanchez 81399 Avenida Gonzalez Indio, CA. 92201	Director approved 5/24/12
AR	12-03	Multi-Family Residential	SW corner Bagdad & Calle Avila	Chelsea Investment Group 5973 Avenida Encinas CA. 92008 (619) 756-3393	
AR	12-04	<u>Clean Energy</u>	46125 Dillon Road	Clean Energy Fuels 3020 Old Ranch Parkway #400 Seal Beach, CA. 90740	P.C. approved 5/16/2012 Permits Issued
AR	12-05	Install Solar Array	85810 Peter Rabbit Lane	REC Solar 775 Fiero Lane San Luis Obispo, CA. 93401	Director approved 6/11/12 Permits Issued
AR	12-06	101 Unit Multi-Family Rehab and & new construct of community building	84720 Avenue 52	Coachella Community Homes Association 45701 Monroe Street, Suite G Indio, CA. 92201	P.C. approved 6/20/12
AR CUP	12-07 254	Four (4) new commercial buildings, drive thru, retail and car wash	48055 Grapefruit Blvd.	The Chandi Group USA 350 N. Glenoaks Blvd., Suite 307 Burbank, CA. 91502	

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AR	12-08	Genevieve Thomas Façade renovations and parking/landscaping improvements	1639 – 1667 6 <sup>th</sup> St.	Robert Ricciardi 75860 Sarazen Way Palm Desert, CA. 92211 (760) 408-1208	P.C. approved 11/7/12 In plan check review.
AR	12-09	<u>Family Dollar #2</u> Construct a new 8,240 sq. ft. retail building on .88 acres	Eastside of Harrison St between Ave. 52 and Valley Road	Boos Development West 701 N. Park Center Dr., Ste. 110 Santa Ana, CA. 92705 (530) 231-5236	P.C. approved 10/11/12 In plan check review.
CUP	180 (Mod.)	<u>Love's Tire Barn</u> Construct 1,200 sq. ft. truck tire sales/installation facility	45-761 Dillon Road	Christopher Lenz United Engineering Group 3205 W. Ray Rd., Ste. #1 Chandler AZ 85226	P.C. approved 2/1/12 In plan check review.
CUP	250	<u>Burrtec</u> Small-scale recyclables transfer facility	53-600 Polk St.	Gary Koontz Burrtec Waste Disposal 9890 Cherry Ave Fontana CA 92835	P.C. approved 11/2/11
CUP VAR	252 12-01	<u>Art &amp; Ink Tattoo Shop</u> Tattoo parlor within 100 feet of residential use	51655 Harrison St	Everado Flores 85245 Avenue 52 Coachella, CA. 92236	Approved 6/20/12
CUP	253	<u>Galilee Center Thrift Store</u>	1030 6 <sup>th</sup> Street	Galilee Center 1030 6 <sup>th</sup> Street Coachella, CA. 92236	P.C. approved 6/6/12
CUP	255	<u>Coachella Appliance</u> To allow a used appliance sales business	49-613 Harrison St., Suite C-104	Elias Bahena 83-836 Avenida La Luna Coachella, CA. 92236 (760) 200-6048	P.C. approved 11/7/12 Business open
CUP	254 256	<u>AM/PM Expansion Project</u> Construct new carwash, drive-thru restaurant and retail buildings on 4.85 acres includes TPM 36481	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio CA. 92202 (760) 396-9260	P.C. approved 11/7/12

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	CZ EA	06-05 06-08	<u>Annexation 55</u> 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 TPM AR	09-04 09-05 36246 12-03	<u>Bagdad Apartments/Chelsea</u> GPA from RL (Low Density AR for 144 Unit Family Apartments Parcel Map Modification	SWC Calle Avila & Bagdad	Chelsea Investment Group 5993 Avenida Encinas Carlsbad, CA. 92008 (619) 756-3393	PC approved 9/16/09 CC approved 10/28/09 PC approved 5/16/12 CC approved 6/13/12
	GPA CZ EA	12-01 12-01 12-02	Van Buren Commercial Re-Zone	Van Buren Street between Ave. 48 & Ave. 49	City of Coachella 1515 6 <sup>th</sup> Street Coachella, CA. 92236	PC Meeting 7/18/12 (Pending consideration)
	TPM EA	33669 05-13	<u>Santa Rosa Design Center</u> (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 <b>SB1185 Ext to 1/11/10</b> <b>AB 333 Ext to 1/11/12</b> <b>AB 208 Ext to 1/11/14</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> <b>AB 208 Ext to 4/9/15</b>

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	TPM EIR GPA CZ SP DA	34993 04-01 04-03 04-03 04-01	540+ acres into 15 parcels <u>Shadow View</u> 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 <b>SB1185 Ext to 6/13/10</b> <b>AB 333 Ext to 6/13/12</b> <b>AB 208 Ext to 6/13/14</b>
	TPM EA	35491 07-10	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>SB1184 Ext to 5/28/11</b> <b>AB 333 Ext to 5/28/13</b> <b>AB 208 Ext to 5/28/15</b>
	TTM EA	31550 04-08	80 SF Units 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> <b>AB 208 Ext to 8/3/13</b>
	TTM EA	32075 04-05	232 SF Units Subdivision See AR 05-04 <u>Prado</u>	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 <b>SB1185 Ext to 6/9/10</b> <b>AB 333 Ext to 6/9/12</b> 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 <u>Sundate II</u>	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 <b><i>SB1185 Ext to 3/22/10</i></b> <b><i>AB 333 Ext to 3/22/12</i></b> <b><i>AB 208 Ext to 3/22/14</i></b>
	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 <b><i>SB1185 Ext to 9/12/10</i></b> <b><i>AB 333 Ext to 9/12/12</i></b> <b><i>AB 208 Ext to 9/12/14</i></b>
	TTM EA CZ Annex	32415 05-06 05-02 54	79 SF Units Subdivision 19.66 acres <u>Rancho Coachella Vineyards</u>	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><i>SB1185 Ext to 3/13/11</i></b> <b><i>AB 333 Ext to 3/13/13</i></b> <b><i>AB 208 Ext to 3/13/15</i></b>
	TTM EA	32478 04-09	232 SF Units Subdivision Revised Plan 212 SF Units Subdivision <u>Brandenburg &amp; Butters</u>	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><i>SB1185 Ext to 4/26/10</i></b> <b><i>AB 333 Ext to 4/26/12</i></b> <b><i>AB 208 Ext to 4/26/14</i></b>
	TTM EA CZ	33551 05-07 05-03	143 SF Units Subdivision Subdivision Gated 37 acres <u>Los Suenos</u>	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><i>SB1185 Ext to 9/28/09</i></b> <b><i>AB 333 Ext to 9/28/11</i></b> <b><i>AB 208 Ext to 9/28/13</i></b>



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	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	295 SF Units Subdivision Acreage: 90+ acres <u>Eagle Falls</u>	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 <b>SB1185 Ext to 11/29/09</b> <b>AB 333 Ext to 11/29/11</b> <b>AB 208 Ext to 11/29/13</b>
	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 <b>SB 1185 Ext to 7/9/11</b> <b>AB 333 Ext to 7/9/13</b> <b>AB 208 Ext to 7/9/15</b>
	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 <b>SB1185 Ext to 1/24/10</b> <b>AB 333 Ext to 1/24/12</b> <b>AB 208 Ext to 1/24/14</b>
	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 <b>SB1185 Ext to 6/28/10</b> <b>AB 333 Ext to 6/26/12</b> <b>AB 208 Ext to 6/26/14</b>
	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 <b>AB 208 Ext 8/4/14</b>
	TTM CZ EA	34527 06-09 06-12	<u>Annexation 57</u> 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 <b>SB1185 Ext to 3/13/11</b> <b>AB 333 Ext to 3/13/13</b> <b>AB 208 Ext to 3/13/15</b>

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	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 <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 AB 333 Ext to 7/9/13 AB 208 Ext to 7/9/15</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 AB 333 Ext to 5/28/13 AB 208 Ext to 5/28/15</b>
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	<u>Villa Palmeras</u> 111 Single Family attached & detached residential 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 <b>SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 AB 208 Ext to 5/28/15</b>
	TTM AR	36394 11-02	<u>The Vineyards – Phase 2</u> 46 R.V. lots w/ typical 512 sq. ft. garage/utility structures on 3.84 acres	44-800 Dillon Road	Robin Peterson 44-790 Dillon Road Coachella, CA 92236 (780)977-1077	PC approved 2/1/12 CC approved 3/28/12 AR continued indefinitely

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**December 2012**

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 (AB333) 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 (AB 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.