

**City of Coachella**  
**Development Status Report**  
**March, 2019**



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

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## Development Status Report

March, 2019

	<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	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	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 1 <sup>st</sup> Phase Complete (Off-site improvements pending)
	AR	16-16	<u>County Dept. Public Social Services Bldg.</u> Construction of new 30,000 sq. ft. office building with parking lot.	51258 Harrison St.	Capital Partners Development Co. LLC 2890 Kilgore Road, Suite 175 Rancho Cordova, CA. 95670 (916) 834-4774	PC Approved 2/15/17 Under Construction
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	<u>Date Palm Business Park</u> To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17  PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18
	AR DA	17-07	<u>Glenroy Resort - Project A</u> To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17  Under Construction
	AR CZ VAR	17-12 17-02 17-06	<u>Coachella Village</u> To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18

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AR	18-05	<u>Coachella Village - Phase #2</u> To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18
AR	18-06	<u>“Prado” by D.R. Horton</u> Construct 60 new single family homes inside the Prado Gated Community	South Side of Ave. 50 at Via Prado	D.R. Horton 2280 Wardlow Cir #100 Corona CA 92880 (951)739-5469	PC Approved 11/28/19 (In Litigation)
AR	18-10 (Admin)	<u>Golden State Energy Services</u> Construct new electrical substation	NE Corner Polk St. and Industrial Way	Golden State Energy Services 3421 Gato Ct. Riverside CA 92507 (951) 906-9865	Pending
AR	18-11	<u>Pueblo Viejo Plaza</u> Construct 2 restaurants and retail center	Northwest corner of 9 <sup>th</sup> St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	Pending
AR	19-01	<u>Oraway Engineering</u> To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	Pending
CUP AR	254 (Mod) 12-07	<u>Gateway AM/PM 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 Under Construction

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	CUP EA DA	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 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19  <u>Project Re-Entitled as:</u> Desert Research Park #4
	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 Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236 (760) 289-5279	PC Approved 7/18/18 CC Approved 9/26/18 Under Construction
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	<u>Ravella - To develop 20 acres Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.</u>	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	268 (Mod.)	<u>Borrego Health</u> To modify the Ravella/Tower Energy Planned Development to allow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1.	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. Review Pending

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CZ CUP AR VAR	16-02 271 15-14 16-01	<u>Coachella Grow Assoc.</u> To build a 29,180 sq. ft. medical cannabis cultivation and fabrication facility, with reduced street frontage.	84-775 Avenue 48	Jesus Gonzalez Coachella Grow Association P O Box 1144 Coachella, CA 92236 (760) 766-6233	PC Approved 9/21/16 CC Approved 10/12/16 <b><i>Time Extension – 10/12/19</i></b>
CUP	273	<u>Our Lady Of Soledad</u> To construct a new 21,029 sq. ft. church and future 11,870 sq. ft. social hall in the C-G and R-M zone.	52-980 Harrison Street	<u>Diocese of San Bernardino</u> 1201 E. Highland Ave. San Bernardino CA 92404 (909) 475-5052	PC Approved 11/16/16 Under Construction
CUP AR	275 16-14	<u>Mosque &amp; Assembly Hall</u> To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	<u>Shakil Patel</u> 25982 Hinkle St Loma Linda CA 92354 909-796-0300	PC Approved 12-21-16  In Plan Check
CUP AR EA	276 16-18 16-05	<u>Coachella Warehouses</u> To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility	84-851 Avenue 48	<u>Kevin Stumm</u> PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	PC Approved 12/21/16 CC Approved 02/08/17  Under Construction
CUP AR VAR	278 17-02 17-03	<u>Kismet Organic</u> To construct a phased 77,400 sq. ft. medical cannabis cultivation facility.	48-050 Harrison Street	Ed Sapigao 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17  Under Construction

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	CUP	284	<u>Mobilitie Mono-Pole</u> To install 3 new wireless communications poles in the street right-of-way	SEC of Ave 52 & Tyler	Robert Lewis Mobilitie, LLC	PC Approved 12/21/17
	CUP	285		SWC Ave 50 & Harrison	2955 Red Hill Ave Ste 200 Costa Mesa CA 92626	CUP 284 Withdrawn
	CUP	286		NWC Westerfield & Harrison	(951) 212-5825	
	CUP AR	287 17-10	<u>Kingdom Hall of JW</u> To construct a new 3,100 sf religious assembly building and parking lot on 1.77 acres	East side of Enterprise Way north of Ave 54	James Humbert 521 Imperial Dr Escondido CA 92026 (917)246-8486	PC Approved 8/30/17  Under Construction
	CZ CUP AR EA	17-01 279 17-03 17-01	<u>Coachella Green LLC</u> To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	<u>Barry Walker</u> 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17  In Plan Check
	CUP AR	289 17-11	<u>Coachella Brands</u> To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	<u>Richard O'Connor</u> 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17  Interim Use In Operation
	CUP AR TPM EA	280 17-04 37266 17-02	<u>Coachella Research Park #2</u> To develop an 833,829 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17

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CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	<u>Coachella Research Park #2</u> To allow two 3-story industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis cultivation uses.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 11/28/18 CC Approved 2/13/19
CUP AR TPM EA	281 17-05 37265 17-03	<u>Coachella Research Park #1</u> To develop an 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	NE Corner of Ave. 48 and Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 Under Construction
CUP TPM EA	282 37333 17-04	<u>REI / Ponte Hotel Project</u> To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17
CUP	291	<u>Mobilitie</u> To install a wireless communications pole in the street right-of-way	East side of Jackson St, south of Ave 48	Robert Lewis Mobilitie 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626-1205 (951)212-5825	PC Approved 12/21/17
CUP	180 (Mod #2)	<u>Love's Country Store</u> To allow a new truck parking lot north of Love's Country Store	West side of Dillon Rd, north of Vista Del Norte	Aaron Oliver 10601 N. Pennsylvania Ave Oklahoma City OK 73120 (559)688-5263	PC Approved 12/21/17

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CUP	180 (Mod #3)	<u>Love's Country Store</u> To allow a 900 sf addition to existing auto repair facility	NS Corner of Dillon Rd and Vista Del Norte	Lonnie Spicer HFA 1705 S. Walton Bl Ste 3 Bentonville AR 72712 (479)273-7780 ext. 299	PC Approved 12/21/17
CUP	292	<u>Verizon Wireless</u> To install a new wireless communications pole at Bagdouma Park	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18
CUP AR	293 17-14	<u>Coachella Herb Plantation</u> To construct a new 67,240 sf medical cannabis cultivation facility on 3.2 acres in the MW zone.	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48 Coachella CA 92236 (760)699-1332	PC Approved 11/28/17 <b>Time Extention to 11/28/18</b> Interim Use Under Construction
CUP	294	<u>Chelsea Mixed Use Project</u> To establish "PD" land use regulations and development standards for TOD project	East side of Harrison Street, north of 6 <sup>th</sup> St	Walter Heiberg Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (760)456-6000	PC Approved 12/21/17 CC Approved 11/29/18
CUP	295	<u>Tacos El Viejon</u> To allow the an on-sale beer and wine license at an existing 1,350 sf restaurant in the CG zone.	51-697 Harrison St	Diana Meza 51-697 Harrison St Coachella CA 92236 (760)397-9732	PC Approved 4/18/18
CUP CZ DA CUP	296 18-01 (1 <sup>st</sup> Amend.) 312 (New)	<u>The Lighthouse</u> To allow a 3,250 sf retail cannabis micro-business in the CG-RC zone.	84-160 Avenue 48	Glenroy Coachella, LLC c/o RP Properties 18-01 S. La Cienega Blvd Suite 301 Los Angeles, CA 90035 (310)207-6990	PC Approved 3/13/18 CC Approved 4/25/18 Re-Entitled as: CUP 312/CZ 18-12/DA Mod2 CC Approved 2/27/19



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	CUP AR VAR	297 18-01 18-01	<u>CoachellaGro Corp.</u> To construct a new 257,051 sf cannabis cultivation facility on 10.99 acres of vacant land in the M-W zone.	East side of Harrison Street, South of Ave. 48	CoachellaGro Corp. 3060 Saturn St #250 Brea CA 92821 (760)940-0100	PC Approved 6/6/18
	CZ CUP AR VAR	18-09 307 18-07 18-04	<u>Polk Cannabis Redevelopment Project</u> To construct a new 174,500 sf cannabis cultivation facility on 10 acres of land.	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/19  (In Litigation)
	CUP	301	<u>AT &amp; T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Jackson Square SE Corner of Jackson St. and Ave. 48	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18
	CUP	302	<u>AT &amp; T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Bagdouma Park 51-711 Douma St.	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18
	CUP CZ	298 18-02	<u>Coachella Smoke Co.</u> To allow a new 1,296 sf retail cannabis micro-business	85-995 Grapefruit Blvd	Nick Meza 50-580 Calle Mendoza Coachella CA 92236	Pending
	CUP AR EA TPM	313 18-13 18-06 37670	<u>Luxor Luxury RV Storage</u> To develop an indoor RV storage facility with repair and washing service, and caretaker unit	49-751 Oates Lane	Luxtor Limited, LLC 450 Kansas Street #104 Redlands CA 92373 (909)556-5848	Pending

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	CUP AR EA	308 18-08 18-03	<u>Red Moon RV Park</u> To develop a 78.3-acre RV Resort with 46 long-term rental spaces and 390 short-term rental spaces	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr. Gold Canyon AZ 85118 (480)947-9253	PC Approved 3/06/19
	CZ	17-03	<u>CP Coachella DPSS</u> To change the zoning from C-G to CG-PD on 6.3 acres for a transit-oriented development	East side of Harrison Street, north of 6 <sup>th</sup> St	John Buckel 2890 Kilgore Rd Suite 175 Rancho Cordova CA 95670	PC Approved 11/15/17 CC Approved 11/29/17  Under Construction
	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. Galstian 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> PC Extended to 4/9/19
	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> <b>1 Yr. Ext. to 9/12/18</b> PC Extended to 9/12/19

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	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> <b>1 Yr. Ext. to 4/26/18</b>
	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	<u>Eagle Falls</u> 295 SF Units Subdivision Acreage: 90+ acres	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> <b>1 Yr. Ext. to 11/29/18</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> <b>1 yr. Ext. to 5/28/18</b> <b>2<sup>nd</sup> yr. Ext to 5/28/19</b>

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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><i>1 Yr. Ext. to 9/24/17</i></b> <b><i>1 Yr. Ext. to 9/24/18</i></b> <b><i>1 Yr. Ext to 9/24/19</i></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><i>1 Yr. Ext. to 10/08/17</i></b> <b><i>1 Yr. Ext. to 10/08/18</i></b> PC Extended to 10/08/19
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	PC Workshop 3/20/19
VAR	18-02	<u>Desert Research Park #1</u> To exceed height limit for 3 new industrial buildings.	NE Corner of Ave. 48 and Harrison St.	Michael Meade Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 4/18/18

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	VAR (Minor)	18-03	Two ft. reduction of required rear yard setback for proposed dining room addition.	83713 Nicklecreek Dr.	Alfredo Montenegro 83713 Nicklecreek Dr Coachella CA 92236 (760)625-9491	Director Approved 6/13/18 In plan check
	VAR (Minor)	19-01	Two ft. reduction of required rear yard setback for proposed addition.	52-120 Tripoli Way	Jose Luis Vega 52-120 Tripoli Way Coachella CA 92236 (760)296-5859	Pending

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PC = Planning Commission

CC = City Council

Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial

MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, 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 (EA) Environmental Initial Study (Environmental Assessment)

GPA General Plan Amendment

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

VAR Variance

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.