

# City of Coachella

## Development Status Report

### December, 2019



*Prepared By:*  
*Development Services Department*  
*Luis Lopez, Development Services*  
*Juan Carrillo, Associate Planner*

*Director*

*Rosa Montoya, Planning Technician*  
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**Coachella Permit Center**  
 53-990 Enterprise Way  
 Coachella, CA 92236  
 (760) 398-3102 Fax (760) 398-5421  
[www.coachella.org](http://www.coachella.org)

<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date &amp; Status</i>
AR	14-02	<u>Double Date Packing Facility</u>	86301 Industrial Way	Steven Gilfenbain	PC approved 12/17/14
EA	14-03	Construct new 35,500 sq. ft.	APN 763-131-061	9777 Wilshire Blvd., #900	1 <sup>st</sup> Phase Complete

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		date packing facility		Beverly Hills, CA. 90212 (310) 651-2591	
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 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 BI Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18  In Plan Check
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 BI Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18  In Plan Check
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 CC (Appeal) Approved 1/23/19  Under Construction

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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	In Plan Check
AR	18-11	<u>Pueblo Viejo Plaza</u> Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	Northwest corner of 9 <sup>th</sup> St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19
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	PC Approved 4/17/19  Under Construction
AR	19-02	<u>Guardado Commercial Center</u> To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19
AR	19-03 (Admin)	<u>Vista Escondida – Phase 3</u> Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19  Under Construction
AR	19-04 (Admin)	<u>Club Leon</u> New trellis patio, pavilion w/ bbq island, restrooms and 2-car garage for existing residential estate.	85601 Ave. 50	Eutemio Guerrero 50-782 Avenida Adobe Coachella CA 92236	Director Decision Pending
AR	19-06	<u>Villa Verde Apartments</u>	84-824 Calle Verde	Villa Verde I., LP	Incomplete

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CZ	19-01	To construct 152 multifamily apartments on 9.25 acres of vacant land.	(SW Corner of Calle Techa & Calle Verde)	1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	
AR	19-08	<u>Pueblo Viejo Villas</u> To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit Hub	NE Corner of Cesar Chavez Street, and 6 <sup>th</sup> St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20
AR TPM	19-10 37833	<u>CV Apartments</u> To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split subdivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	Pending
AR	19-11 (Admin)	<u>Valencia by Pulte Homes</u> Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	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  Phase 2 Complete
CUP EA DA	265 15-07	<u>Cultivation Technologies</u> To develop a 111,000 sq. ft. multi-tenant medical cannabis	84-811 Avenue 48	Richard O'Connor Cultivation Technologies, Inc.	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19

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			cultivation facility.		3 Park Plaza, Suite 490 Irvine, CA. 92614 (888) 851-9802  <i>Project Re-Entitled as: Desert Research Park #4</i>
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  Project under New Ownership
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  Phase 2 in Plan Check
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. Approved 4/17/19  In Plan Check
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	84-775 Avenue 48	Jesus Gonzalez Coachella Grow Association P O Box 1144 Coachella, CA 92236	PC Approved 9/21/16 CC Approved 10/12/16 <b>Time Extension – 10/12/19</b>

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			reduced street frontage.		(760) 766-6233
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  Grading Permit Issued
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  Phase 1 Complete
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
CUP  CUP  CUP	284  285  286	<u>Mobilitie Mono-Pole</u> To install 3 new wireless communications poles in the street right-of-way	SEC of Ave 52 & Tyler  SWC Ave 50 & Harrison  NWC Westerfield & Harrison	Robert Lewis Mobilitie, LLC 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626 (951) 212-5825	PC Approved 12/21/17  CUP 284 Withdrawn
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  Project under new Ownership
CUP	289	<u>Coachella Brands</u>	84-805 Ave. 48	<u>Richard O'Connor</u>	AR Approved 8/30/17

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AR	17-11	To construct a new 91,948 sf cannabis cultivation facility in the MW zone.		2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	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  In Plan Check
CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	<u>Coachella RP #2 (Modified)</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  In Plan Check
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  Grading commenced
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 CUP CZ	299 300 18-03	<u>HOTN/Sinsemilla Dispensary &amp; Pub Project</u> Proposed 1,839 sq. ft. retail	1694 6 <sup>th</sup> Street	Pedro Ordoñez 6 <sup>th</sup> Street Tap Room 45631 Capistrano St	PC Approved 3/20/19 CC Approved 5/8/19

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		cannabis dispensary and 1,432 sq. ft. bar/pub		Indio CA 92201 (760)409-6169	
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 Extension to 11/28/19</b> <b>Time Extension to 11/28/20</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 (105 Apartments w/ 3,000 sf commercial and Transit Hub)	East side of Cesar Chavez Street, north of 6 <sup>th</sup> Street	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  Modification Approved 1/30/19
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 <b>Time Extension to 6/6/20</b>
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	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/18  (In Litigation)



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		on 10 acres of land.			
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 Suite #1	Nick Meza 50-580 Calle Mendoza Coachella CA 92236 (760)541-9034	Pending
CUP AR EA TPM	313 18-13 18-06 37670	<u>Luxor Luxury RV Storage</u> To develop an indoor 123,940 sq. ft. 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	PC Approved 3/6/19 CC Approved 7/10/19  Under Construction
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  Under Construction

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CUP	316	<u>JC Burger- Alcohol Sales.</u> To allow beer and wine sales with existing 2,432 sq. ft. restaurant.	49-405 Grapefruit Blvd	Jesus Corraler 84-463 Da Vinci Coachella CA 92236 (760)238-1010	PC Approved 11/20/19
CUP	317	<u>New 50-foot high Cell Tower</u> To construct a 50-foot tall “monopole” wireless communications facility.	SE Corner of Jackson Street and Ave. 48 (Jackson Square)	LA SMSA LP dba Verizon Wireless 15505 Sand Canyon Ave Building D – 1st Floor Irvine, CA 92618 (949)2896-7000	Pending
CUP AR EA VAR	318 19-09 19-01 19-03	<u>NB Coachella Cannabis Cultivation Facility</u> To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458  c/o CV Engineers (760)360-4200	Pending
CUP	319	<u>Botanero Mexicali- Alcohol Sales.</u> To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Pending

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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>AB333 Ext to 9/12/12</i></b> <b><i>AB208 Ext to 9/12/14</i></b> <b><i>AB116 Ext. to 9/12/16</i></b> <b><i>1 Yr. Ext. to 9/12/17</i></b> <b><i>1 Yr. Ext. to 9/12/18</i></b> <b><i>Statutory Ext. to 9/12/21</i></b>
CUP	316	<u>JC Burger – Alcohol Sales</u> To allow on-sale beer, wine and spirits w/ eating establishment	49-405 Grapefruit Blvd	Jesus Corraler 84-463 Da Vinci Dr Coachella CA 92236 (760)238-1010	PC Approved 11/19
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><i>SB1185 Ext to 5/28/11</i></b> <b><i>AB 333 Ext to 5/28/13</i></b> <b><i>AB 208 Ext to 5/28/15</i></b> <b><i>AB116 Ext to 5/28/17</i></b> <b><i>Ext. to 5/28/18</i></b> <b><i>Ext to 5/28/19</i></b>
SP	14-01	<u>Vista del Agua Specific Plan</u>	S of Vista del Sur	James Kozak	PC Workshop 3/20/19

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	GPA CZ EA TTM	14-01 14-01 14-04	280-acre subdivision with single-family residential, multi-family residential and commercial development.	N of Ave. 48, E of Tyler St., W of Polk Street	Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130 (858) 699-7440	PC Approved 6/19/19
	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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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.