

City of Coachella

Development Status Report

January 2026



Prepared By:
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*Cannabis-related businesses/developments are identified in green text.

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	<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date & 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 st 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 st 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 CC - 1 st Final Map 9/14/20
	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 (Ord 1110) Construction Stalled
	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 Plans Approved and ready for permit issuance
	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 <i>Expired</i> Plans Approved
	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	Plans Approved

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	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 th St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19 <i>Expired</i>
	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 <i>Completed 2024</i>
	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 1 yr time ext PC approved on 11/3/21 to 8/7/22 2nd 1 yr time ext PC approved on 10/26/22 to 8/7/22 In Plan Check <i>Expired 8/7/22</i>
	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 <i>Complete</i>
	AR CZ	19-06 19-01	<u>Villa Verde Apartments</u> To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20
	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 (Related to CZ 17-03)	NE Corner of Cesar Chavez Street, and 6 th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 <i>Complete</i>

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	AR TPM	19-10 37833	<u>CV Apartments (renamed Placita Dolores Huerta)</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	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded <i>Phase 1 Complete</i>
	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	Director Approved 2/14/20 <i>Completed</i>
	AR	20-05 (Admin)	<u>New SFR Home</u> Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20 <i>Completed</i>
	AR	20-10 (Admin)	<u>Meza Storage Shed</u> Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21 <i>Expired 2/10/22</i>
	AR	21-01 (Admin)	<u>Nova Homes DBA Inland Builders</u> Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	<i>Pending</i>
	AR	21-02 (Admin)	<u>Cathron Residence</u> Construct new 1,659 sq. ft. single family residence with attached garage.	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St Indio CA 92201 (760)574-0601	<i>Complete</i>
	AR	21-04	<u>Ocean Mist</u> Proposed 3.99	86709 and 86790 Ave	Christopher Drew	Admin. Approval 8/18/21

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			acre outdoor box storage	52	52300 Enterprise Way Coachella, CA 92236	<i>Complete</i>
	AR	21-06	<u>29 Palms Band of Mission Indians Temporary Event Parking</u> Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending <i>Application deemed incomplete</i>
	CZ EA	20-07 20-04	<u>B-4 Ranch Change of Zone</u> City-Initiated Change of Zone for 5 th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	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 <i>Complete</i>
	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	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	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 PM Approved 4/10/19 Reso-2019-23 1 Yr. Ext 9/26/21 (TTM 37040) AB 1561 Extends TTM to 3/26/23

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						<p><i>1 Yr. Ext 3/26/24 (TTM 37040)</i> <i>1 Yr. Ext 3/26/25 and Modification PC Approved 2/29/24</i> <i>Under Construction</i> <i>Phase 1 Operational</i></p>
	CUP CUP AR TTM EA	267 268 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 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	<p>P.C. Approved 6/15/16 CC Approved 7/13/16 Automatic 36 month extension to July 13, 2021 per Map Act. AB 1561 18 month extension to 7/13/2023 <i>1st 1 Yr. Ext 1/13/24</i> <i>2nd 1 Yr. Ext 1/13/25</i> <i>3rd 1 Yr. Ext 1/13/26</i> <i>4th 1. Yr. Ext 1/13/27</i> Approved 12/17/25</p>
	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 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	<p>P.C. Approved 4/17/19</p> <p><i>Complete</i></p>
	CUP AR	275 16-14	<u>Mosque & 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	<p>PC Approved 12-21-16</p> <p><i>Grading Permit Issued</i></p>

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	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 <i>Phase 1 Complete</i>
	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	<u>Ed Sapigao</u> 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17
	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 <i>CUP 284 Withdrawn</i>
	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 1 st 12-month time extension 11/29/2019 PC Approved 24 month retroactivetime extension 11/18/20 – Expired 11/29/21 Project under new Ownership
	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 <i>Interim Use In Operation Amendment to the CUP submitted in April 2022.</i>
	CUP AR	280 17-04	<u>Coachella Research Park #2</u> To develop an 833,829 sq. ft.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development	PC Approved 10/4/17 CC Approved 10/25/17

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	TPM EA	37266 17-02	multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.		72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	<i>In Plan Check</i>
	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 <i>Phase 1 Complete</i>
	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 <i>Grading commenced</i>
	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 Final Map Recorded <i>CUP Expired 8/9/2019</i>
	CUP CUP CZ	299 300 18-03	<u>HOTN/Sinsemilla Dispensary & Pub Project</u> Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6 th Street	Pedro Ordoñez 6 th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 <i>Under Construction</i>
	CUP	292	<u>Verizon Wireless</u> To install a new wireless communications pole at	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 <i>Complete</i>

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			Bagdouma Park			
	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 <i>Time Extension to 11/28/19</i> <i>Time Extension to 11/28/20</i> 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 th 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 <i>Complete</i>
	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 <i>Time Extension to 6/6/20</i>
	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 12/12/18 <i>Time Extension to March 18, 2021 related to litigation</i>
	CUP	301	<u>AT & 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 <i>Complete</i>
	CUP	302	<u>AT & 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 <i>Complete</i>

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	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 <i>Under Construction</i>
	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 <i>Completed</i>
	CUP AR EA VAR	318 (Mod) 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 <i>Application On Hold</i>
	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	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	<u>K.C. Vargas Tattoo Parlor</u> To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 <i>Business Open</i>
	CUP CUP AR	321 322 20-03	<u>7-Eleven Service Station/ Retail Center.</u> To allow a 10,588 sq. ft. retail center	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100	PC Approved 7/15/20 CC Approved 9/23/20 PC Approved AR 20-03 and

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	TPM	37940	with service station, drive-thru coffee /office buildings on 3 acres in the CG zone.		Newport Beach CA 92660 (949)752-2515	TPM 37940 CUP 321 AR 20-03 Mod PC Approved 1/5/22 CC AR 20-03 TPM 37940 CC Mod Approval 1/26/22 <i>Under Construction</i>
	CUP	323	<u>The Foundation Delivery</u> To allow a 650 sq. ft. non-storefront retail cannabis (delivery only) microbusiness in the CG zone.	51-544 Cesar Chavez St., Suite #J1	CHAD Enterprises, LLC 43-100 Palm Royale Dr. #1627 La Quinta, CA 92253 (760)799-3636	PC Approved 9/2/20 <i>Now operating</i>
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	<u>Coachella Airport Business Park.</u> To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Notice of Preperation EIR 8/25/23 <i>Under Review</i>
	CUP EA AR	327 20-02 20-06	<u>Bejarano Project</u> To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20 <i>Expired</i>
	CUP CZ AR	328 20-02 20-08	<u>Cairo Casitas Project</u> To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20 <i>Expired</i>
	CUP CUP	334 293 (Mod.)	<u>Coachella Greenery</u> To allow a 1,100 sq. ft. retail cannabis business in an existing industrial building	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue Coachella CA 92236 (760)50-14878	PC Approved 3/17/21 <i>Business Open</i>

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			on 3.2 acres in the M-W zone.			
	CUP	335	<u>Kismet Organic Non-Storefront Retail Cannabis</u> To allow a 225 sq. ft. non-storefront retail cannabis business in the MW zone.	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20
	CUP CZ	336 20-08	<u>Pueblo Cannabis</u> To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21- CUP CC Approved 6/9/21 – CZ Time Extension for CUP Approved by PC 6-15-22 <i>Under Construction</i>
	CUP CZ VAR	337 21-01 21-01	<u>Coachella Releaf Dispensary</u> Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Approved CUP 337 and Variance 21-01 on 8/25/21 9/8/21 Change of Zone adopted <i>Business is open</i>
	CUP VAR	338 21-02	<u>Coachella Paradise Convenience Store</u> New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nesrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21
	CUP VAR	340 21-03	<u>Best Friends Farms</u> Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13) Operational
	CUP	344	<u>Meza Interim Outdoor Cannabis Cultivation</u> 24 hoop houses covering 1.1 acres for the interim outdoor cultivation of cannabis located on a 5 acre parcel	86099 Tyler Street	Nicolas Meza/CSC Growers 50580 Calle Mendoza Coachella, CA 92236 csoachella@yahoo.com	PC Approved 10/16/21

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	CUP	345	<u>CVG Interim Outdoor Cannabis Cultivation</u> 11 acres of proposed outdoor cannabis cultivation in hoop houses.	50501 Fillmore Street	Wyatt Nelson 2323 Bonfield Ct, Camarillo, CA (805)910-8587	PC approved 1/20/22
	CUP CZ VAR	342 21-03 21-04	<u>American Desert LLC Multi-tenant Microbusiness Project</u> conversion of an existing 18,960 square foot multi-tenant (12 units) industrial building for cannabis business uses on a 1.29 acre parcel	86695 Avenue 54	American Desert LLC 15303 Arrow Blvd Fontana, CA 92335 (213) 81603214	PC approved 10/20/21 CC approved 11/10/21
	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>AB333 Ext to 9/12/12</i> <i>AB208 Ext to 9/12/14</i> <i>AB116 Ext. to 9/12/16</i> <i>1 Yr. Ext. to 9/12/17</i> <i>1 Yr. Ext. to 9/12/18</i> <i>Statutory Ext. to 9/12/21</i>
	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 <i>TTM Expired 5/28/19</i>
	SP GPA CZ EA TPM	14-01 14-01 14-01 14-04 36872	<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 PC Approved 6/19/19 CC Approved 5/13/20

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					(858) 699-7440	
	TPM VAR	37758 21-05	<u>Cervantes Lot Split</u> Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Approved 8-25-21 <i>Final Map approved</i>
	TTM AR VAR EA	38084 21-03 21-04 21-01	<u>Pulte Coachella Subdivision</u> "Sevilla I" Subdivide 26.8 acres of vacant land into 107 SFR lots.	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400 Mission Viejo, CA 92691	PC Approved 5/19/21 CC Approved 6/23/21 <i>Completed</i>
	TTM	31978	<u>Bellissima Subdivision</u> Subdivide 38 acres into 160 single family lots	Southeast corner of Avenue 53 and Fredrick Street	Brighton Properties, LLC (original TTM applicant)	PC Approved CC Approved 5/20/06 1 Yr. Ext. to 8/24/18 (Reso 2017-53) 1 Yr Ext. to 8/24/19 1 Yr Ext. to 8/24/20 AB 1561 Ext. to 2/24/2022 Grading Commenced in April 2022 <i>Completed</i>
	TPM AR CUP	38218 21-07 354	<u>JJWR Holdings, LLC</u> construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos	53-457 and 53-459 Enterprise Way	JJWR, LLC 440 Santa Lucia Drive Hemet, CA 92543	PC Approved 5/18/22 CC Approved 6/8/22 <i>Expired 6/8/24</i>
	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 <i>Plans Approved</i>
	AR	21-09	<u>Coachella 155</u> Proposed construction 155, 1	SEC of Calhoun Street and 50 th	D.R. Horton Mario Ornelas	Admin. Approval 1/5/22

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			and 2-story residences within Tract 32074	Avenue	2280 Wardlow Circle #100 Corona, CA 92880 (951)739-5481	<i>Completed</i>
	AR	21-15	<u>Bellissima</u> proposed construction of 111 single family residences in an unfinished Tract 31978	East of Fredrick Street between Avenue 53 and 54.	Pulte Home Company, LLC 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)775-1806	Admin Approval 4/5/22 <i>Completed</i>
	CUP CUP AR	346 347 21-12	<u>Fountainhead Plaza</u> . To allow a 20,422 sq. ft. Aldi supermarket and 2,600 sq. ft. Panda Express in the CG zone. <u>(related to CUP 321, 322, AR 20-03, TPM 37940)</u>	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 1/5/21 Mod to CUP 321, AR 20-03, TPM 37940 Approved by CC 1/26/22 <i>Completed</i>
	CUP	348	<u>Gunther Investments</u> To allow interim outdoor cannabis cultivation on a 38.48 acre site	Southwest corner of Avenue 50 and Filmore Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	<i>Withdrawn</i>
	CUP	349	<u>DAFCO</u> To allow interim outdoor cannabis cultivation on a 199.39 acre site	Northeast corner of Filmore & 52 nd Stsreet	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	<i>Withdrawn</i>
	CZ CUP AR	22-01 351 22-04	<u>Tripoli Mixed-Use Project</u> 108 Affordable Apartment units and 2 retail units with Building A 3-Stories and Building B 4-Stories.	Northeast corner of Cesar Chavez Street and Bagdad Avenue	Chelsea Investment Corporation Attn: Dave Davies 6339 Paseo Del Lago Carlsbad, CA 92011 (619)987-7780	PC Approved 4/20/22 CC Approved 5/11/22 PC Approved 10/26/22 (Revisions by applicant) CC Approved 11/9/22 (Revisions) PC Approved 5/17/22 (3 rd Amendment) CC Approved 5/24/23 (3 rd Amendment) <i>Completed</i>
	TTM	38145 38146	<u>Vista del Agua</u> •TTM 38145 is to subdivide 42.92 acres into 204 single-	North of Avenue 48 and West of Polk Street	CVP Palm Springs, LLC c/o Strategic Land Partners, LP 12671 High Bluff Drive, Suite 150	<i>Under Review</i>

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			family lots, located east of Tyler Street, North of Avenue 48 and west of Polk Street. (APN: 603-150-005 & 007). •TTM 38146 is to divide 46.92 acres into 254 single-family lots APN: 603-150-009, 010, & 011.		San Diego, CA 92130	
	SP GPA CZ EA DA	22-01 22-03 22-04 22-05 22-02	<u>KPC Coachella Specific Plan</u> entails construction of approximately 9,536 dwelling units (DUs) of a variety of residential types; approx. 305 acres of mixed-use areas; approx. 71 acres of proposed school facilities for a total of 2,807 acres for the project	Northeast portion of the City of Coachella, North of the I-10 Freeway and East of the All American Canal	KPC Development Company, LLC 9 KPC Parkway, Suite 301 Corona, CA 92879 (951)987-8100	<i>Under Review</i>
	GPA EA	23-01 23-01	<u>Santa Rosa Business Park General Plan Amendment</u> Proposed General Plan Amendment of 39 acres from Urban Employment District to Industrial	Southeast corner of Tyler Street and Avenue 54	Santa Rosa Business Park, LLC 32823 Temecula Parkway, CA	<i>Under Review</i>
	GPA CZ TTM AR EA	22-04 22-05 38429 22-11 22-04	<u>Encanto</u> Proposed subdivision for 112 single family residences on 19.2 acres	Westside of Van Buren Street between Avenue 51 and Avenue 52	Joseph Rivani 3470 Wilshire Blvd Los Angeles, CA 90010	PC Approved 4/17/24 CC Approved 5/8/24
	GPA CZ TTM EA	22-05 22-06 38577 22-06	<u>Sevilla II (Pyramid Ranch)</u> Proposed residential development of 204 single family residences on 39 acres,	West of Van Buren Street and South of Avenue 50 (APN 779-280-002, 779-320-001)	Pulte Group 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)578-9334	PC Approved 10/18/23 CC Approved 10/30/23 <i>Under Construction</i>
	AR	22-05	<u>La Terraza</u>	1562 6 th Street	William A Aguirre, PE	<i>Under Review</i>

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			Mixed-Use with 2,302 sq. ft. retail space on the first floor and 1,583 sq. ft. on the 2 nd floor.		68207 Pasada Rd Cathedral City, CA 92234 (951)204-1013	
	AR	22-03	<u>State Towing & Recovery</u> Metal shade cover	85220 Ave 50, Ste. 4	Statewide Emergency Services 623 S Waterman Ave San Bernardino, CA 92408 (951) 682-9336	<i>Under Review</i>
	AR	22-06	<u>Eberhard Equipment</u> Installation of a freestanding identification sign at 21' high sign. APN: 763-141-007	86100 Avenue 54	Eberhard Equipment No. 2 86100 Avenue 54 Coachella, CA 92236	PC approved 10/5/22 <i>Completed</i>
	AR	22-07	<u>Jordan Central</u> Proposed new 5,400 sq. ft. commercial building with parking lot and site improvements.	86878 Ave 54	Chris Ellison 1280 Main Street Brawley, CA 92227 (760) 344-3322	PC approved 4/5/23 <i>Expired</i>
	AR	21-13	<u>Sunline Transit Hub</u> transit center for Line 111, Line 91, Line 92, Line 95 and will include a 540 sq. ft. breakroom/office building, three bus shelters, landscape improvements	Southeast corner of Cesar Chavez Street and 4th Street.	Sunline Transit Agency	PC Approved 7/7/22 <i>Completed</i>
	AR	22-08	<u>Coachella Lakes RV Resort</u> Installation for main monument, entrance monument and building sign.	44800 Dillon Road	Image Services, Inc. 2281 Lacrosse Ave, Ste. 501 Colton, CA 92324 909-370-4500	PC Approved 7/6/22 <i>Complete</i>
	CUP	358	<u>McDonalds Restaurant drive through reconfiguration</u>	50090 Cesar Chavez Street	153 E City Place Santa Ana, CA 92705	PC Approved 11/2/22 <i>Improvements complete</i>
	CUP	360	<u>Taco Shop 760 Type 47 On-Sale Alcohol</u>	48975 Grapefruit Blvd #3	83850 Corte Eclipse Coachella, CA 92236 (760)969-9934	PC Approved 1/4/22 <i>Complete</i>

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	CUP	361	<u>Mr. Clamato Type 41 ABC License</u>	51557 Cesar Chavez St.	Eric Aguilar (661) 204-3499	PC Approved 2/15/23 <i>Business Open</i>
	CUP	364	<u>AMPM Type 21 ABC License</u>	48055 Grapefruit Blvd.	GSC & Son Corporation	PC Approved 4/19/23 <i>PC Approved Modification 9/18/24</i>
	CUP	367	<u>El Dorado Liquor Type 20 ABC License</u>	49647 Cesar Chavez St.	Jose Luis Cedano Zamudio (769) 574-3480	PC Approved 7/19/23
	CUP AR VAR	369 23-06 23-02	<u>AAA Storage – Sunridge Self Storage</u>	APN: 763-141-018	Sunridge Self-Storage 38375 Turnberry Court Murrieta, CA (951) 594-2100	PC Approved 11/15/23
	AR (Admin)	23-07	<u>Rancho Mariposa -</u> 20 single family home lots, 5 floor plans ranging from 1,241-2,408 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Martin Coyne/Coyne Companies	<i>Tabled</i>
	CUP	365	<u>Monarca Salon Studio</u> 25 salon studios within one complex	84090 Ave 50	Humberto Cortez 760-609-3077	PC Approved 6/7/23 <i>Complete</i>
	AR AR	23-08 23-08 (MOD)	<u>Love’s Travel Stop</u> Architectural modifications to existing fuel center convenience store building	45-761 Dillon Rd	Myrna Smith (913)236-3440	PC Approved 2/21/2024 PC Approved 4/2/2025 (MOD) <i>Under Construction</i>
	CUP	366	<u>Sushi Marisco Guamuchil</u> to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits)	49-405 Grapefruit Blvd	Mayra Bojorquez	PC Approved 7/19/23 <i>Complete</i>
	AR	23-10	<u>Armtec Defense Technologies</u> Architectural Review for (7) solar canopies in the parking	85901 53 rd Avenue	Bayware Power Solutions permit.powersolutionsus@bayware-re.com	PC Approved 2/29/24 <i>Expires 2/29/26</i>

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			lot totaling 486 kWp at 85901 53rd Avenue (APN 778-390-008).			
	CUP	370	<u>Yamama Liquor</u> Type 21(Off-Sale General) ABC License for new convinience store.	1030 6 th Street	Eileya Makhoul (818) 568-61111	PC Denied 9/6/23
	AR	23-11	<u>Rancho Mariposa – 20 Lots</u> 20 single family home lots, 5 floor plans ranging from 1,815-2,121 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	MV A24 LLC / Steve Landis (951) 231-7206 steve@landexcorp.com	Admin Approved 12/12/23 <i>Complete</i>
	AR CUP	23-14 375	<u>Coachella Islamic Center Parking Lot</u> Parking Lot to serve the existing Coachella Islamic Society of Palm Springs building at 84650 49 th Avenue.	84650 Avenue 49	Islamic Society of Palm Springs radmouses@gmail.com	PC Approved 6/5/24
	AR	23-15	<u>Foxpoint Digital Billboard</u>	45800 Dillon Rd	Sierra Langbehn 8590 E Shea Blvd., Ste. 130 Scottsdale, AZ 85260	Admin Approved 10/30/23
	CUP	373	<u>Family Dollar</u> Type 20 ABC License	52226 Cesar Chavez Street	Family Dollar LLC c/o Rob Hosack 770-235-5662 rhosack@decisions-consulting.com ab-licensing@dollartree.com	PC Approved 2/7/24
	AR CUP	24-02 377	<u>Coachella Gateway</u> 4,627 SF shell building with drive thru at an existing commercial center.	48151 Grapefruit Blvd	Chandi & Karan LLC nsc@chandigroupusa.com 760-396-9260	PC Approved 7/17/24 <i>Under Construction</i>
	TTM 38943 AR	24-05	<u>Coachella Vault</u> luxury storage facility on 11 acres for classic cars, boats,	East of Harrison Street and South of Avenue 48 (APN: 603-290-005)	Steve Myers – Coachella Vault LLC 78206 Varner Road, Suite D 152 Palm Desert, CA 92211	<i>Under Review</i>

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	CUP		RVs and other luxury vehicles		760-342-4400 steve@coachellavault.com	
	AR CUP	24-07 381	<u>Sun Community Credit Union</u> 4,130 sq. ft. commercial bank building on 1.97 acres.	NEC of Cesar Chavez St and Valley Rd.	Patrick Carey 1068 Broadway, El Centro, CA 92243	PC Approved 7/3/24
	AR	24-08	<u>Library Annex</u> Construction of the Coachella Library Annex building.	1538 7 th Street	City of Coachella 760-398-3502	PC Approved 9/3/25
	AR	24-09	<u>Kaul Patio</u> Reconstruction of a 1,759 SF commercial patio at 51800 Cesar Chavez Street	51800 Cesar Chavez Street	Lisa Fisher (760) 668-1653	Admin Approved 11/19/24
	AR CUP	23-16 374	<u>Roots Cafe</u> 1,854 SF retail cannabis business within an existing commercial building located at 45-800 Dillon Road.	45800 Dillon Road	Greg Klibanov 310-486-8000 greg@rykal.net	PC Approved 7/3/24
	CUP	378	<u>La Mango</u> Type 40 ABC License	51704 Cesar Chavez Street Suite B	Arlent I. Torres Cardenas 760-899-2807 Torresarlent1883@gmail.com	PC Approved 4/17/24
	EP	22-04	<u>Coachella Valley Event Center</u> 20 acre event center	46600 Tyler Street	Edwart Rostamian 1146 N Central Ave #340 Glendale, CA 91202 associate4renotes@gmail.com	CC Approved 7/24/2024
	CUP EP	380 24-01	<u>VMP Nightclub & Event Center</u> Night Club and Event Center at existing shopping center that will host live music events. Type 48 ABC license.	49974 Cesar Chavez Street	Reyes Hernandez Belindahernandez2@aol.com 760-888-7140	PC Approved 9/4/24 CC Approved 9/25/24
	EP	23-02	<u>Mi Lindo Sinaloa</u> Family resteraunt with live entertainment.	49291 Grapefruit Boulevard	Josue Milton Paiz Guevara 760-398-8538	<i>Tabled</i>
	VAR	23-04	<u>Rochin, Setback</u> 5'5" setback variance and 5%	48440 Charlton Peak St	Ramon Rochin Mmgonzalez0386@gmail.com	PC Approved 3/20/24

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			lot coverage variance for a rear yard patio			
	CUP (MOD)	289	<u>Coachella Brands</u> Modification for permanent status of renovated 5,000 sq. ft. structure, permanent status grant for conjoined and existing container structures, and an extension to develop twenty-five (25) greenhouse structures.	84805 Avenue 48	Ferrel Raskin 602-469-3333 fraskin@d9mfg.com Russell Stamm 602-499-3810 russ@azvector.com	<i>Under Review</i>
	CUP (MOD)	345	<u>Coachella Valley Growers</u> Modify condition of approval No. 23 to amend responsibilities of street improvements for Fillmore Street for the Coachella Valley Growers project.	50501 Fillmore Street	Wyatt Nelson 805-910-8587 Wnelson24@protonmail.com	PC Approved 9/4/24
	AR	24-10	<u>Clinica Coachella</u> 6,900 SF medical clinic that includes medical offices.	NE corner of Van Buren and Avenue 50	Alpha Rue, LLC 760-861-1436 ruelasnp@gmail.com drjalfaro@gmail.com	PC Approved 2/5/25
	CUP	382	<u>A & G Mart Type 20 License</u> ABC Type 20 License (Beer and Wine Only) with a new proposed market to include sale of fresh produce within a 2,625 SF suite.	50223 Cesar Chavez St, Suite B102	A & G Mart, Inc. Agmart760@gmail.com	PC Approved 7/17/24
	CUP	383	<u>Galilee Center Thrift Store</u> 2,610 SF thrift store within an existing shopping center.	49291 Gaprefruit Blvd, Unit 1	Gloria Gomez 760-396-9100 ggomez@galileecenter.org	PC Approved 11/6/24 <i>Complete</i>
	CUP	387	<u>Joe's Sushi – Type 47 ABC License</u> For a Type 47 – On-Sale General – Eating Place Alcohol License for the Joe's	83103 Avenue 48, Suite 1F	Jesus Inzunza 760-408-6148 Inzunza14@aol.com	PC Approved 2/19/25

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			Sushi the Cabo Way restaurant.			
	CUP	388	<u>El Tranvia – Type 47 ABC License</u> Type 47 – On Sale General – Eating Place Alcohol License for El Tranvia restaurant to allow the on-sale, services, and consumption of beer, wine, and distilled spirits.	1221 6 th Street	Oscar Ventura Saavedra 760-619-6550 Oscarv9772@gmail.com	PC Approved 4/2/2025
	AR CUP VAR	24-12 384 25-01	<u>Garcia Parking Lot</u> Installation of a new concrete parking lot for residential apartments.	52849 Cesar Chavez	Alex Garcia 626-575-3070 Michael.garcia@mzbrokerage.com	<i>Under Review</i>
	AR TPM EA	24-13 37892 24-02	<u>Acosta Commercial Center</u> Commerical project with modern architecture consisting of 6 buildings proposed in two phases on 19.56 acres.	48441 Van Buren Street (APN: 612-250-002 612-230-005)	Dr. Juan Acosta Juan.acostamd@gmail.com	<i>Under Review</i>
	CUP (MOD)	253	<u>Los Compadres Thrift Store Modification</u> Modifications to a thrift store discount boutique within units 2,3, and 4.	1030 6 th Street	Guadalupe Nuno lp.sure@yahoo.com	PC Approved 5/21/25
	AR CUP	24-17 386	<u>Coachella Bar</u> Remodel of a two-story commercial building with a restaurant, bar, and offices that includes a Type 41 – On Sale Beer & Wine – Eating Place alcohol license.	1694 6 th Street (APN: 778-100-001)	Nicolas Meza 760-541-9034 cscoachella@yahoo.com	<i>Under Review</i>
	AR VAR	25-01 25-02, 25-03	<u>Ocean Mist Signage</u> Approval of (4) directional signs, (1) monument sign, and (1) building sign at the	52300 Enterprise Way	Daniel Martinez 760-398-1631 danny@oceanmist.com	PC Approved 5/7/25 (VAR) PC Approved 6/18/25 (AR)

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			Ocean Mist Farm property.			
AR CUP EA	25-02 389 25-01	<u>Armtec Masterplan Phase 2 & 3 Expansion</u> Design review for Phase 2 (consutction of a 15,000 SF warehouse and a 3,000 SF R&D Facility) of the Armtec project and environmental reviews for both Phase 2 and 3.	85901 Avenue 53 (APN: 778-420-013, 778-390-008)	Miguel A. Badena 760-398-5586 Miguel.badena@armtecdefense.com	PC Approved 6/4/25	
AR	25-04	<u>Jones Court Office</u> For the construction of a office at 85526 Jones Court	85926 Jones Ct, Coachella, CA 92236	Edgar Chavez (760) 289-2505 Edgar@grandlionpools.com	Admin Approved 1/7/26	
CUP TTM EA	390 39051 25-02	<u>Calhoun Street Subdivision</u> Subdivision of an existing 39.98-acre parcel into 255 lots to include 1.96 acres of open space dedicated as a public park and (5) retention basins.	SW corner of Calhoun Street and Avenue 49 (APN: 612-260-010)	Pacific Modern Builders LLC 760-799-8227 Rod4real@aol.com	PC Approved 12/17/25 <i>Scheduled for CC 1/28/26</i>	
CUP	391	<u>Taqueria Allende 2 – ABC License, Type 41</u> Type 41 – On-Sale Beer & Wine – Eating Place Alcohol License for the Taqueria Allende 2 restaurant.	83103 Avenue 48, Suite 1A	Teresa Leon Huerta Teresahuerta669@gmail.com	PC Approved 6/4/25	
CUP	392	<u>Kiddie Kingdom Childcare Center</u> Convert an existing day care center into a community center (learning center).	83191 Mariana Avenue	Elizabeth Cota elicquinunez@hotmail.com	<i>Withdrawn</i>	
CUP	393	<u>TJ Evergreen</u> 10-acres of outdoor cannabis cultivation.	NE of Avenue 52 and Fillmore Street (APN: 763-100-019 and 018)	Steve Hodges 760-636-8592 Steve.hodges7@gmail.com	<i>Under Review</i>	
CUP	394	<u>6th Street Tattoo Co</u>	1030 6 th Street, Unit 7	Ernest Gonzales	PC Approved 7/16/25	

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	VAR	25-04	Tattoo/piercing shop within an a leased unit in a commercial building.		Erniegee760@gmail.com	
	CUP	395	<u>Tropicana Supermarket</u> Type 20 – Off-Sale Beer & Wine Alcohol License for the Tropicana Supermarket to allow the sale of beer and wine for consumption off the presmises where sold.	84076 Avenue 50	Abdul Ali 559-639-7006 abdul@tropicanasupermarket.com	PC Approved 9/3/25
	AR	25-08	<u>Mariposa Pointe – CVHC</u> Construction of 24 single-story self-help homes that will complete the Mariposa Pointe community.	SE corner of Avenue 50 and Calhoun Street	Coachella Valley Housing Coalition 760-347-3157 Slawomir.rutkowski@cvhc.org	PC Approved 10/15/25
	AR	25-09	<u>American Made Coachella</u> Tenant improvements that include the construction of (12) 47’ stainless steel silos, (4) 12’ tall water towers, and mechanical equipment.	52200 Industrial Way	Moe Vazin 310-779-9223 moevazin@vmi-am.com	Admin Approved 10/16/25
	AR TTM CUP EA	25-07 39330 396 25-03	<u>COVA Coachella</u> 87-acre masterplanned destination resort and residential community that includes 162 single-family homes and 120-unit townhome style resort hotel.	SW corner of Avenue 52 & Van Buren (APN: 780-040-001, 003, 780-060-001 and 002)	Relevant Coachella Owner, LLC 310-270-6222 grant@relevantgroup.com	<i>Under Review</i>
	AR	25-12	<u>6th Street Senior Apartments</u> 0.86-acre mixed-used project proposing 53 affordable housing units for seniors and commercial space.	SE corner of Tripoli Ave and 6th Street (APN: 778-113-001 and -002)	Chelsea Investment Corporation 858-699-7510 wmorrison@straightarrowteam.com	PC Approved 11/19/25
	TTM AR (MOD)	38429 22-11 376	<u>Encanto Modification</u> Modification to the approved Encanto project that consists	Van Buren Street between Avenue 51 and Avenue 52 (APN: 779-	Joseph Rivani 213-365-0005 jrivani@gidlco.com	PC Approved 11/19/25 CC Approved 12/10/25

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	CUP (MOD)		of 192 single-family homes on 19.2 acres. The modification is for the previously approved project elevations.	360-001)		
	TPM CUP AR EA DA	39060 397 25-10 25-04 25-03	<u>Empyreal Battery Storage</u> Subdivision of an existing 40.9 acre parcel into three separate parcels and construction of a 250MW unmanned Battery Energy Storage System on 9.5 acres.	Avenue 52 (APN: 763-100-016)	Apya Power 704-968-8800 nharagos@aypa.com	<i>Under Review</i>
	TTM CUP EA	39170 398 25-05	<u>Buena Vida</u> Subdivision of 69.88 gross acres for a gated residential neighborhood consisting of 327 parcels.	SE Corner of Avenue 49 and Calhoun Street (APN: 612-270-002,004,005 & 612-250-007)	Hall & Tenney Investment, Ltd 604-882-8201 bhall@bdhall.ca	<i>Under Review</i>
	CUP	399	<u>APC Tower</u> Construction of a 85' wireless telecommunication facility.	49640 Oats Lane (APN: 603-300-013)	David Elliott, Eukon Group 808-489-1191 David.elliott@eukongroup.com	<i>Under Review</i>
	TTM	38986	<u>Coachella 46 Lots</u> Subdivision of 4.31 gross acres for 46 residential lots and 1 common area private street lot, located in the existing Vineyards gated community.	44800 Dillon Road (APN: 679-330-016)	Ben Rubin, CA46 LLC 763-489-1640 brubin@deephaveninc.com	<i>Under Review</i>
	AR	25-13	<u>Eberhard Maintenance Building</u> Construction of a 2,700 SF building for repairs and maintenance.	86100 Avenue 54	Stephen Eberhard 775-461-6647 Steve.eberhard@eberhardequipment.com	<i>Under Review</i>
	VAR	25-05	<u>Velazquez Setback</u> Variance for an existing detached accessory structure.	50346 Camino Loreto	Alexis Velazquez 760-289-0802 AVelazquez1997@gmail.com	<i>Scheduled for PC 2/4/26</i>

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	TTM CUP	39348 400	<u>Anthony Vineyard</u> Maximum of 176 residential dwelling units on about 37.68 acres.	NWC of Avenue 52 and Frederick Street (APN: 768-290-003)	D.R. Horton 951-733-8867 rrprovoost@drhorton.com	<i>Under Review</i>
	TTM	39347	<u>Chuchian Ranch</u> 268 lots on approximately 38.3 acres.	Northwest corner of Frederick Street and Avenue 52	D.R. Horton 951-733-8867 rrprovoost@drhorton.com	<i>Under Review</i>
	GPA CZ DA AR EA TPM	26-01 26-01 26-01 26-01 26-02	<u>Coachella Valley Technology Campus</u> Multi-phased technology campus that includes a dedicated-megawatt microgrid, standby generators, and battery energy storage systems to support advanced information technology and computing operations.	APN: 763-090-002, 763-100-003, 763-100-009, and 763-100-010	Stronghold Power Systems, Inc. 951-906-9865 sb@teamsei.com	<i>Under Review</i>
	AR	25-15	<u>Jackson St – SFR</u> 6,211 sq. ft. single family residence with a 1,074 sq. ft. 4-car garage, five terraces, and 422 sq. ft. exterior restroom.	51683 Jackson Street (APN: 779-500-003)	Salvador Carbajal 760-673-2550 info@s-acdesigngroup.com	<i>Under Review</i>

City of Coachella
Development Status Report
January, 2026

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.

Assembly Bill 1561 (AB1561) automatically grants an 18-month extension to any Tentative Tract or Tentative Parcel Map that was valid between March 4, 2020 and 18 months after passage of the Bill.

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.