

**City of Coachella**  
**Development Status Report**  
**March, 2017**



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

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**[www.coachella.org](http://www.coachella.org)**

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<i>Case</i>	<i>No.</i>	<i>Name /Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date &amp; Status</i>
AR	12-03	Multi-Family Residential	SW corner Bagdad & Calle Avila	Chelsea Investment Group 5973 Avenida Encinas 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 1 <sup>st</sup> Phase completed.
AR CUP TPM	12-07 254 36481	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	PC approved 11/7/12 CC approved 12/12/12 Under Construction
AR	12-08	Genevieve Thomas Façade renovations and parking/landscaping improvements	1639 – 1667 6 <sup>th</sup> Street	Robert Ricciardi 75860 Sarazen Way Palm Desert, CA. 92211 (760) 408-1208	PC approved 11/7/12 Project “on hold”
AR EA	14-02 14-03	<u>Double Date Packing Facility</u> Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1 <sup>st</sup> Phase Complete
AR	14-03	<u>Tierra Bonita</u> Construct 45 SF Homes within Tract 31158	NE corner of Frederick St and Ave. 53	CV Housing Coalition 45701 Monroe Street Indio, CA. 92201 (760) 347-3157	PC approved 11/19/14 Under Construction
AR	14-05 (Admin)	<u>Interim Residence &amp; Date Grove</u>	83-888 Ave. 51	Robert Melkesian Desert Empire Homes 68-990 Harrison St. Thermal, CA. 92274 (760) 485-1006	Director approved 12/18/14 Under Construction
AR	15-03	<u>Desert Valley Date</u> Phase V - 2,900 sq. ft. Industrial Addition	86-740 Industrial Way	Greg Kirkjan Desert Valley Date 86-740 Industrial Way (760) 398-0999	Director approved 4/23/15 Under Construction

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AR	15-05	<u>Anthony Vineyards</u> Construct 33,540 sq. ft. freezer and 14,816 sq. ft. shed	52-301 Enterprise Way	Robert Christopher Ross & Sons Construction 7828 So. Maple Ave. Fresno, CA. 93725 (559) 834-5947	PC approved 6/4/15 (Special Hearing) Under Construction
AR	15-08 (Admin)	<u>New Residence @ “The Villas”</u>	86155 Grenache Lane	Harry Chan P.O. Box 10310 Indio, CA. 92202	Director approved 10/13/15 Under Construction
AR	15-09	<u>Tierra Bonita – Phase 2</u> Construction of 39 single family dwellings	NE corner Frederick Street and Avenue 53	CV Housing Coalition 45701 Monroe Street Indio, CA. 92201 (760) 347-3157	PC approved 10/21/15 Under Construction
AR	15-10 (Admin)	<u>Ocean Mist Temporary</u> Modular Office 2,160 sq. ft.	52300 Enterprise Way	Ocean Mist c/o Hansen-Rice 1717 E. Chisholvo Drive Nampa, CA. 83687	Director approved 10-15-15
AR	15-11	<u>Bank of America ATM Kiosk</u>	50-249 Harrison Street	Magellan Architects 17011 Beach Blvd., Suite 900 Huntington Beach, CA 92647	PC approved 12-16-15
AR	15-12	<u>McDonald’s dual drive-thru</u>	50-090 Harrison Street	Design UA Inc. 12832 Valley View Street, Suite C Garden Grove, CA 92845 (714) 892-3900	PC approved 3-02-2016
AR	15-13 (Admin)	<u>Ochoa Residential Estate</u> Construct shade structures and bathroom on site of future 2,000 sq. ft. of residence.	85-501 Avenue 50	Jose Ochoa 85-501 Avenue 50 Coachella, Ca. 92236 (760) 391-3435	Director Approved 3/2/2016

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AR	16-02	<u>Single Family Residence</u> To construct a 1,511 sq. ft. home (modular) with detached garage	53-117 Calle Camacho	Luis Gallegos 1522 E. 4 <sup>th</sup> Street Santa Ana, CA. 92701 (714) 560-8835	Pending
AR	16-04	<u>Truck Storage</u> To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 Issued permit.
AR	16-16	<u>Dept. Social Services Bldg. Construction of 2 story building 54,302 sq. ft.</u>	51258 Harrison St.	Capital Partners Deolopment Co. LLC 2890 Kilgore Road, Suite 175 Rancho Cordova, CA. 95670 (916) 834-4774	PC Approved 2/15/17 In plan check review
CUP	229 (Mod.)	<u>Olive Crest</u> Extension of time to operate school and approve new buildings.	52780 Frederick Street	Mike Bergstrom 52780 Frederick Street Coachella, CA. 92236	PC Approved 7/7/10
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	PC approved 11/7/12 Retro-Active 12 months Ext. Approved 6/3/15 Modifications approved 10/21/15
CUP AR	254 12-07	<u>AM/PM Expansion Project</u> Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15
CUP	258	<u>AAA Storage</u> AAA storage expansion	53-301 Grapefruit Blvd.	AAA Attn: Jim & Terry Delhamer 29995 Technology Dr. Murrieta, CA. 92563	PC approved 1/16/13

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	CUP AR EA	263 15-05	<u>Imagine School Expansion</u> To allow a charter school expansion (27,000 sq. ft.) with 15,000 sq. ft. of play area	84060 Van Buren Street	Imagine School 84-060 Van Buren Street Coachella, 92236	PC approved 9/30/15
	CUP EA	265 15-07	<u>Cultivation Technologies</u> To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Richard O'Connor Cultivation Technologies, Inc. 3 Park Plaza, Suite 490 Irvine, CA. 92614 (888) 851-9802	PC Approved 7/6/16
	CUP AR TTM TPM EA	266 16-03 37040 37083 16-01	<u>Coachella Vineyards Luxury RV Park</u> To develop a 185-Lot RV Park and subdivision on 29.41 acres of vacant land	NE Corner of Tyler Street and Vista Del Norte	Patty Hugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236 (760) 289-5279	Pending
	CUP AR TTM EA	267 16-05 37088 16-02	<u>Ravella - To develop 20 acres</u> Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 <sup>th</sup> St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 6/15/16 CC Approved 7/13/16 1 <sup>st</sup> Phase completed.
	CUP AR	269 16-07	<u>America's Tires Proposed</u> to construct of a new building consisting of 7,742 sq. ft.	49-980 Harrison St. NEC of Harrison St. and Ave 50	Scott Fournier Halle Properties LLC 20225 N. Scottsdale Road Scottsdale, Arizona 85255	PC Approved 6/15/16

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	CUP AR	270 16-09	<u>Coachella Express Car Wash</u> Proposed to build a 4,950 sq. ft. "Coachella Express Car Wash."	49765 Harrison St.	Mohammad Halum 78570 Starlight Lane Bermuda Dunes, CA 92203	PC Approved 07-20-16
	CUP AR	275 16-14	<u>Mosque &amp; Assembly Hall</u> Requesting approval of a 20,260 square feet Mosque To be built in two phases.	84-650 Avenue 49	Shakil Patel 25982 Hinkle St Loma Linda CA 92354 909-796-0300	PC Approved 12-21-16
	CUP AR	274 16-15	<u>Quick Quack Automated Carwash</u> To allow an automated carwash with 13 self-service vacuum stations.	48-955 Harrison Street	Adwarchitects 101 W. Worthington Ave., Suite 270 Charlotte, NC 28203 704-379-1920	PC Approved 11-16-16
	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 Phase I completed Phase II in plan check review
	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 <b>1 Yr. Ext. to 1/11/17</b>

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	TPM EA	34368 08-01	<u>38 Industrial lots</u> 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> <b>AB116 Ext to 4/9/17</b>
	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> <b>AB116 Ext to 6/13/16</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> <b>AB116 Ext to 5/28/17</b>
	TPM	36858	Lusardi Property division of 63.5-acre vacant industrial parcel into six (6) parcels of land.	SEC of Industrial Way and Enterprise Way	Industrial Way Properties, LLC 1570 Linda Vista Drive San Marcos, CA. 92078-3808	PC approved 2/04/15 CC approved 2/25/15

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	TTM EA	32164 (Mod) 14-01	Modification of approved TTM 32164 to allow a 176-lot Single Family Subdivision	NWC Avenue 53 and Frederick Street	BSC Coachella 168, LLC 2449 Grivel Place Tustin, CA. 92782 Mike Peroni (760) 346-4750	PC scheduled 9/3/14 <b>*PC approved 9/03/2014</b> <b>*CC approved 9/24/2014</b> <b>1 Yr. Ext. to 9/24/17</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>SB1185 Ext to 9/12/10</b> <b>AB333 Ext to 9/12/12</b> <b>AB208 Ext to 9/12/14</b> <b>AB116 Ext. to 9/12/16</b> <b>1 Yr. Ext. to 9/12/17</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>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> <b>AB116 Ext to 3/13/17</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>SB1185 Ext to 4/26/10</b> <b>AB 333 Ext to 4/26/12</b> <b>AB 208 Ext to 4/26/14</b> <b>AB116 Ext to 4/26/16</b> <b>1 Yr. Ext. to 4/26/17</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>CC approved time extension to 11/29/16</b> <b>1 Yr. Ext. to 11/29/17</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> <b>AB116 Ext to 7/9/17</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> <b>AB116 Ext to 1/24/16</b> <b>1 Yr. Ext. to 1/24/17</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> <b>AB 116 Ext to 6/26/16</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> <b>AB 208 Ext to 7/9/15</b> <b>AB116 Ext to 7/9/17</b>

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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 <b>SB1185 Ext to 5/28/11</b> <b>AB 333 Ext to 5/28/13</b> <b>AB 208 Ext to 5/28/15</b> <b>AB116 Ext to 5/28/17</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</b> <b>AB 333 Ext to 5/28/13</b> <b>AB 208 Ext to 5/28/15</b> <b>AB116 Ext to 5/28/17</b>
	TTM	36555	<u>La Obra (Prado Ph. 2)</u> 107 lot SFR lots on 27 acres.	Northside of Ave. 51 between Van Buren & Chiapas Dr.	Sunwood Prado LLC 9740 Appaloosa Road, Suite 130 San Diego, CA. 92131 (619) 573-1805	PC scheduled 7/16/14 PC approved 9/03/2014 CC approved 9/24/2014 <b>1 Yr. Ext. to 9/24/17</b>
	TTM	36757	<u>Rancho Las Flores Ph. 2</u> 124 lot SFR lots on 31 acres	Northeast corner of Ave 49 and Van Buren St.	Glenroy Coachella, LLC 9601 Wilshire Blvd. #260 Beverly Hills, CA. 90210 (310) 461-3232	PC denied 07/16/2014 CC approved 10/08/2014 <b>1 Yr. Ext. to 10/08/17</b>
	SP GPA CZ EA TTM	14-01 14-01 14-01 14-04	<u>Vista del Agua Specific Plan</u> 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130	Screen check EIR being prepared by consultant.

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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 (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 (AB208) 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.

Assembly Bill 116 (AB116) automatically grants a 24-month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 11, 2013.