

RESOLUTION NO. PC2026-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY APPROVE CONDITIONAL USE PERMIT NO. 396 TO APPROVE THE PROPOSED BARS, COCKTAIL LOUNGES, LIQUOR SALES, AND SPECIAL EVENT ESTABLISHMENT USES, FOR THE “COVA” PROJECT PROPOSING THE DEVELOPMENT OF A HOTEL, RESORT, RESIDENTIAL, AND COMMERCIAL PUBLIC BEACH CLUB LOCATED ON APPROXIMATELY 87 ACRES ON FOUR CONTIGUOUS PARCELS (APNS 780-040-001, 780-040-003, 780-060-001, AND 780-060-002) SOUTH OF AVENUE 52, WEST OF VAN BUREN STREET AND EAST OF CALHOUN STREET, AND DETERMINE, PURSUANT TO STATE CEQA GUIDELINES SECTION 15183, THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED. APPLICANT: RELEVANT COACHELLA OWNER, LLC

WHEREAS, on April 22, 2015, the City approved Resolution No. 2015-03 certifying the Program Environmental Impact Report (“EIR”) (SCH #2009021007) for the City of Coachella General Plan Update 2035 (“General Plan”) and Climate Action Plan; adopting environmental findings, a mitigation monitoring and reporting program, and a statement of overriding considerations; and approving the General Plan and Climate Action Plan pursuant to the California Environmental Quality Act, herein incorporated by reference; and

WHEREAS, on July 7, 2025, Relevant Coachella Owner, LLC (“Applicant”), submitted an application for a Tentative Tract Map, Architectural Review, Conditional Use Permit, Environmental Assessment, and Development Agreement for the proposed “COVA” project, consisting of hotel, resort, residential, commercial and public beach club uses on approximately 87 acres comprising four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002) located south of Avenue 52, west of Van Buren Street and east of Calhoun Street (“Project”); and

WHEREAS, the Applicant subsequently submitted applications for Zoning Ordinance Amendment Nos. 26-02 and 26-03 as related entitlements for the Project; and

WHEREAS, the Project site has a zoning designation of (R-C) Regional Commercial and a General Plan 2035 land use designation of Regional Retail District, which allows a residential density of 10 to 15 dwelling units per acre and a floor area ratio of 0.35 to 2.0. The Project proposes a residential density of approximately 14.4 dwelling units per acre and a floor area ratio of approximately 0.65, consistent with the development density and intensity established by the General Plan; and,

WHEREAS, Conditional Use Permit No. 396 proposes to authorize bars and cocktail lounges, liquor sales, and special event establishment uses in conjunction with the COVA Project, including special event activities within designated areas of the private-

sector hotel and resort, including the event barn and outdoor DJ island, as well as the public-sector beach club; and

WHEREAS, the proposed Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan pertaining to land use patterns, building and site design, and public right-of-way improvements; and,

WHEREAS, Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 provide that a project consistent with the development density established by an existing general plan for which an EIR was certified does not require additional environmental review except as necessary to examine whether the project would result in project-specific significant effects peculiar to the project or its site; and

WHEREAS, the City, as lead agency under the CEQA, prepared a Modified Initial Study/Section 15183 Checklist for the Project (the “15183 Checklist”), to determine whether further environmental review of the Project is required; and

WHEREAS, the 15183 Checklist concludes that the Project would not result in any environmental effects that (1) are peculiar to the Project or the parcel on which the Project would be located; (2) were not analyzed as significant effects in the certified General Plan EIR; (3) are potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR; or (4) are previously identified significant effects that, as a result of substantial new information not known when the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. The 15183 Checklist further concludes that the potential environmental effects associated with the Project are within the scope of the impacts analyzed in the General Plan EIR and that all feasible mitigation measures from the General Plan EIR applicable to the Project, together with applicable uniformly applied development policies and standards, have been incorporated into or otherwise apply to the Project; and

WHEREAS, a notice of a public hearing to consider Tentative Tract Map No. 39330, Zoning Ordinance Amendment No. 26-02, Zoning Ordinance Amendment No. 26-03, Conditional Use Permit No. 396, Conditional Use Permit No. 407, Architectural Review No. 25-07, and Development Agreement No. 25-01 was issued in accordance with Coachella Municipal Code Section 16.12.110, 17.72.010J, 17.74.010G, 17.80.010E, and 17.100.060 inclusive of the publication on September 17, 2026, of a legal public hearing notice which was published in the Desert Sun, the City’s newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on September 17, 2026; and,

WHEREAS, on October 7, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with California Environmental Quality Act. The Planning Commission has reviewed and considered the previously certified Coachella General Plan Update 2035 EIR (SCH No. 2009021007), the 15183 Checklist and supporting technical studies prepared for the Project, the staff report, all written and oral comments received, and the entire administrative record. Based on substantial evidence in the record, the Planning Commission recommends that the City Council make the following determinations:

- 1) The 15183 Checklist was prepared in compliance with CEQA and the State CEQA Guidelines and reflects the City's independent judgment and analysis.
- 2) The Project is consistent with the City's General Plan Update 2035 for which an EIR was certified.
- 3) The Project would not result in any environmental effects that: (a) are peculiar to the Project or the parcel on which the Project would be located; (b) were not analyzed as significant effects in the certified General Plan EIR; (c) are potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR; or (d) are previously identified significant effects that, as a result of substantial new information not known at the time the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.
- 4) All potential environmental effects associated with the Project are within the scope of the impacts analyzed in the General Plan EIR, and all feasible mitigation measures from the General Plan EIR applicable to the Project, together with applicable uniformly applied development policies and standards, have been incorporated into or otherwise apply to the Project.
- 5) The Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

The applicable mitigation measures adopted in connection with the General Plan Update 2035 (GPU) EIR shall remain applicable to the Project and shall be incorporated into the Project's mitigation monitoring and reporting requirements.

SECTION 3. Conditional Use Permit Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning commission finds that:

1. The proposed use will be in harmony with and in accordance with the objectives of the General Plan.

The proposed bars and cocktail lounges, liquor sales, and special event establishment are consistent with and supportive of the Regional Retail District land use designation applicable to the Project site. The proposed uses are components of the larger COVA resort development and are intended to provide dining, beverage, recreation, entertainment, and visitor-serving amenities in conjunction with the Project's hotel, resort, residential, restaurant, and other commercial uses.

The bars and cocktail lounges and associated liquor sales will complement the hospitality and visitor-serving functions of the Project, while the special event establishment will serve as a principal recreational and visitor-serving amenity within the overall resort. These uses support the development of the Project as an integrated destination rather than as a conventional residential development and are consistent with General Plan objectives encouraging commercial, hospitality, recreational, and visitor-serving development and a diversified local economy.

2. The proposed use will be compatible with the existing or intended character of the general vicinity and will not change its essential character.

The proposed bars and cocktail lounges, liquor sales, and special event establishment have been incorporated into the comprehensive design of the COVA resort development and are compatible with the intended hospitality, commercial, recreational, and entertainment character of the Project.

The proposed special event establishments serve an integral recreational and visitor-serving component of the resort rather than as an independent use unrelated to the overall development. Similarly, the bars and cocktail lounges and liquor sales are intended to operate in conjunction with the Project's hospitality, restaurant, recreational, and visitor-serving uses.

The Project's site planning and prescribed conditions of approval provide mechanisms to address potential operational effects associated with these uses, including noise, lighting, security, parking, circulation, hours of operation, alcohol service, and fire and life safety. Alcohol sales and service will also remain subject to applicable requirements of the California Department of Alcoholic Beverage Control.

With implementation of the conditions of approval and compliance with applicable City and State requirements, the proposed uses will be located, designed, constructed, operated, and maintained in a manner compatible with the intended character of the Project and surrounding area and will not change the essential character of the area.

3. Consideration has been given to scale, bulk, coverage, density, public facilities, utilities, neighborhood character, traffic generation, street capacity, and other relevant impacts.

The scale, bulk, coverage, and intensity of the proposed bars and cocktail lounges, liquor sales, and special event establishments have been considered as part of the overall COVA

development and the associated Architectural Review, Tentative Tract Map, Conditional Use Permits, and other Project entitlements.

The special event establishments and food-and-beverage uses are integrated into the overall Project site plan and will be served by the Project's proposed vehicular and pedestrian circulation systems, parking facilities, utilities, water and sewer facilities, drainage improvements, emergency access, landscaping, lighting, and other infrastructure.

The Project is subject to conditions of approval requiring the construction of necessary infrastructure and compliance with applicable requirements of the City and other responsible agencies. Potential effects associated with traffic, parking, noise, lighting, alcohol service, security, and operation of the proposed uses are addressed through the Project design, applicable Municipal Code requirements, and prescribed conditions of approval.

4. Any potentially hazardous or disturbing characteristics are justified by the common public interest as a benefit to the community as a whole.

The proposed bars and cocktail lounges, liquor sales, and special event establishments may have the potential to generate operational effects associated with noise, alcohol consumption, security, lighting, parking, traffic, and hours of operation. However, the proposed uses are located within and have been designed as integral components of the larger COVA resort development rather than as stand-alone uses. The proposed Project is consistent with the land use framework established by the City of Coachella General Plan and evaluated in the certified General Plan Environmental Impact Report. The General Plan EIR evaluated and contemplated the potential environmental effects associated with development of the Project area consistent with the General Plan, including potential noise impacts associated with the types and intensity of development anticipated for the area.

Potential operational impacts associated with the proposed uses have been further addressed through the Project design, applicable provisions of the Coachella Municipal Code, applicable requirements of the California Department of Alcoholic Beverage Control, and the conditions of approval imposed on Conditional Use Permit No. 396 and the Project as a whole. These requirements provide mechanisms to address noise, security, lighting, parking, circulation, alcohol service, and other operational considerations and to ensure that the uses operate in a manner compatible with surrounding and reasonably anticipated uses.

The proposed bars and cocktail lounges, liquor sales, and special event establishments will provide dining, recreational, entertainment, hospitality, and visitor-serving amenities that support the intended function of the COVA development as an integrated resort destination. The special event establishments will provide a recreational and visitor-serving amenity, while the bars, cocktail lounges, and associated liquor sales will complement the Project's restaurant, hospitality, recreational, and commercial components.

5. Vehicular approaches are designed to reasonably minimize interference with traffic on surrounding public streets or roads.

Vehicular access to the proposed bars and cocktail lounges, liquor sales, and special event establishments will occur through the access and internal circulation system designed for the overall COVA development. The proposed conditional uses will not rely upon separate uncontrolled access points directly serving the individual uses from surrounding public streets.

The Project provides coordinated vehicular access from the surrounding roadway network and an internal circulation system designed to distribute vehicles among the resort, residential, commercial, recreational, and visitor-serving components of the development. Parking and pedestrian circulation serving the proposed uses are similarly incorporated into the overall Project design.

The Project is subject to conditions of approval requiring compliance with applicable City engineering, circulation, access, fire, and public safety requirements. As designed and conditioned, vehicular approaches serving the proposed conditional uses will provide reasonable access while minimizing interference with traffic on surrounding public streets.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Community Development Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Planning Commission Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Recommendation to City Council. Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of Coachella Planning Commission recommends that the City Council conditionally approve Conditional Use Permit No. 396 to authorize bars and cocktail lounges, liquor sales, and special event establishment uses, including special event activities within the designated event barn, outdoor DJ island, and public event areas, for the “COVA” Project located on approximately 87 acres on four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002) south of Avenue 52, west of Van Buren Street, and east of Calhoun Street (“Project”), subject to the Conditions of Approval set forth in Exhibit “A” of this Resolution.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 7th day of October 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney