



STAFF REPORT
10/7/2026

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Community Development Director
Adrian Moreno, Senior Planner

SUBJECT: A Public Hearing to Consider Resolution No. PC2026-26, Resolution No. PC2026-27, Resolution No. PC2026-28, Resolution No. PC2026-29, Resolution No. PC2026-30, Resolution No. PC2026-31, and Resolution No. PC2026-32 of the Planning Commission of the City of Coachella for a recommendation to conditionally approve: (1) Tentative Tract Map No. 39330; (2) Zoning Ordinance Amendment No. 26-02 to allow single-family residential uses in conjunction with a resort use as a conditional use within the Regional Commercial zone; (3) Zoning Ordinance Amendment No. 26-03 to modify the Short Term Rental Ordinance; (4) Conditional Use Permit No. 396 to approve the proposed bars and cocktail lounges, liquor sales, and special event establishment uses (5) Conditional Use Permit No. 407 to approve the proposed single-family residential use in conjunction with a resort use; (6) Architectural Review No. 25-07 to approve the site plan, architecture, associated structures and improvements, (7) Development Agreement No. 25-01 to approve a Development Agreement, 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 finding that the Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 Applicant: Relevant Coachella Owner, LLC

PROJECT DESCRIPTION

The Applicant is proposing a hospitality focused, mixed-use development on the 87-acre site. The project will feature two primary components: a private sector and public sector. The private sector will consist of 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, and VIP suites (collectively, the “SFR Units”). Of the 240 condo cottages approximately 120 will be owned by a single entity and operated as short term rentals by a hotel operator/hotel flag (“Hotel Condo Units”). The SFR Units and approximately 120 condo cottages other than the Hotel Condo Units will operate under fractional ownership, timeshare, second homes, and/or short-term rental models that will function together with the Hotel Condo Units as an integrated hospitality-oriented resort community organized around a central lagoon. These accommodations will be complemented by on-site resort amenities (i.e., recreation center, courts, spa/pool, beaches, bar and entertainment, library, restaurant), which will be used by guests/owners of this sector. The public sector will consist of an 11,950-square-foot beach club, 7,690-square-foot restaurant, and a 6,048-square-foot sports bar. These sub-areas are anticipated to operate with an assumed typical weekday capacity of 500 persons and an assumed weekend capacity of 1,500.

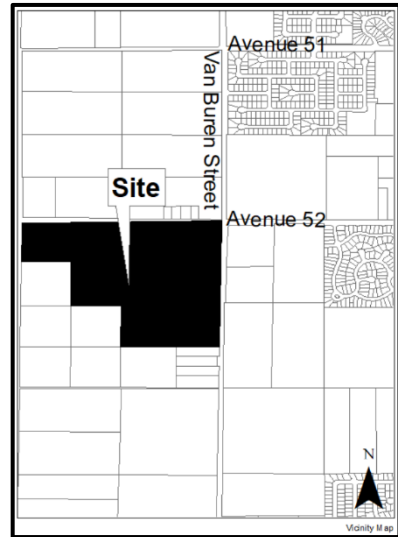


Figure 1 - Vicinity Map

Development of the project would also include landscaping, street improvements, drive aisles, and parking. Access to the project will be provided from two entry points on Avenue 52, two access points on Calhoun Street, and two access points on Van Buren Street. The project proposes 951 parking spaces and 193 cart spaces onsite.

The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/acre), which is consistent with the General Plan residential density range of 10 – 15 dwelling units per acre. The private sector also includes complimentary resort features including water amenities, club amenities, health and wellness spaces, sports and recreational amenities, additional areas for events and restaurants, roadways, and open space on the remainder of the site.

The private sector will consist of:

- 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow lots, and VIP suites
- 240 condo hotel cottages
- On-site resort amenities: recreational courts, spa/pool, lagoon and water features, bar and entertainment, library, restaurant

The public sector is situated on approximately six acres in the northwest corner of the site and will consist of a:

- 11,950-square-foot beach club
- 28,800-square-foot beach club lounging area
- 7,690-square-foot restaurant

- 6,048-square-foot sports bar
- 11,907-square-foot back-of-house area
- 103,297-square-foot parking garage

The public sector uses have a combined FAR of approximately 0.65 and will require a future City-approved CUP and Entertainment permit, which will be sought once the plans and details for these uses are further defined during project implementation.

To facilitate the intended hospitality focus, the proposed SFR Units and condo cottages not under a single ownership will operate under fractional ownership, timeshare, second homes, and/or short-term rental models. The on-site resort amenities (i.e., recreational courts, spa/pool, lagoon and water features, bar and entertainment, library, restaurant) will be used by guests/owners of the private sector. Exhibit 4 shows the illustrative site plan and Exhibits 5 through 7 illustrate the general areas of the resort, residential and beach club uses. To avoid any conflicts with the City's short-term rental ordinance (CMC Section 5.80), the Developer is seeking an amendment to that ordinance to provide that projects with an approved Development Agreement are exempt from the provisions of that ordinance limiting the number of units that can be owned by one owner and limiting the percent of units that can be permitted for short-term rentals, as well as any other provisions of the ordinance specifically modified in the approved Development Agreement.

The project proposes a 9.4-acre main lagoon ("Hotel Lagoon"), which will provide waterfront properties and beach uses shared between the single-family residential and resort uses. A 2.5-acre lake will be situated in the southern portion of the site. The lake will act as a detention basin and collect onsite runoff. No water contact sports will be permitted in the lake. The table below indicates the proposed sizes of the water amenities. A 0.4-acre lagoon is proposed in the public sector ("Beach Club Lagoon") and similar to the Hotel Lagoon, will allow swimming and recreational uses.

Table 1 – Water Amenities

	Acres
Hotel Lagoon	9.4
Lake (no contact)	2.5
Beach Club Lagoon	0.4
<i>Total</i>	<i>12.3</i>

As discussed above and indicated in Table 2, the project proposes a 9.4-acre lagoon and a 0.4-acre beach club lagoon. The proposed lagoons will be developed with Crystal Lagoon® technology. The Crystal Lagoon technology utilizes a patented solution consisting of the application of controlled pulses of small amounts of oxidants/microbicides, such as chlorine, into water in specific patterns and cycles to maintain water quality. The application cycles are determined by the system's algorithms according to the growth cycles of algae and bacteria, as well as ambient conditions and the weather. This avoids the need for maintaining a significant residual chemical level in the water. The application of additives is coordinated remotely by sensors and injectors/nozzles strategically located throughout the Hotel Lagoon and Beach Club Lagoon. The applied additives comply with National Sanitation Foundation (NSF) 60 Standards for drinking water treatment. NSF 60 Standards establish minimum health-effects requirements

to ensure that chemicals used in drinking water treatment do not introduce contaminants or impurities that could pose a risk to public health. The pulse-based disinfectants in the water achieve consistent quality and avoid water contamination from external agents, such as swimmers.

Development of the site would also include landscaping, street improvements, drive aisles, and parking.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, receive public testimony, and conditionally approve Resolution No. PC2026-26, Resolution No. PC2026-27, Resolution No. PC2026-28, Resolution No. PC2026-29, Resolution No. PC2026-30, Resolution No. PC2026-31, and Resolution No. PC2026-32 of the Planning Commission of the City of Coachella for a recommendation to conditionally approve: (1) Tentative Tract Map No. 39330; (2) Zoning Ordinance Amendment No. 26-02 to allow single-family residential uses in conjunction with a resort use as a conditional use within the Regional Commercial zone; (3) Zoning Ordinance Amendment No. 26-03 to modify the Short Term Rental Ordinance; (4) Conditional Use Permit No. 396 to approve the proposed bars and cocktail lounges, liquor sales, and special event establishment uses (5) Conditional Use Permit No. 407 to approve the proposed single-family residential use in conjunction with a resort use; (6) Architectural Review No. 25-07 to approve the site plan, architecture, associated structures and improvements, (7) Development Agreement No. 25-01 to approve a Development Agreement, 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 finding that the project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and State CEQA Guidelines Section 15183.

FISCAL IMPACT:

The applicant submitted a market study prepared by HVS Consulting & Valuation for the proposed COVA project, transmitted November 14, 2025. The study evaluates the market potential and financial performance of the proposed lodging, whole-ownership, fractional-ownership, and membership components. It provides information relevant to potential City revenues but does not calculate the project’s net fiscal impact on the city.

The study assumes phased development beginning March 1, 2030, with stabilized lodging operations in 2033/34. It projects lodging occupancy increasing from 61 percent in the first operating year to 69 percent at stabilization, with the projected average daily rate increasing from approximately \$1,532 to \$1,860. Applying a 13 percent transient occupancy tax (TOT) rate to the study’s projected room revenues produces the following illustrative gross revenue estimates:

Table 2 – HVS Market Study

HVS operating year	Projected room revenue	Illustrative gross TOT at 13%
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2030/31	\$81.52 million	\$10.60 million
2031/32	\$122.71 million	\$15.95 million
2032/33	\$141.44 million	\$18.39 million
2033/34 — stabilized year	\$148.97 million	\$19.37 million
2034/35	\$153.44 million	\$19.95 million

Source: HVS Market Study, Figures 7-5 and 7-23. TOT estimates are calculated for this staff report and are not projections prepared by HVS. The operating years begin March 1 and do not correspond to the City's fiscal year.

These estimates represent gross potential TOT before the proposed rebate and other adjustments. They assume all projected room revenue constitutes taxable rent and that the 13 percent rate remains applicable. Actual receipts would depend on taxable rental activity, owner occupancy, tax-exempt stays, collection performance, and other applicable adjustments. Additional taxable charges not included in the room revenue forecast are excluded.

Proposed Transient Occupancy Tax Incentive

Section 4.5 of the proposed Development Agreement provides for a rebate of 50 percent of eligible annual TOT collections exceeding the applicable City retention threshold during the first 15 years following resort opening at Phase 1 buildout. The cumulative rebate would not exceed \$25 million.

The proposed annual retention thresholds are:

Table 3 – Annual Retention Thresholds

Development milestone	Total units at milestone	Annual TOT retained by City before rebate
Phase 1 buildout	167	First \$1,000,000 of actual collections
Phase 2 completion	273	First \$1,500,000 of actual collections
Full resort buildout	402	First \$2,000,000 of actual collections

The City would retain the applicable threshold from actual annual collections, together with 50 percent of eligible collections above that threshold. Once the 15-year incentive period expires or the \$25 million rebate cap is reached, the City would retain all project TOT, subject to applicable tax requirements.

Other Revenues and Financial Obligations

The HVS study projects food and beverage revenue of approximately \$41.62 million in the first operating year and \$63.13 million in the stabilized year. Taxable commercial transactions may generate additional sales and transactions tax revenue. City receipts would depend on the taxable portion of sales and applicable allocation rules.

Development may also generate the City's allocated share of property taxes, applicable business taxes, permit and processing fees, and development impact fees. The proposed agreement establishes a 15-year freeze on specified development impact fees, subject to annual inflation adjustments tied to the Construction Cost Index. Applicable development fees would be payable at issuance of the certificate of occupancy for the applicable unit or structure.

The developer would construct required public improvements, extend water and sewer facilities, participate in necessary electrical infrastructure, and maintain enhanced frontage landscaping. The agreement also requires construction or funding of a portion of off-site sewer main upsizing serving other planned housing developments. These obligations may offset certain public costs, subject to the final improvement specifications, financing arrangements, credits, and reimbursement provisions.

EXECUTIVE SUMMARY:

The applicant, Relevant Coachella Owner, LLC requests that the Planning Commission recommend to the City Council the conditional approval of TTM No. 39330, Conditional Use Permit No. 396, Conditional Use Permit No. 407, Architectural Review No. 25-07, Development Agreement No. 25-01, Zoning Ordinance Amendment No. 26-02, and Zoning Ordinance Amendment No. 26-03:

- **Resolution No. PC2026-26 - Tentative Tract Map (TTM) No. 39330** proposes a hospitality focused, mixed-use development on the 87-acre site. The project will feature two primary components: a private sector and public sector. The private sector will consist of 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, and VIP suites ("SFR Units"). The public sector will consist of an 11,950-square-foot beach club, 7,690-square-foot restaurant, and a 6,048-square-foot sports bar. Development of the project would also include landscaping, street improvements, drive aisles, and parking. Access to the project will be provided from two entry points on Avenue 52, two access points on Calhoun Street, and two access points on Van Buren Street. The project proposes 951 parking spaces and 193 cart spaces onsite.
- **Resolution No. PC2026-27 – Zoning Ordinance Amendment No. 26-02** would amend Chapter 17.28 – R-C Regional Commercial Zone of the Zoning Ordinance to allow single-family residential uses in conjunction with a resort use as a conditional use within the R-C zoning district.
- **Resolution No. PC2026-28 – Zoning Ordinance Amendment No. 26-03** would amend Chapter 5.80 - Regulation of Short-Term Vacation Rentals of the Business Licenses and Regulations Ordinance. The amendment would allow projects with an approved Development Agreement to be exempt from the provisions of Chapter 5.80 - Regulation of Short-Term Vacation Rentals limiting the number of units that can be owned by one owner and limiting the percent of units that can be permitted for short-term rentals, as well as any

other provisions of the ordinance specifically modified in the approved Development Agreement.

- **Resolution No. PC2026-29 – Conditional Use Permit No. 396** to approve the proposed bars and cocktail lounges, liquor sales, and special event establishment uses for the project. The special event establishment uses would include the event spaces within the private-sector hotel and resort, including the event barn and outdoor DJ island, as well as the public-sector beach club. The single-family residential uses would include
- **Resolution No. PC2026-30 – Conditional Use Permit No. 407** to approve the residential uses for the project. The private sector component of the project will consist of 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, and VIP suites (“SFR Units”). The public sector will consist of an 11,950-square-foot beach club, 7,690-square-foot restaurant, and a 6,048-square-foot sports bar.
- **Resolution No. PC2026-31 – Architectural Review No. 25-07** to approve the 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, VIP suites (“SFR Units”), 11,950-square-foot beach club, 7,690-square-foot restaurant, 6,048-square-foot sports bar, site plan, and associated structures and improvements.
- **Resolution No. PC2026-32 – Development Agreement No. 25-01** to approve the Development Agreement for the project.



Figure 2 - Vicinity Map

BACKGROUND:

The project site is located in the southwest portion of the City of Coachella and currently includes agricultural fields with date palm trees and grape vines. The project site also contains an irrigation pond in the central-northern area of the site, with nearby pump housing and approximately three existing support structures. These are dilapidated and uninhabitable structures with a combined estimated building footprint of approximately 6,143 square feet, and they appear to have been used in connection with past agricultural operations.

On July 7, 2025, applicant Relevant Coachella Owner, LLC submitted an application for a Tentative Tract Map, Architectural Review, Conditional Use Permit, Environmental Assessment, and Development Agreement. The applicant subsequently submitted an application for a Zoning Ordinance Amendment Application. The “COVA” project, proposes 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.

Table 4 – General Plan, Zoning, and Surrounding Existing Uses

Location	General Plan	Zoning	Surrounding Existing Uses
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Site:	Regional Retail District	(R-C) Regional Commercial	Agriculture
North:	Regional Retail District	(R-C) Regional Commercial	Single-Family Residences (Navarra Community)
South:	Riverside County	Riverside County	Residential, Agriculture
East:	Regional Retail District, General Neighborhood	(R-C) Regional Commercial, (G-N) General Neighborhood	Residential, Agriculture (Leja Dates)
West:	Riverside County	Riverside County	Ranch

DISCUSSION/ANALYSIS

ARCHITECTURE:

The project will feature two primary components: a private sector and public sector. The private sector will consist of 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, and VIP suites (“SFR Units”). The public sector will consist of an 11,950-square-foot beach club, 7,690-square-foot restaurant, and a 6,048-square-foot sports bar. The private-sector architectural design reflects a contemporary modern style characterized by an earth-tone color palette, wood siding, dark metal-framed windows, and metal roofing. The public-sector architectural design reflects a contemporary modern style that is consistent with the overall architectural character of the public-sector buildings. The public beach club incorporates a distinctive agave flower-inspired design, providing a unique architectural feature that contributes to the overall visual identity of the development.





Grand Estate Villa

Public Sector - Beach Club



Beach Club VIP Villas



Public Beach Club

LANDSCAPE COMMON AREA AND FENCE:

The project common area includes a separated sidewalk design that includes a 4-foot curb adjacent landscape buffer, 6-foot sidewalk, equestrian fence, 10-foot d.g. equestrian trail, and additional landscaping that provides a total 30-foot landscape and sidewalk common area along the entire project frontage along Calhoun Street, Avenue 52, and Van Buren Street. The Calhoun and Van

Buren Street common areas are characterized by two rows of palm trees, while Avenue 52 features a combination of palm trees and shade trees. The project includes decorative landscape lighting throughout the common areas, including tree uplighting, palm-ring lighting, and entry sign illumination. The Van Buren Street median includes tree uplighting and light poles. The common areas feature a desert native inspired landscape design incorporating drought-tolerant plant species, along with decorative gravel and boulders of varying sizes. The proposed project will provide a stucco face block wall design for fencing visible from perimeter streets with a decorative cap.



Figure 3 - Desert Native Theme - Calhoun, Avenue 52, and Van Buren Streets

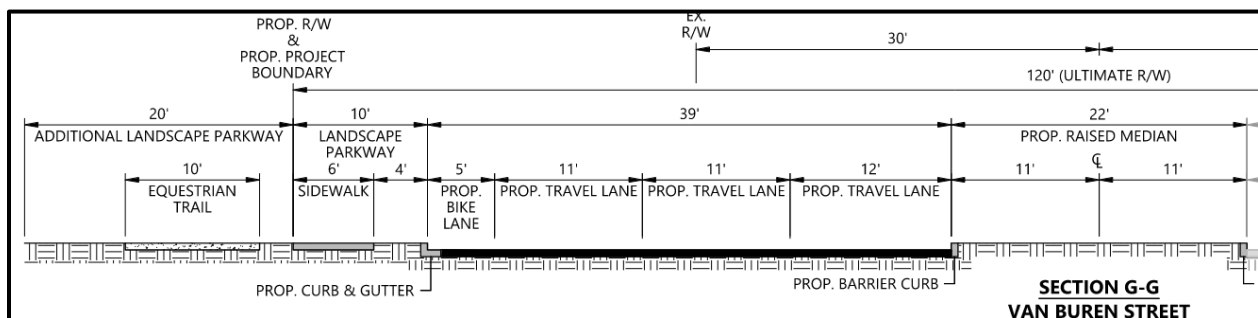


Figure 4 - Avenue 52 Common Area

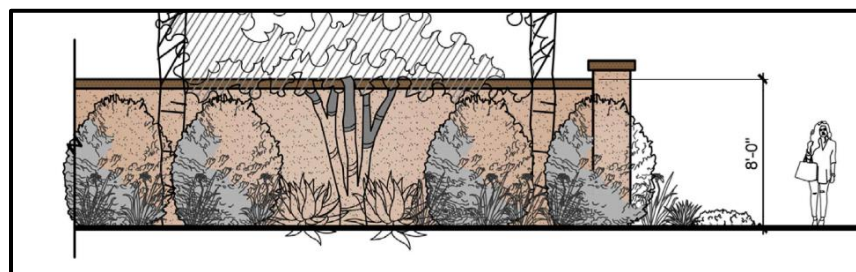


Figure 5 - Perimeter Wall Elevation

CIRCULATION:

The project will feature two primary components: a private sector and public sector. The primary entrance to the private sector is located on Avenue 52, and a secondary site entrance is located on Van Buren Street. There is a separate entrance on Van Buren Street for back of house. The public Center includes a primary entrance on Calhoun Street, and separate vehicular access points on Calhoun Street and Avenue 52.

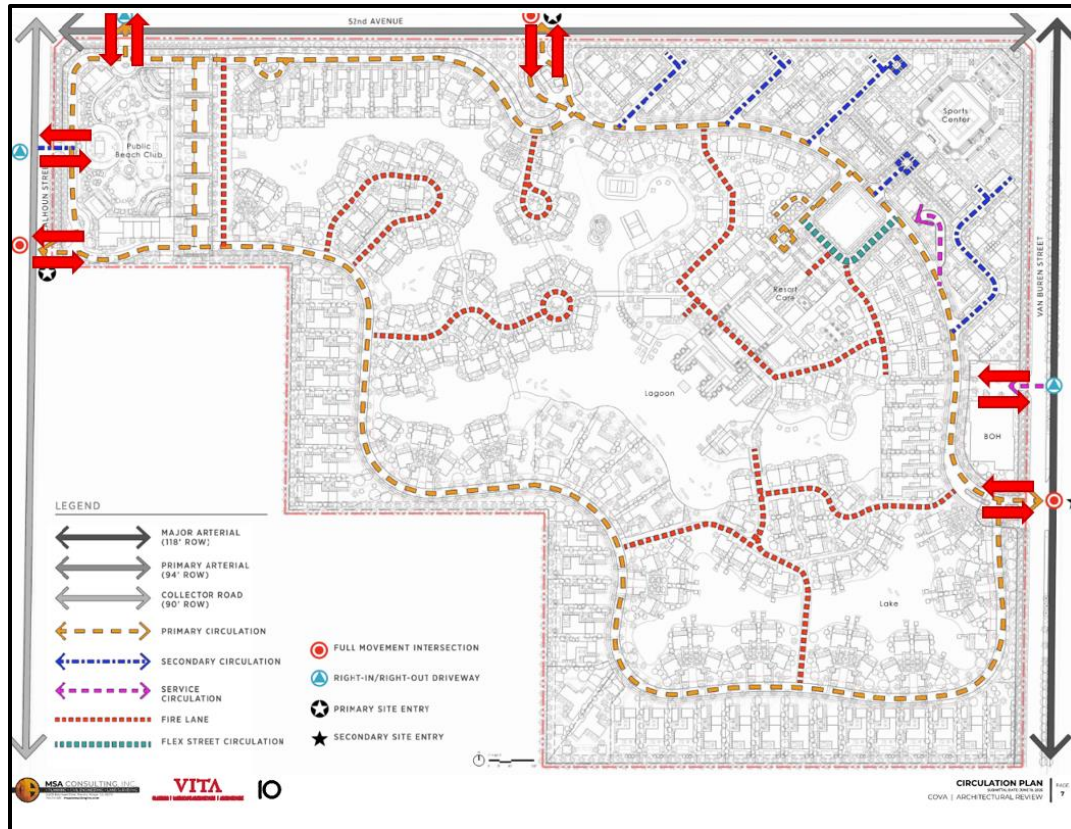


Figure 6 - COVA Circulation

PARKING:

The project provides a total of 951 parking spaces, including 202 spaces for residential uses, 428 spaces for the hotel, and 321 spaces for the beach club. Residential parking will be provided through a combination of enclosed garage spaces and off-street parking spaces. Hotel parking will be provided through a combination of surface parking, employee parking, and a 2-level underground parking structure. Beach Club parking will be provided through a two story above ground parking structure. Staff creating a parking analysis that found that there was a total of 183 missing parking spaces for the public sector, and 48 missing spaces for the private sector. As required by the conditions of approval of this project, prior to issuance of a Certificate of Occupancy for the Beach Club commercial area the applicant shall execute a signed and notarized off-site parking agreement, complete required off-site parking improvements, or implement other equivalent measures, to the satisfaction of the Community Development Director and City Engineer. As allowed by the conditions of approval of the project, The applicant may request approval of a reduced number of parking spaces by submitting a parking

analysis or other documentation to the satisfaction of city staff that demonstrates that fewer parking spaces will adequately serve the proposed use and operational characteristics of the project.

As required by the conditions of approval for this project, the city may require additional parking measures during the duration of this active use, if it is determined by the Community Development Director or City Engineer that the Beach Club Commercial or resort area traffic impacts are significant and not sufficiently mitigated with existing parking measures for the site. Additional parking measures may include the requirement of additional off-site parking, or the implementation of other equivalent measures as determined by the Community Development Director and the City Engineer. These parking measures required by staff determination shall be implemented by the property owner.

ALCOHOL USE:

As a condition of approval of this project, the project shall comply with all applicable provisions of the City of Coachella Alcohol Ordinance and the requirements of the California Department of Alcoholic Beverage Control (ABC). The applicant shall demonstrate compliance with all applicable alcohol-related zoning requirements to the satisfaction of the Community Development Director. The applicant, property owner, or operator shall submit an application for a modification to the Conditional Use Permit or, as applicable, a separate Conditional Use Permit to establish or clarify alcohol-related uses proposed by specific vendors or operators.

DEVELOPMENT AGREEMENT:

Development Agreement No. 25-01 would establish the terms governing development and operation of the COVA project, including vested development rights, infrastructure obligations, development fees, fiscal incentives, and community benefits. The proposed agreement has a 50-year term, with a 20-year period for project buildout.

The developer would be responsible for required public improvements, including streets, sidewalks, drainage, water and sewer facilities, and necessary electrical infrastructure, subject to the agreement's financing, credit, and reimbursement provisions. Improvements necessary to serve each phase would generally be completed before issuance of the first certificate of occupancy within that phase. The agreement also requires maintenance of enhanced frontage landscaping and construction or funding of a portion of off-site sewer main upsizing serving other planned housing developments.

The agreement proposes a 15-year transient occupancy tax incentive consisting of a rebate of 50 percent of eligible TOT collections above specified annual City retention thresholds, subject to a cumulative rebate cap of \$25 million. The City would retain the first \$1 million of actual annual collections at Phase 1 buildout, \$1.5 million upon Phase 2 completion, and \$2 million at full buildout. These thresholds are not guaranteed payments, and the developer would not be required to cover a collection shortfall.

The agreement also proposes a 15-year freeze on specified development impact fees, subject to annual inflation adjustments, payment of applicable development fees at certificate of occupancy, and credits for qualifying public improvements. It establishes proposed treatment of the private resort's short-term rental operations, subject to the related ordinance amendment and final agreement requirements.

Annual compliance review would provide a mechanism for monitoring the developer's performance. The final agreement, exhibits, and related approvals must establish consistent infrastructure, operational, mitigation, and continuing maintenance requirements. The agreement's fiscal implications are discussed in the Fiscal Impact section below.

CONSISTENCY WITH GENERAL PLAN:

The Project site is within the Regional Retail land use designation of the City's General Plan 2035 Update (General Plan). This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. Like the other Centers and Districts of Coachella, the Regional Retail District is organized into blocks by a combination of public and private streets that provide addresses for the businesses and organize access and parking for them. The blocks of this District may be the largest in Coachella, with buildings, landscape and signage similarly scaled up in size, but not neglecting the importance of creating a comfortable and attractive pedestrian environment for shoppers.

Allowed land uses retail, lodging, entertainment and residential uses. The allowed development intensity is 10-15 DU/AC and a FAR of .35 and 2.0. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines. The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/ac), which is consistent with the General Plan residential density range of 10 to 15 dwelling units per acre. The public sector uses have a combined FAR of approximately 0.65, which is consistent with the Regional Retail standard of 0.35 to 2.0. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Regional Retail District general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Regional Retail District general plan designation.

The project is within Subarea 3 – Van Buren Corridor. The Van Buren Corridor extends from approximately 50th to 53rd Avenues along Van Buren. Existing uses along the corridor include single-family, retail, schools and vacant land. The Van Buren Corridor is at a key location between Indio, Coachella, and La Quinta and much of the land through the corridor is still available for quality development, providing Coachella with a great opportunity to create a strong neighborhood center and regional shopping district. The Van Buren Corridor will transform into a major sub-regional retail destination that will provide a wide variety of goods and services for Coachella residents, as well as neighboring communities. The large format, regional-serving retail will be

built in a fashion so it coexists with existing and future neighborhood development in and around the Van Buren Corridor. The new commercial development will promote walkability with a mix of appropriately scaled buildings fronting the streets and large, blockscale buildings throughout. While walkable, the retail area will also provide ample parking for visitors. The commercial development will be connected to the surrounding new and existing residential areas, allowing a high degree of access and balancing the impact of traffic on the community. The project proposes a hotel, resort, residential, and commercial public beach club that is consistent with the uses and policy direction envisioned in Subarea 3 – Van Buren Corridor.

The project is consistent with the following General Plan policies.

Table 5 – General Plan Land Use and Community Character Policies

Goal	Policy	Project Consistency Analysis
Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.	2.5 - High quality construction and architecture. Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.	The proposed contemporary architecture incorporates an earth-tone palette, wood siding, dark metal-framed windows, and metal roofing.
	2.6 - Architectural diversity. A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.	The project contributes architectural diversity through contemporary resort buildings and an agave-inspired beach club that draws on the plant forms associated with the Desert Southwest. The resort landscaping will also reintegrate existing date palms from the property, maintaining a connection to the site's agricultural history and the Coachella Valley's landscape character. Together, these features establish a distinctive resort identity connected to its regional setting.
Goal 3. Healthy Community Design. Development patterns and urban design comprised of complete, walkable, attractive,	3.7 - Culture and entertainment hub. Create opportunities for leisure/cultural activities in Coachella such as a movie theater, music and dancing venue, museum/gallery, cafe, or bowling alley, among many other	The proposed dining, music, entertainment, and recreational facilities contribute to the policy's leisure and entertainment objectives.

family-friendly neighborhoods, districts and corridors that support healthy and active lifestyles.	facilities to ensure teens and young adults have safe ways to enrich their social lives.	
Goal 7. Districts. A series of unique, destination-oriented districts throughout Coachella that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents and improve the fiscal stability of the City.	7.8 - Regional retail districts. Establish major regional serving commercial centers that provide a mix of uses in a pedestrian oriented format and become vibrant destinations for people to live, work, shop and congregate. Allow a wide variety of uses to locate in Regional Retail Districts including destination retail centers, mixed use town centers, theme parks, sports venues, entertainment complexes and hotels, among other uses.	The project creates a regional destination combining lodging, dining, entertainment, recreation, and supporting residential uses. The publicly accessible beach club and commercial facilities provide gathering opportunities, while frontage sidewalks and required pedestrian connections support the pedestrian-oriented mix of uses.
	7.10 Resorts. Actively pursue the establishment of multiple resort complexes in Coachella. Locate resorts in areas of the City where city-wide connectivity will not be negatively affected by the design of the project. Such locations include adjacent to hillsides, on the edge of the Sphere of Influence and city limit where additional annexation is not expected to occur and adjacent to rivers and canals.	The project advances the objective of attracting resort development. The proposed project will be making infrastructure improvements that are consistent with what is required per the Mobility Element of the General Plan.
Goal 9. Corridors and Connectivity. A network of transportation and open space corridors throughout the City that provides a high level of connectivity for vehicles, cyclists and pedestrians.	9.4 - Transportation corridors. Plan and reserve transportation corridors in coordination with land use. - Van Buren Corridor. Facilitate the development of the Van Buren Corridor into a beautiful, shaded, pedestrian-friendly avenue that provides regional retail commercial and serves to repair the edges of existing neighborhoods of the surrounding area. - Avenues 50 and 52. Establish Avenues 50 and 52 as	Separated sidewalks, bicycle lanes, and landscaped frontage improvements support corridor enhancement. Shade, crossings, and connections to destinations are documented in the proposed landscape and circulation plans.

	important cross-town corridors that connect Coachella, serve as transitions between neighborhoods, provide opportunities for local-serving retail and balance the needs of multiple transport modes.	
Goal 11. Economic Development. A broad-based and long-term economic development environment for Coachella that is supportive of existing businesses and will attract new business and tourism.	11.2 Regional presence. Encourage economic development strategies that will cause Coachella to become a major city in the Coachella Valley and a driving force behind the area's economy.	The proposed lodging, resort, commercial, and entertainment facilities would broaden the City's regional visitor offerings.
	11.5 Jobs-housing balance. Strive to improve the jobs-housing balance in the City by actively pursuing employment uses to the City.	Resort operations, restaurants, commercial facilities, and maintenance activities would create additional employment opportunities.
	11.7 Job training. Expand job training opportunities for Coachella residents.	The Development Agreement will require the project to establish internships with the local high school and colleges and universities in the area. These partnerships will provide students with practical work experience and exposure to career opportunities associated with resort operations, supporting expanded employment training opportunities for Coachella residents.
	11.15 Creative Economy. Prioritize strategies that will create an economy full of diverse talents, trades and goods for the City. For long lasting economic success, a range of services, arts, music, entertainment and retail should be supported on all scales of the City's economy.	The project supports a diverse creative economy through proposed farmers markets and vending opportunities for local artists within the publicly accessible amenity areas. These activities provide opportunities for local vendors to showcase their products and artwork while complementing the project's dining, entertainment, and recreational uses.

Goal 12. Diversity of uses for economic development. Non-residential uses that creates a complete city and diversifies the local economy.	12.7 Hospitality. Expand the number and variety of hospitality options with Coachella as a means of providing jobs for residents and expanding the local tax base.	The project expands Coachella's hospitality offerings through integrated hotel and resort accommodations, dining, and recreational amenities, creating employment opportunities and additional tax revenue.
	12.9 Retail base. Encourage economic development of all scales of retail development within Coachella in order to create a stronger tax base and increase the City's tax revenue.	Taxable food, beverage, and other commercial sales may expand the City's revenue base. The proposed project will also host special event farmers markets and vending opportunities for local artists within the publicly accessible amenity areas.
Goal 13. Fiscal Stability. A City with thorough economic development strategies and reasoned decisions based on sound fiscal policies.	13.4 Diverse tax base. Provide a fiscally sound City with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.	Taxable lodging and commercial activity provide opportunities to diversify City revenues.
General Plan – Mobility Element		
Goals 3. Pedestrian Network. A safe pedestrian network that provides direct connections between residences, employment, shopping and civic uses.	3.1 Pedestrian network. Improve health outcomes by creating a safe and convenient circulation system for pedestrians that focuses on crosswalks, improves the connections between neighborhoods and commercial areas, provides places to sit or gather, pedestrian-scaled street lighting, buffers from moving vehicle traffic, and includes amenities that attract people of all ages and abilities.	The proposed separated frontage sidewalks and landscaped buffers support safe and convenient pedestrian circulation. Required pedestrian routes, driveway crossings, lighting, and connections to publicly accessible amenities are incorporated into the proposed plans and conditions of approval. The proposed project will also be conditioned to complete a decomposed granite equestrian trail on the property frontages to help ensure safe pedestrian access.
	3.4 Pedestrian connections for development. Require that all development or redevelopment projects provide pedestrian connections to the external pedestrian network.	The project shall provide direct pedestrian connections from the external sidewalk network to publicly accessible commercial and recreational facilities. The proposed project will also be

		conditioned to complete separated sidewalks and a decomposed granite equestrian trail on the property frontages to help ensure safe pedestrian access.
General Plan – Community Health + Wellness Element		
Goal 4. Public Safety and Social Support. Close-knit and safe communities.	4.2 Community programs. Work with community partners to create programs that provide opportunities for volunteerism and multi-generational interaction.	Proposed farmers markets and vending opportunities for local artists within the publicly accessible amenity areas will provide settings for community gathering and interaction among different generations.
Goal 4. Public Safety and Social Support. Close-knit and safe communities. Goal 7. Jobs, Prosperity and Economic Development. Improved economic prosperity and vibrancy of households and businesses.	4.6 Collaboration for youth. Explore opportunities to collaborate with Coachella Valley Unified School District along with faith-based and non-profit organizations to better serve youth.	The Development Agreement will require an internship partnership with Coachella Valley Unified School District, providing local high-school students with practical work experience and exposure to hospitality careers.
	7.2 Targeted employment training. Work with local schools, colleges, trade schools and non-profit scholarship organizations to ensure a trained and qualified workforce is available to meet the needs of projected growing industries that provide living wages for persons most in need.	The required internship partnerships will connect local educational institutions with the project's employment opportunities and provide practical experience relevant to the hospitality industry.

CONSISTENCY WITH ZONING:

The Project site is within the Regional Commercial (R-C) zoning designation of the city's Official Zoning Map. The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.28 R-C Regional Commercial Zone and Chapter 17.19 Supplemental Standards for Single-Family Residential of the Coachella Municipal Code (CMC). The project proposes a hotel, resort, residential, and commercial public beach club is consistent with the permitted uses of the R-C zone, including Hotel, Resort, Restaurant, and Private Swimming Pool uses. The project requires approval of a Conditional Use Permit (CUP) to allow bars and cocktail lounges, liquor sales, and a special event establishment. The project requires approval of a CUP to allow single-family residential uses on the project site. The project includes a Zoning Ordinance Amendment to establish single-family residential uses as a conditionally permitted use in the R-C zone. The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/ac), which is consistent with the R-C zoning residential density

range of 10 to 15 dwelling units per acre. The project is compliant with Chapter 17.28 R-C Regional Commercial Zone and Chapter 17.19 Supplemental Standards for Single Family Residential of the CMC, except for certain development standards that comply with the standards allowed pursuant to the project Development Agreement in accordance with Chapter 17.100 – Development Agreements of the CMC.

Table 1 – (R-C) Property Development Standards Compliance

Zoning Ordinance	Complies with Code?
<u>Residential Density.</u> 10-15 du/ac	Yes. 14.4 du/ac
<u>Design Standards.</u> All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-Family Residential).	Yes. The private-sector architectural design reflects a contemporary modern style characterized by an earth-tone color palette, wood siding, dark metal-framed windows, and metal roofing. The single-family residential architecture incorporates varied façade designs with building modulation and architectural articulation, contributing to a cohesive, high-quality contemporary modern aesthetic.
<u>Lot Requirements.</u> 1.Minimum Lot Size. (20,000) square feet for commercial uses. 2.Minimum Lot Width. None. 3.Minimum Lot Depth. None. 4.Maximum Lot Coverage. None.	Yes. The public club and associated parking are located at the southwest corner of Avenue 52 and Calhoun Street and consist of Lots 58 and 59 of the Tentative Tract Map. Lot 59 is approximately 4.2 acres, and Lot 58 is approximately 1.8 acres. As a result, the minimum lot size of the commercial public beach club is in compliance with the minimum lot size requirements of the Regional Commercial property development standards.
Yard Requirements Front Yard. 15 feet, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones Side Yard. There shall be no side yard requirement except where a R-C (Regional Commercial) zone adjoins a street or a	Yes. The project does not immediately abut any residentially zoned properties within the City of Coachella's jurisdiction. The western property frontage abuts Calhoun Street, the northern property frontage abuts Avenue 52, and the eastern property frontage abuts Van Buren Street. To the east of the project is the General Neighborhood property; however, Van Buren Street, a major arterial roadway

residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones Rear Yard. There shall be no rear yard requirement except where the R-C (Regional Commercial) zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. Permitted Encroachments in Required Yards. All landscape areas shall be maintained consistent with approved landscape plans. Landscape modifications shall be approved by the planning director and referred to the planning commission for review at the director's discretion	with associated bicycle facilities, provides a separation and sufficient buffer between the project and the adjacent use. The project provides a minimum 30-foot landscape common area along all project frontage abutting perimeter streets. The southern property line abuts existing residential uses located within Riverside County and outside the City of Coachella's jurisdiction. However, the project provides a minimum 20-foot-wide landscaped setback along the southern property line, which provides additional separation and a sufficient buffer between the project and the adjacent residential uses. There are no applicable encroachments on the subject property. The landscape areas are required to be maintained in accordance with the approved landscape plans. Failure to maintain the landscaping as required by the approved landscape plans may result in code enforcement action to ensure compliance.
<u>Height Limits</u> The maximum height of all other buildings shall be two stories or thirty-five (35) feet, whichever is less, except that hotels shall have a maximum height of eighty-five (85) feet.	Yes. The project meets height standards allowed per the Development Agreement.
<u>Landscape Setback.</u> The minimum perimeter landscape setback for residential or hotel projects without frontage of buildings along perimeter street shall equal at minimum ten (10) feet at any point and have an average perimeter landscape setback of twenty (20) feet for the entire frontage. Equestrian and agricultural themed improvements including equestrian rail fencing, agrarian lighting, agrarian signage, 10-foot-wide decomposed granite multi-purpose trail and date palms planted twenty (20) feet on center shall be installed along Avenue 52, Van Buren Street, and Calhoun Street.	Yes. The project provides a minimum 30-foot landscape common area frontage along all perimeter streets. The landscape common area includes 6-foot separated sidewalk, 10-foot decomposed granite equestrian trail, landscape lighting, equally spaced palm trees along all perimeter streets which includes Avenue 52, Van Buren Street, and Calhoun Street.

<u>Energy Efficient Design and Heat Island Reduction Strategies.</u>	Yes. The project conditions of approval require the applicant to submit an energy efficient design and heat island reduction plan. At the direction of the Community Development Director, may require substitutions in trees, paving, or other items to address the energy efficient design and heat reduction plan strategies, and as described in this condition of approval.
<u>Distance Between Buildings.</u> No requirements, except that buildings not actually adjoining shall be determined through site plan review.	Yes. The project site plan was reviewed by City staff and the Riverside County Fire Department, and no issues were identified regarding the building separation distances shown on the site plan. As indicated above, the project complies with the applicable minimum yard setback requirements and therefore provides sufficient separation and buffering between the project and adjacent uses.
<u>Off-Street Parking and Loading.</u> Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.	Yes. The project conditions of approval will ensure parking requirements are met.
<u>Screening.</u> Where the R-C zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.	Yes. The subject property does not directly abut adjacent properties within the Coachella Jurisdiction Boundary. The subject property provides an eight-foot perimeter wall along Van Buren Street and Avenue 52. The subject property provides an 8-foot combination wall along the southern property line. There is an approximately 10-foot-wide vegetation swale along the southern property line which assists with reducing potential project impacts on southern adjacent properties.
<u>Other Property Development Standards.</u> 1.All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those	Yes. The project incorporates a Conditional Use Permit (CUP) for the special event establishment use. As required by the project's

outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D). 2.No building or structure having exterior walls of sheet metal shall be erected in this zone.	Conditions of Approval, prior to issuance of a Certificate of Occupancy, the applicant shall submit an Entertainment Permit application for review and approval by the City Council. This requirement ensures that outdoor activities are conducted in accordance with the development standards applicable to the Regional Commercial (R-C) Zone and that the proposed operation is subject to public review and approval through the Entertainment Permit process prior to occupancy. The project does not incorporate sheet metal as an exterior wall finish.
<u>Architectural Review. All development in the R-C (Regional Commercial) zone, is subject to architectural review as set forth in Section 17.72.010 of this title.</u>	Yes. The project will feature two primary components: a private sector and public sector. The private sector will consist of 240 condo cottages, 162 single-family residential units comprised of estate lots, zero lot line lots, bungalow condominiums, and VIP suites (“SFR Units”). The public sector will consist of an 11,950-square-foot beach club, 7,690-square-foot restaurant, and a 6,048-square-foot sports bar. The private-sector architectural design reflects a contemporary modern style characterized by an earth-tone color palette, wood siding, dark metal-framed windows, and metal roofing. The public-sector architectural design reflects a contemporary modern style that is consistent with the overall architectural character of the public-sector buildings. The public beach club incorporates a distinctive agave flower-inspired design, providing a unique architectural feature that contributes to the overall visual identity of the development. Overall, the project’s architectural elements work together to create a cohesive, distinctive, and high-quality contemporary modern aesthetic.

FINDINGS:
Tentative Tract Map

Pursuant to Government Code Section 66474 and Coachella Municipal Code Section Chapter 16.12, subject to the provisions of this chapter, the Planning Commission must make the following findings for the recommendation of Tentative Map approval to the City Council:

The Planning Commission shall recommend denial of a tentative map to the City Council, as required by the Subdivision Map Act, if it makes the following findings:

1. That the proposed map is not consistent with applicable general and specific plans;

The Project site is within the Regional Retail District land use designation of the City of Coachella's General Plan 2035 Update (General Plan). This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. Like the other Centers and Districts of Coachella, the Regional Retail District is organized into blocks by a combination of public and private streets that provide addresses for the businesses and organize access and parking for them. The blocks of this District may be the largest in Coachella, with buildings, landscape and signage similarly scaled up in size, but not neglecting the importance of creating a comfortable and attractive pedestrian environment for shoppers.

This designation accommodates retail, lodging, entertainment, and single-family residential uses, with commercial activities serving regional clientele and residential uses supporting the commercial environment. The proposed COVA development integrates hotel and resort accommodations, residential units, recreational amenities, restaurants, and a public beach club within a coordinated development.

The residential component consists of 402 units, including 162 single-family residential units and 240 condominium cottages, within approximately 28 acres. Residential density is calculated using the acreage devoted to these units and excludes the commercial components of the project. The resulting density is approximately 14.4 dwelling units per acre (du/ac). The allowed development intensity in the Regional Retail District density range is 10-15 DU/AC. The Regional Retail District allows for a floor area ratio (FAR) between 0.35 and 2.0. The public sector uses have a combined FAR of approximately 0.65, which is consistent with the Regional Retail District standard of 0.35 to 2.0.

The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Regional Retail District general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Regional Retail District general plan designation.

The project site is located within Subarea 3 – Van Buren Corridor of the General Plan's Land Use and Community Character Element. The subarea envisions a regional commercial destination that serves Coachella and neighboring communities while integrating new

commercial development with surrounding neighborhoods. The proposed subdivision supports this vision by establishing lots for an integrated hospitality, residential, recreation, dining, and entertainment development. Its consistency with the applicable subarea policies is addressed below.

Subarea Policy 1 — Diversity of Retail and Services

The project would broaden the range of commercial services and visitor amenities available along the corridor through hotel and resort accommodations, restaurants, a public beach club, and recreational and entertainment facilities. These uses would serve visitors and provide additional dining and recreation opportunities for residents of Coachella and surrounding communities. The subdivision accommodates these activities within a coordinated development, supporting the policy's objective of capitalizing on the corridor's regional location.

Subarea Policy 2 — Larger Commercial Uses

The proposed resort and public beach club are regional-serving commercial uses requiring coordinated areas for accommodations, recreation, parking, circulation, and supporting facilities. The subdivision provides separate lots for these functions while integrating them through common access and infrastructure. This arrangement supports the policy's allowance for larger commercial developments along the corridor.

Subarea Policy 3 — Transitions to Adjacent Residential Neighborhoods

The project incorporates perimeter landscaping, setbacks, walls, and designated access points to establish a transition between the development and surrounding properties. Proposed frontage improvements include landscaped buffers, sidewalks, and an equestrian trail along Calhoun Street, Avenue 52, and Van Buren Street. These features provide separation from project activities while improving the appearance and function of the adjoining streets.

The proposed conditions of approval will require that the project meet all operational requirements and standards as outlined in the Coachella Municipal Code pertaining to lighting, noise, commercial operations, and special events. Together, the site design and operational requirements are intended to limit conflicts between the resort and commercial activities and nearby residential uses.

Subarea Policy 4 — Connections to Adjacent Areas

The project proposes six vehicular access points distributed along Avenue 52, Calhoun Street, and Van Buren Street. Perimeter sidewalks and trail improvements would provide routes along the project frontage, while the internal circulation system would connect the residential accommodations, resort amenities, and commercial facilities.

These connections, together with the frontage improvements, support access between the development and adjacent areas.

Subarea Policy 5 — Pedestrian Amenities and Access to Commercial Entrances

The proposed frontage design includes separated six-foot sidewalks, landscaped buffers, trees, and an equestrian trail. These improvements would provide pedestrian facilities and landscaped separation along the adjoining streets.

With these features incorporated into the approved plans and conditions, the project would support the subarea's objective of providing a comfortable pedestrian environment and convenient access to commercial services.

Subarea Consistency Conclusion:

The proposed subdivision advances Subarea 3's commercial development objectives by accommodating regional-serving hospitality, dining, recreation, and entertainment uses. Its perimeter improvements and required compatibility measures support integration with surrounding development. Consistency with the subarea's connectivity and pedestrian design policies is supported by the public connections, crossing improvements, and entrance-access features identified in the proposed plans and conditions of approval.

The proposed subdivision accommodates an integrated mix of residential, lodging, recreation, dining, and entertainment uses consistent with the Regional Retail District designation. The residential component includes 402 units within approximately 28 acres, resulting in a density of approximately 14.4 dwelling units per acre. Commercial acreage is excluded from this residential density calculation.

As discussed above, the subdivision supports the applicable development objectives of Subarea 3 - Van Buren Corridor through its regional-serving commercial uses, frontage improvements, connections, and measures addressing compatibility with surrounding development. Based on this analysis and the required improvements identified in the conditions of approval, the proposed map is consistent with the General Plan. No applicable specific plan has been identified for the project site.

Implementation of the subdivision's single-family residential component is contingent upon City Council adoption and effectiveness of Zoning Ordinance Amendment No. 26-02, allowing single-family residential uses in conjunction with a resort use within the Regional Commercial (R-C) zone, and approval of Conditional Use Permit No. 407 authorizing those uses. The tentative map and accompanying project approvals shall incorporate this requirement.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

The proposed subdivision organizes residential, condominium, commercial, recreational, and open-space uses within an integrated development consistent with the General Plan's Regional Retail District designation. The subdivision includes internal circulation facilities, common-access

and emergency-vehicle easements, utility improvements, drainage facilities, and frontage improvements serving the resulting lots.

The Regional Retail District recognizes that block sizes may vary depending on the uses accommodated, while encouraging pedestrian and bicycle connections within larger developments. The project includes frontage improvements along Calhoun Street, Avenue 52, and Van Buren Street consisting of six-foot separated sidewalks, landscaped buffers, an equestrian trail, and associated landscaping. These improvements provide circulation along the project perimeter and access to project entrances. The internal circulation system connects the residential and lodging accommodations with resort amenities and supporting facilities.

The private resort component does not provide connections at every interval suggested by the General Plan. However, the combination of perimeter routes, distributed access points, and internal circulation supports movement around and within the development. Publicly accessible commercial facilities must provide pedestrian access from adjoining public sidewalks, with the applicable access improvements incorporated into the proposed plans and conditions of approval.

The project also supports Subarea 3 — Van Buren Corridor by accommodating regional-serving commercial activities, providing frontage improvements, and incorporating landscaped transitions between the development and surrounding properties. Grading, drainage, utility, and circulation improvements are subject to City review and the applicable conditions of approval.

For these reasons, the proposed subdivision design and required improvements are consistent with the City of Coachella General Plan. No applicable specific plan has been identified for the project site.

3. That the site is not physically suitable for the type of development;

The approximately 87-acre site provides land for the proposed residential and condominium development, hotel and resort uses, public beach club, supporting commercial facilities, recreational amenities, internal circulation, and drainage improvements. The proposed project is physically suitable for the proposed development project. The project is compatible with general plan guidelines of the Regional Retail District general plan designation. The project is in compliance with density requirements of the Regional Retail District general plan designation. In addition to meeting the proposed density requirements, the project proposed two access points along Avenue 52, two along Calhoun Street, and two along Van Buren Street to serve its public commercial and private resort components.

The conditions of approval require a comprehensive drainage report, precise grading and improvement plans, water and sewer plans, and compliance with the applicable engineering studies. These requirements address site grading, stormwater management, utility connections, and the improvements necessary to serve the resulting lots. Fire Department requirements address emergency access, fire protection water supply, and required fire flow.

Based on the supporting engineering and geotechnical analyses, and with implementation of the required improvements and applicable conditions of the approval, the site is physically suitable for the proposed type of development.

4. That the site is not physically suitable for the proposed density of development;

The site is physically suitable for the proposed density of development. Allowed land uses in the Regional Retail District general plan designation include retail, lodging, entertainment, and residential uses at a development intensity of 10 - 15 DU/AC. The proposed project is for the development of a hotel, resort, residential, and commercial public beach club. The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/acre), which is consistent with the General Plan residential density range of 10 – 15 dwelling units per acre. The commercial component of the proposed project has a combined FAR of approximately 0.65, which is consistent with the Regional Retail District standard of 0.35 to 2.0.

The residential component is situated within a larger development that provides additional areas for circulation, recreational amenities, open space, drainage, and supporting infrastructure. The proposed subdivision establishes lots and access arrangements to accommodate these functions.

The conditions of approval require the applicant to provide the water, sewer, drainage, circulation, and fire protection improvements necessary to serve the proposed development. The required improvements must accommodate the residential component together with the demands of the commercial and resort uses, consistent with the supporting engineering studies and service-provider requirements.

Based on the proposed development arrangement and implementation of the required improvements, the site is physically suitable for the proposed density.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City is the lead agency for purposes of CEQA for this Project. The City prepared a Modified Initial Study/ 15183 Checklist (15183 Checklist) to evaluate whether the proposed Project requires further review under the California Environmental Quality Act (CEQA).

The General Plan Update Environment Impact Report (EIR) determined that biological-resource impacts would be less than significant.¹ Although growth projected under the GPU could result in the loss of foraging habitat for migratory species, those impacts are expected to be less than significant due to the significant tracts of land that would be set aside as open space as proposed by the GPU Land Use Plan.²

The Project site consists primarily of agricultural development including date palms, grapevines, and other cultivated areas, together with disturbed and developed areas. . An irrigation pond occurs in the central-northern area of the site with nearby pump housing and additional support structures. Disturbances have eliminated the natural plant communities that historically occurred on the project site. The biological assessment prepared by ELMT Consulting identified no native or

¹ City of Coachella, 2035 GPU Draft EIR, Biological Resources, at 4.3-28.

² *Ibid.*

special-status natural communities, jurisdictional drainage or wetland features, designated critical habitat, or mapped wildlife corridors or linkages. The irrigation pond is an artificial agricultural feature that does not support fish, riparian habitat, or hydrophytic vegetation. The site is also outside a CVMSHCP Conservation Area, and the CVMSHCP does not identify modeled habitat for a covered species within or adjacent to the site. No special-status species were observed during the field survey, and the assessment found no burrowing owls, owl sign, or suitable burrows.

To ensure no impact occurs to migratory birds, the biological report suggests a pre-construction nesting bird clearance survey which will be conducted prior to ground disturbance if construction occurs between February 1st and August 31st. This recommendation is consistent with the requirements of the MBTA, California Fish and Game Code, and USFWS.

The project would be consistent with the biological-resources analysis within the GPU EIR. The project would not create new impacts or increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

The proposed subdivision is subject to conditions requiring approved water and sewer plans, necessary utility connections and improvements, and drainage facilities designed to manage on-site runoff and existing tributary flows. The applicant must construct the improvements necessary to serve the development in accordance with City and applicable service-provider requirements.

The conditions of approval also require stormwater quality management, construction stormwater controls, and dust and erosion control measures. Fire protection requirements address emergency access, adequate fire protection water supply, and required fire flow.

The recreational lagoons must comply with applicable health and sanitation requirements and obtain the necessary agency approvals for their construction and operation. Water treatment, disinfection, and recreational use must meet the requirements of the Riverside County Department of Environmental Health. The proposed stormwater detention lake is separate from the recreational lagoons and is not intended for swimming or other water-contact recreation.

The Section 15183 Checklist determined that construction and operational emissions would remain below applicable South Coast AQMD regional and localized significance thresholds, including at nearby sensitive receptors, and would not result in a peculiar, new, or substantially more severe air-quality impact than analyzed in the General Plan EIR. Compliance with South Coast AQMD Rules 402, 403, and 403.1 and Chapter 8.20 of the Municipal Code would control nuisance emissions and fugitive dust.

With implementation of the required utility, drainage, fire protection, and sanitation requirements, the subdivision design and proposed improvements are not likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The proposed map will not conflict with any public easements acquired for access or use by the public at large within the proposed development project. The Riverside County Office of the Fire Marshal, City of Coachella Engineering Department/Public Works Department, Coachella Water Authority, and the County of Riverside have reviewed the proposed project and no concerns pertaining to easements were identified. The subdivision of land will not conflict with easements for access through or use of property and as such, the development project's design is confirmed to be in harmony with existing public easements.

Conclusion:

Staff concludes, based on the foregoing analysis and supporting project documentation, that the proposed subdivision and its required improvements are consistent with the City of Coachella General Plan and that the grounds for denial identified in Government Code Section 66474 and Coachella Municipal Code Chapter 17.28.030 do not apply to Tentative Tract Map No. 39330.

The proposed parcel subdivision is consistent with the City of Coachella General Plan and the Coachella Municipal Code. The parcel subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed parcel subdivision, and it will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat. The required conditions of approval ensure the Project will not be detrimental to the public health, safety, or welfare, and the conditions prevent material injury to properties or improvements in the vicinity.

Implementation of the single-family residential component is contingent upon City Council adoption and effectiveness of Zoning Ordinance Amendment No. 26-02 and approval of Conditional Use Permit No. 407. This requirement shall be incorporated into the tentative map resolution and conditions of approval.

FINDINGS:

Zoning Ordinance Amendment No. 26-02 – Single-Family Residential Uses in the Regional Commercial (R-C) Zone.

Pursuant to Coachella Municipal Code Section 17.80.010 and Government Code Section 65860, staff recommends that the Planning Commission recommend City Council adoption of Zoning Ordinance Amendment No. 26-02 based on the following findings:

1. The amendment is consistent with and implements the General Plan's purposes, objectives, and land use provisions.

The General Plan's Regional Retail District designation allows residential uses at a density of 10 to 15 dwelling units per acre, with residential uses supporting the district's commercial

environment. The existing Regional Commercial (R-C) zoning provisions accommodate multi-family residential uses subject to a Conditional Use Permit but do not expressly provide a corresponding approval pathway for single-family residential uses.

This difference prompted the proposed amendment, which would allow single-family residential uses in conjunction with a resort, subject to a Conditional Use Permit. The amendment brings the zoning code into closer alignment with the residential uses contemplated by the General Plan while preserving the commercial purpose of the R-C zone.

For the COVA project, the amendment would provide a land use approval pathway for single-family units intended to accommodate fractional ownership within an integrated resort development. The ownership arrangement does not replace the requirement to demonstrate compliance with applicable density requirements, General Plan policies, and project approval conditions.

2. The amendment is justified by public necessity and convenience.

The amendment establishes a defined approval process for single-family residential uses associated with resort development. It responds to the difference between the General Plan's broader allowance for residential uses and the zoning code's existing conditional allowance for multi-family residential uses.

Requiring a Conditional Use Permit for single-family residential uses provides comparable discretionary review of both residential building types. Applicants may propose a residential configuration suited to an integrated resort, while the City retains the ability to evaluate whether the proposed uses are appropriate for the site and consistent with applicable policies and standards.

The amendment therefore serves public necessity and convenience by providing regulatory clarity and a consistent review mechanism for residential uses within the R-C zone.

3. The amendment promotes the general welfare.

The amendment balances flexibility for resort development with the preservation of land for regional-serving commercial activities. Requiring single-family residential uses to occur in conjunction with a resort limits the proposed allowance to integrated resort developments rather than establishing a general allowance for independent single-family subdivisions throughout the R-C zone.

The Conditional Use Permit process allows the City to evaluate whether the residential component supports the resort and maintains the development's commercial function. Review also addresses compatibility, circulation, parking, infrastructure, noise, lighting, and other relevant development and operational characteristics.

This approach promotes the general welfare by accommodating residential uses contemplated by the General Plan while retaining commercial development opportunities and review of potential conflicts with surrounding properties.

4. The amendment constitutes good zoning practice.

The amendment establishes a conditional approval pathway for single-family residential uses that is comparable to the existing Conditional Use Permit requirement for multi-family residential uses. This approach allows consideration of different residential building types while maintaining discretionary review.

Limiting the allowance to single-family residential uses in conjunction with a resort preserves the R-C zone's primary commercial purpose and reduces the potential for commercial properties to be developed as independent single-family subdivisions under this amendment. Each proposal must demonstrate an integrated relationship between its residential and resort components and satisfy the applicable Conditional Use Permit findings.

The amendment authorizes a land use category rather than independently approving fractional ownership arrangements, short-term rental operations, or a particular development. Those matters remain subject to applicable regulations and project approvals. Accordingly, the amendment provides flexibility and regulatory clarity while protecting the intended function of the commercial zone.

Conclusion

Staff concludes that Zoning Ordinance Amendment No. 26-02 brings the Regional Commercial zoning provisions into closer alignment with the General Plan's allowance for residential uses while preserving the zone's commercial purpose. The amendment provides comparable Conditional Use Permit review for single-family and multi-family residential uses and limits the proposed single-family allowance to uses developed in conjunction with a resort.

The amendment is consistent with the General Plan and is justified by public necessity, convenience, general welfare, and good zoning practice. Staff recommends that the Planning Commission adopt Resolution No. PC2026-27 recommending City Council adoption of Zoning Ordinance Amendment No. 26-02. The COVA project's single-family residential component remains subject to approval of Conditional Use Permit No. 407.

FINDINGS:

Zoning Ordinance Amendment No. 26-03 – Amendments to Chapter 5.80 – Regulation of Short-Term Vacation Rentals of the Business Licenses and Regulations Ordinance.

Zoning Ordinance Amendment No. 26-03 would amend Chapter 5.80 of Title 5, Business Licenses and Regulations, to provide exceptions for projects with approved development agreements to the short-term vacation rental permit limit per owner and the percentage limit on units permitted for short-term rental use. Additional modifications would apply only as expressly

authorized by the amended ordinance and approved development agreement. Staff recommends approval based on the following findings:

1. The amendment is consistent with and supports the General Plan's purposes and objectives.

The amendment provides flexibility to accommodate integrated hospitality developments containing residential accommodations, resort amenities, dining, recreation, and entertainment. For the COVA project, this flexibility would support the proposed relationship between residential ownership, including fractional ownership, and short-term rental operations within the resort.

Land Use and Community Character Element Policy 13.4, Diverse Tax Base, calls for a fiscally sound City supported by a sustainable and diversified tax base and user fees, including property tax, sales tax, transient occupancy tax, utilities user tax, and fees supporting the cost of services. The amendment supports this policy by accommodating visitor-serving developments that may contribute to applicable City tax revenues.

The amendment also supports Policy 13.3, Efficient Growth, by allowing the City to evaluate potential revenues alongside infrastructure obligations, public service demands, and community compatibility through the development agreement and accompanying project approvals.

2. The amendment is justified by public necessity and convenience.

Chapter 5.80 establishes limits on permit ownership and the concentration of short-term vacation rentals. These limitations regulate vacation rental activity within residential areas but may constrain integrated hospitality developments where short-term accommodations are an intended component of the approved development.

The amendment establishes a defined mechanism for accommodating these developments through approved development agreements. It allows the City to coordinate applicable rental provisions with the project's ownership structure, operating arrangements, and development obligations.

This approach provides regulatory clarity for applicants, property owners, operators, and City staff while retaining City Council review of the development agreement and the project-specific provisions governing rental operations.

3. The amendment promotes the general welfare.

The amendment allows the City to address short-term rental operations in conjunction with negotiated development obligations and enforceable project requirements. Development agreements and accompanying approvals can address management responsibilities, complaint response, security, parking, noise, infrastructure, and applicable tax reporting and payment obligations.

The justification for exceptions must address the characteristics of the qualifying development and how its operating framework protects surrounding properties and community interests. Requirements of Chapter 5.80 that are not lawfully modified remain applicable.

Accordingly, the amendment provides flexibility for qualifying developments while retaining mechanisms to address public health, safety, neighborhood compatibility, and the demands placed on City services.

4. The amendment constitutes good regulatory practice.

The amendment establishes an express framework for coordinating Chapter 5.80 with City-approved development agreements. It clarifies the availability of exceptions to permit ownership and concentration limits and provides a documented basis for administering project-specific requirements.

Each development agreement must clearly identify the property and operations it covers, together with any additional authorized modifications and applicable obligations. The amendment does not independently approve a development, establish compliance with zoning requirements, or authorize rental operations without the applicable permits and project approvals.

This approach accommodates coordinated hospitality developments while maintaining a clear distinction between the exceptions authorized by the ordinance and additional provisions expressly established through a development agreement.

Conclusion

Staff concludes that Zoning Ordinance Amendment No. 26-03 supports the General Plan's objectives for a diversified tax base and fiscally sustainable growth and is justified by public necessity, convenience, general welfare, and good regulatory practice. The amendment provides flexibility for projects with approved development agreements while retaining applicable regulatory requirements and project-specific review.

Staff recommends that the Planning Commission adopt Resolution No. PC2026-28 recommending City Council adoption of Zoning Ordinance Amendment No. 26-03. Exceptions and operating provisions applicable to the COVA project shall be coordinated with Development Agreement No. 25-01 and the accompanying project approvals.

FINDINGS:

Conditional Use – Special Event Establish Use in the (R-C) Regional Commercial Zone & Conditional Use – Single-Family Residential in conjunction with a Resort Use.

Pursuant to Coachella Municipal Guidelines Chapter 17.74, Conditional Uses, subject to the provisions of this chapter, the Planning Commission must make the following findings for conditional use approval:

Conditional Use Permit No. 396 — Bar/ Cocktail Lounges, Special Event Establishment Uses

Pursuant to Coachella Municipal Code Section 17.74.020(B), staff recommends conditional approval of the proposed special event establishment uses based on the following findings:

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 uses 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 establishments 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 uses 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 beach club is proposed as 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 establishment uses 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 establishment uses 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 establishment uses 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 establishment uses 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 beach club 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 establishment uses 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.

Conclusion

Based on the analysis contained in the staff report, the findings set forth herein, and the conditions of approval, the proposed bars and cocktail lounges, liquor sales, and special event establishment uses are appropriate conditional uses within the COVA development. The uses are consistent with the City of Coachella General Plan and the intended commercial, hospitality, recreational, and visitor-serving character of the Project. The General Plan EIR evaluated and contemplated potential environmental effects associated with development of the Project area consistent with the General Plan, including potential noise and land use compatibility impacts associated with the types and intensity of development anticipated for the area.

The proposed uses have been incorporated into the overall design and operation of the COVA resort development, and potential impacts related to noise, alcohol service, security, lighting, parking, traffic, circulation, and other operational characteristics have addressed through the Project design, applicable provisions of the Coachella Municipal Code, applicable State requirements, and the prescribed conditions of approval.

Conditional Use Permit No. 407 — Single-Family Residential Uses in Conjunction with a Resort

Pursuant to Coachella Municipal Code Section 17.74.020(B), staff recommends conditional approval of the proposed single-family residential uses in conjunction with a resort based on the following findings:

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

The General Plan's Regional Retail District designation accommodates residential uses supporting a regional-serving commercial environment. The proposed single-family residential component would be integrated with the COVA resort's lodging, recreational amenities, dining, and other commercial facilities rather than developed as an independent residential subdivision.

The overall residential component includes 162 single-family residential units and 240 condominium cottages, totaling 402 units within approximately 28 residential acres. Commercial acreage is excluded from this calculation. The resulting density is approximately 14.4 dwelling units per acre, within the General Plan's Regional Retail District range of 10 to 15 dwelling units per acre.

The integrated development supports Policy 7.8's mix of regional-serving uses and Policy 7.10's encouragement of resort development, subject to the applicable compatibility and connectivity requirements. It also supports Subarea 3's objectives for coordinated commercial development and appropriate transitions to surrounding properties.

Authorization of the single-family use is contingent upon adoption and effectiveness of Zoning Ordinance Amendment No. 26-02.

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 single-family units would be developed in conjunction with the resort and would share its circulation system, recreational amenities, infrastructure, and coordinated development framework. This relationship maintains the residential component's connection to the intended commercial function of the Regional Commercial zone.

Architecture, landscaping, setbacks, perimeter improvements, and applicable operating requirements address compatibility within the development and with surrounding properties. The relationship between residential accommodations and nearby entertainment activities must also be addressed through the project's noise analysis and approved design and operating controls.

The CUP shall require the single-family component to remain integrated with the resort as authorized by the approved plans and conditions. As conditioned, the use will be compatible with the intended 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 single-family component is evaluated together with the overall resort development through the tentative map, architectural review, environmental analysis, and infrastructure and circulation review. The overall residential density of approximately 14.4 dwelling units per acre falls within the applicable General Plan range.

The proposed project is compatible with the network and connectivity guidelines of the Regional Retail District general plan designation. The proposed project provides a block length of approximately 600 feet on Calhoun Street, 2,543 feet on Avenue 52, and 1,880 feet on Van Buren Street. In total the block length is approximately 5,023 feet. Although the project has a long block size and perimeter, the project is conditioned to construct 6-foot sidewalks, bicycle paths and multi-use paths along the entire project frontage along Calhoun Street, Avenue 52, and Van Buren Street. The project common area includes a separated sidewalk design that includes a 4-foot curb adjacent landscape buffer, 6-foot sidewalk, equestrian fence, 10-foot d.g. equestrian trail, and

additional landscaping that provides a total 30-foot landscape and sidewalk common area along the entire project frontage along Calhoun Street, Avenue 52, and Van Buren Street.

The Calhoun and Van Buren Street common areas are characterized by two rows of palm trees, while Avenue 52 features a combination of palm trees and shade trees. The project includes decorative landscape lighting throughout the common areas, including tree uplighting, palm-ring lighting, and entry sign illumination. The Van Buren Street median includes tree uplighting and light poles. The common areas feature a desert native inspired landscape design incorporating drought-tolerant plant species, along with decorative gravel and boulders of varying sizes. The proposed project will also reintegrate the existing date palms on the site into the new development design. The proposed project will provide a stucco face block wall design for fencing visible from perimeter streets with a decorative cap. Overall, these common area improvements help offset the longer block lengths by providing enhanced pedestrian connectivity, landscaping, and lighting that contribute to visual interest and enhance the overall design of the common areas along Calhoun Street, Avenue 52, and Van Buren Street.

The project's public area does provide network connectivity access points within every 400 to 500 feet as envisioned by the general plan network and connectivity guidelines. The project's public area does not provide "Virtual Blocks" due to the smaller size of the area. The project's private area does not provide network connectivity access points at 400- to 500-foot intervals. However, the perimeter common-area design and internal street network provide a high-quality circulation system that helps offset the greater spacing between network connectivity access points. The project's private area does not provide "Virtual Blocks", as the internal private street network is designed to serve the hotel, residential, and resort uses. The project design provides direct and convenient access to project amenities, and guests and residents are anticipated to navigate the site primarily by walking and golf carts, as evidenced by the 193 golf cart parking spaces planned for the project. Overall, the design of the project internal street network provides a design that serves the specific hotel, residential, resort, and commercial uses of the project. As a result, the project is consistent with the network and connectivity guidelines of the Regional Retail District general plan designation.

The proposed project is compatible with the street design guidelines of the Regional Retail District general plan designation. As indicated above, internal private street network is designed to serve the hotel, residential, and resort uses. The project design provides direct and convenient access to project amenities, and guests and residents are anticipated to navigate the site primarily by walking and golf carts, as evidenced by the 193 golf cart parking spaces planned for the project. Overall, the design of the project internal street network provides a design that serves the specific hotel, residential, resort, and commercial uses of the project. The project internal street design provides substantial palm tree cover along internal streets that are in line with the private area resort, hotel, and residential use. As a result, the project is consistent with the street design guidelines of the Regional Retail District general plan designation.

The proposed project is compatible with the parks and open space guidelines of the Regional Retail District general plan designation. The project public area provides an open space lagoon and water features that serves as an on-site resort amenity for the residents and guests of the public area.

The proposed project is compatible with the urban form guidelines of the Regional Retail District general plan designation. The buildings throughout the project are designed to be high quality and compatible with the retail, lodging, entertainment, and residential uses envisioned by the General Plan. The private-sector architectural design reflects a contemporary modern style, with building heights limited to a maximum of four stories for the proposed hotel uses. The public beach club incorporates a distinctive lotus flower-inspired design and a waterfall feature, providing unique architectural features that contributes to the overall visual identity and character of the development. The development is designed for the comfort and wayfinding of shoppers within the Regional Retail District, as the distinctive lotus flower-inspired design and waterfall feature of the public sector projects a unique and compelling image from the adjoining streets to entice passersby to visit the District. The ground-floor shopfronts are generally located near the sidewalk, creating an active and pedestrian-oriented frontage along the public right-of-way. While some shopfronts incorporate service functions facing the street, these elements do not detract from the development's architectural character or views from the public right-of-way. Parking for the project is integrated into the overall site design, and provided via private streets. Drainage improvements for the project are required to comply with city engineering conditions of approval to ensure adequate stormwater flow and drainage throughout the site. The project is also required to incorporate drought-tolerant landscaping consistent with city requirements. As a result, the project is consistent with the urban form guidelines of the Regional Retail District.

As a result, the proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area.

The required water, sewer, drainage, fire protection, and circulation improvements must accommodate the residential units together with the commercial and resort uses.

The project's identified parking deficiencies must be resolved through an approved and implemented parking arrangement serving the affected uses.

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

The single-family use provides a residential accommodation type within an integrated resort development while retaining commercial activities and amenities. The CUP framework allows this residential building type to be considered through discretionary review comparable to that required for multi-family residential uses.

The proposed use may accommodate fractional ownership, but ownership arrangements do not replace land use, safety, or operating requirements. Any short-term rental operations remain subject to applicable regulations, authorized development agreement provisions, and project conditions.

Potential conflicts involving residential occupancy, resort entertainment, vehicle activity, and property management must be addressed through approved design and operating requirements. As conditioned, the use supports the community interest in coordinated resort development while maintaining compatibility and protecting surrounding properties.

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

The private resort component is served by an entrance on Avenue 52 and two access points on Van Buren Street, including the proposed back-of-house access. Internal circulation connects the residential accommodations with resort amenities and supporting facilities.

Required engineering and Fire Department review addresses driveway design, internal circulation, emergency access, and required improvements. Residential parking, guest arrivals, service activities, and passenger pickup must be accommodated within the approved circulation and parking framework.

Subject to the supporting traffic analysis and implementation of the approved improvements, the vehicular approaches will reasonably minimize interference with surrounding streets.

Conclusion

Staff recommends conditional approval of Conditional Use Permit No. 407 for single-family residential uses in conjunction with the COVA resort. Implementation is contingent upon adoption and effectiveness of Zoning Ordinance Amendment No. 26-02 and compliance with the approved plans, applicable development standards, and conditions of approval.

The approval authorizes single-family residential uses as part of the integrated resort development. It does not authorize their operation as an independent residential subdivision or independently approve short-term rental operations.

Architectural Review

Pursuant to Coachella Municipal Guidelines Chapter 17.72, Architectural Review, subject to the provisions of this chapter, the Planning Commission must make the following findings for Architectural Review approval:

1. The proposed project is consistent with the General Plan.

The approximately 87-acre project site is designated Regional Retail District in the City of Coachella General Plan and is located within Subarea 3 – Van Buren Corridor. The project integrates hotel and resort accommodations, residential units, a publicly accessible commercial beach club, restaurants, entertainment uses, and recreational amenities. This combination supports the designation's intended mix of commercial, lodging, entertainment, and supporting residential development.

For purposes of the residential density calculation, all 402 units are included within approximately 28 acres allocated to residential development, resulting in approximately 14.4 dwelling units per acre. The commercial components are excluded from this residential acreage calculation. The resulting residential density falls within the General Plan range of 10 to 15 dwelling units per acre. The public sector uses have a combined FAR of approximately 0.65, which is consistent with the Regional Retail standard of 0.35 to 2.0. The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Regional Retail District general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Regional Retail District general plan designation.

The project supports the Subarea 3 direction for regional commercial destinations that coexist with surrounding neighborhoods. Its proposed landscaped frontage improvements along Avenue 52, Calhoun Street, and Van Buren Street include separated sidewalks, landscaping, and an equestrian trail. The Van Buren Corridor is at a key location between Indio, Coachella, and La Quinta and much of the land through the corridor is still available for quality development, providing Coachella with a great opportunity to create a strong neighborhood center and regional shopping district. The Van Buren Corridor will transform into a major sub-regional retail destination that will provide a wide variety of goods and services for Coachella residents, as well as neighboring communities. The large format, regional-serving retail will be built in a fashion so it coexists with existing and future neighborhood development in and around the Van Buren Corridor. The new commercial development will promote walkability with a mix of appropriately scaled buildings fronting the streets and large, block scale buildings throughout. These improvements enhance the project's interface with surrounding streets and contribute to the corridor's intended pedestrian environment.

Together, the integrated land uses, compliant residential density, architectural treatment, frontage improvements, and documented circulation design support consistency with the applicable General Plan designation and Subarea 3 policies.

2. The proposed project complies with zoning regulations.

The project site is zoned Regional Commercial (R-C). The Project is subject to the Zoning Ordinance of the City of Coachella which includes Chapter 17.28 R-C Regional Commercial Zone and Chapter 17.19 Supplemental Standards for Single-Family Residential of the Coachella Municipal Code (CMC). The project proposes a hotel, resort, residential, and commercial public beach club is consistent with the permitted uses of the R-C zone, including Hotel, Resort, Restaurant, and Private Swimming Pool uses. The project requires approval of a Conditional Use Permit (CUP) to allow bars and cocktail lounges, liquor sales, and a special event establishment. The project requires approval of a CUP to allow single-family residential uses in conjunction with resort uses on the project site. The project includes a Zoning Ordinance Amendment to establish single-family residential uses in conjunction with resort uses as a conditionally permitted use in the R-C zone. The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/ac), which is consistent with the R-C zoning residential density range of 10 to 15 dwelling units per acre. The project is compliant with Chapter 17.28 R-C Regional Commercial Zone and Chapter 17.19 Supplemental Standards

for Single Family Residential of the CMC, except for certain development standards that comply with the standards allowed pursuant to the project Development Agreement in accordance with Chapter 17.100 – Development Agreements of the CMC.

The project is compliant with the residential density requirements, supplemental standards for single-family residential, yard requirements, landscape setback requirements, Energy Efficient Design and Heat Island Reduction Strategies, distance between building requirements, off-street parking and loading requirements, screening requirements, other property development standards, and architectural review standards as required by Chapter 17.28 – R-C Regional Commercial Zone. The project height requirements will be allowed flexible standards pursuant to the project Development Agreement in accordance with Chapter 17.100 – Development Agreements of the CMC.

The proposed single-family residential component requires adoption and effectiveness of Zoning Ordinance Amendment No. 26-02 to establish single-family residential uses in conjunction with a resort as a conditionally permitted use within the R-C zone, together with approval of Conditional Use Permit No. 407. Implementation of the single-family residential component shall be contingent upon those approvals.

3. The proposed project is consistent with the City’s design guidelines.

The project provides a coordinated architectural and landscape design for the commercial, residential, and lodging components within both the publicly accessible and private resort areas. The contemporary architectural character, complementary materials, earth-tone colors, and coordinated landscape treatments establish a cohesive development while distinguishing the buildings according to their functions.

Within the publicly accessible component, the agave-inspired beach club provides an architectural focal point complemented by the restaurants, supporting commercial facilities, lodging and residential buildings, and recreational amenities. Coordinated building placement, pedestrian connections, landscaping, and screening of service areas support compatibility among these uses.

Within the private resort component, the residential and lodging buildings incorporate complementary façade treatments, wood siding, dark metal-framed windows, and metal roofing. These features establish a consistent architectural character throughout the resort. Incorporation of existing date palms and drought-tolerant landscaping further integrates the public and private components with the surrounding desert environment.

Each commercial, lodging, and residential building shall comply with the City’s applicable design requirements for its approved use and building type, including applicable single-family residential supplemental standards and multifamily objective design standards where applicable. Final plans shall demonstrate compliance with required building articulation, entry treatments, materials, screening, privacy, lighting, and pedestrian access provisions. Implementation of the single-family residential component remains contingent upon adoption and effectiveness of Zoning Ordinance Amendment No. 26-02 and approval of Conditional Use Permit No. 407.

The project is required to comply with the Supplemental Standards for Single-Family Residential, as required by the Regional Commercial zone. The project is compliant with the access and connectivity, street and pathway landscaping, parking, service and utilities, refuse and recycling, architectural variability, façade modulation and articulation, window trim and recess, building entries, building roofs, colors and materials, transitions and privacy, and accessory structures standards for single-family residential of the Coachella Municipal Code (CMC). As a result, the project is in compliance with the city's design guidelines.

Based on these design features and subject to the applicable approvals and conditions of approval, the commercial and residential components within both the publicly accessible and private resort areas are consistent with the City's applicable design guidelines.

4. The proposed development will not be detrimental to public health, safety, or welfare, or materially injurious to nearby properties and improvements.

The project's site design separates public commercial access from private resort access and includes a separate back-of-house entrance. This arrangement provides a basis for managing visitor, resident, employee, service, and emergency circulation.

The approved plans and conditions shall require accessible pedestrian routes, safe crossings where pedestrian routes intersect vehicular circulation, required emergency access, and compliance with applicable building and fire requirements. Parking and loading shall comply with applicable requirements or an expressly authorized alternative supported by the required analysis.

Exterior lighting shall be designed and directed to control glare and light spill onto adjoining properties and public streets. Refuse areas, loading areas, mechanical equipment, and utility facilities shall receive appropriate screening. Required grading, drainage, utility, and geotechnical improvements shall be incorporated into the final construction plans.

Special event and alcohol-related operations remain subject to their respective CUP requirements, including applicable controls addressing noise, attendance, hours, security, and parking. With implementation of these design requirements and operational conditions, the development will protect public health, safety, and welfare and avoid material injury to surrounding properties.

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the City General Plan, as analyzed by the City GPU EIR (SCH #2009021007), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The project is located within the City's General Plan Regional Retail District, and Regional Commercial (R-C) zoning designation. Regional Retail Districts and R-C zones allow 10 – 15 dwelling units per acre and a floor area ratio (FAR) of 0.35 – 2.0. The project would be consistent with the Regional Retail District land use designation identified for the site in the GPU. Similarly, the project would be consistent with the Regional Commercial (R-C) zoning designation for the site in the Zoning Map once the application to amend the City's Zoning Code is approved. The project proposes 14.4 dwelling units per acre and 0.65 FAR, which is consistent with the Regional Retail Districts and R-C zone.

2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.

The subject property currently operates as a combination of an active date palm grove and grape vines that have been allowed to go fallow. The site is surrounded by agricultural uses, vacant land, and scattered residential properties. Currently, the subject property operates similarly to the surrounding uses. The project proposes to develop a hospitality project with resort, residential, and recreational uses. The project is consistent with the City's Regional Retail District land use designation and Regional Commercial zoning designation. The project will not result in project-specific effects which are peculiar to the project or its site. The project site does not contain any unique or peculiar environmental features that would result in environmental effects beyond those previously identified and analyzed.

In addition, as explained further in the §15183 Exemption Checklist below, all project impacts were adequately analyzed by the GPU EIR. Applicable mitigation measures specified within the GPU EIR have been applied to the project.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

Preparation of the §15183 Exemption Checklist did not identify any significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

As explained in the §15183 Exemption Checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. The project will undertake feasible mitigation measures specified in the GPU EIR.

As explained in the §15183 Exemption Checklist, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken

through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

5. The project is compatible with the existing or intended character of the surrounding area and will not change its essential character.

The project's integrated commercial, resort, entertainment, and residential components are compatible with the intended Regional Retail District character of the Van Buren Corridor. The publicly accessible commercial component preserves the site's role as a regional destination, while the residential component is integrated with the resort.

The coordinated architectural materials and colors, distinctive beach club design, landscaped frontages, and decorative perimeter walls establish a consistent visual character. Required setbacks, building placement, landscape buffers, screening, and privacy treatments shall provide transitions between the project and nearby residential properties.

Compatibility also depends on the approved building heights, pedestrian connections, lighting controls, service-area treatment, and operational restrictions. These requirements shall be maintained throughout the life of the project. With these measures, the development will be compatible with the area's existing residential context and intended regional commercial character without changing its essential character.

Conclusion

Staff concludes that the findings required by Coachella Municipal Code Section 17.72.010(I) can be made for Architectural Review No. 25-07 based on the approved plans, documented standards analysis, and conditions of approval. Implementation shall be contingent upon the adoption and effectiveness of Zoning Ordinance Amendment No. 26-02, approval of the applicable conditional use permits, and effectiveness of any related approval necessary to authorize the proposed development standards. The project shall be constructed and maintained in accordance with the approved architectural, landscape, lighting, and site plans.

Development Agreement

Pursuant to Coachella Municipal Guidelines Chapter 17.100, Development Agreement, subject to the provisions of this chapter, the Planning Commission must make the following findings for Development Agreement approval:

A. Is consistent with the objectives, policies, general land uses and programs specified in the general plan and any applicable specific plan;

The approximately 87-acre project site is designated Regional Retail District and is located within Subarea 3 – Van Buren Corridor. The Development Agreement establishes a framework for implementing an integrated hotel, resort, residential, dining, entertainment, and recreational development. The publicly accessible Commercial Beach Club Sector provides commercial and recreational opportunities for residents and visitors, while the Private Resort Sector combines lodging and supporting residential accommodations with shared resort amenities.

For General Plan density purposes, all 402 units are included within approximately 28 acres allocated to residential development, resulting in approximately 14.4 dwelling units per acre. Commercial acreage is excluded from this residential density calculation. The proposed density falls within the applicable range of 10 to 15 dwelling units per acre.

The agreement supports the Regional Retail District's destination-oriented mix of uses and Subarea 3's direction for commercial development that is compatible with surrounding neighborhoods. Its obligations for public improvements and frontage landscape maintenance support implementation of the project's approved site design. The project's pedestrian connections, external connectivity, commercial intensity, and transitions to adjacent development are addressed through the General Plan consistency analysis and required project improvements.

Together with the related project approvals and documented General Plan consistency analysis, the agreement implements the applicable land use and community character objectives. No specific plan applies to the project site.

B. Is compatible with the uses authorized in and the regulations prescribed for the land use district in which the real property is located;

The project site is zoned Regional Commercial (R-C). The proposed hotel and resort use, beach club, restaurants, and supporting amenities are compatible with the commercial and hospitality uses authorized within the district, subject to applicable development standards and required permits. Special event and alcohol-related uses are subject to Conditional Use Permit No. 396 and any additional required approvals.

The single-family residential component requires adoption and effectiveness of Zoning Ordinance Amendment No. 26-02 and approval of Conditional Use Permit No. 407. These approvals would authorize single-family residential uses in conjunction with the resort while retaining the site's integrated commercial and hospitality function.

The agreement establishes development rights by reference to the approved project and applicable regulations. Any departure from otherwise applicable development standards shall be specifically identified and lawfully authorized in the final approvals. Short-term rental treatment shall conform to the adopted provisions of Zoning Ordinance Amendment No. 26-03 and the express operational requirements of the final agreement.

With effectiveness of the required amendments and permits, and incorporation of the authorized development standards, the agreement is compatible with the uses and regulations applicable to the R-C district.

C. Is in conformity with the public necessity, public convenience, general welfare and good land use practices;

The agreement coordinates development of the project with the provision of infrastructure and facilities necessary to serve its approved uses. Section 3.8.1 of the Development Agreement requires the developer to design, engineer, and construct required public improvements and

generally complete improvements serving each phase before issuance of the first certificate of occupancy within that phase, unless an earlier deadline applies.

The agreement also requires water and sewer extensions, participation in necessary electrical infrastructure, and construction or funding of a portion of off-site sewer main upsizing serving other planned housing developments. Section 4.6 of the Development Agreement requires maintenance of enhanced landscaping along the project's public street frontages.

The publicly accessible beach club, restaurants, and entertainment facilities would expand recreational and commercial opportunities. Development and operation would also create construction and permanent employment opportunities.

The agreement's infrastructure obligations, phased implementation framework, and compliance review provisions support coordinated development and delivery of the identified public benefits. Together with the related project approvals and conditions, these provisions conform to public convenience, general welfare, and good land use practices.

D. Will be detrimental to the health, safety and general welfare;

The agreement requires development in accordance with the project approvals and applicable requirements. Section 2.3 of the Development Agreement preserves application of the California Building Standards Code and applicable construction codes. Section 2.4 of the Development Agreement retains City authority to address dangerous or hazardous conditions, subject to the procedures established in the agreement.

Required improvements and conditions address emergency access, fire protection, grading, drainage, geotechnical conditions, utility service, pedestrian safety, and parking. Special event and alcohol-related operations remain subject to applicable permit requirements and approved controls governing noise, attendance, hours, security, and circulation.

The agreement's environmental provisions require compliance with CEQA, including additional review where legally required for subsequent approvals. Applicable mitigation measures and essential health and safety conditions shall remain enforceable under the final agreement.

With implementation of these requirements and safeguards, the agreement will not be detrimental to public health, safety, or general welfare.

E. Will adversely affect the orderly development of property or the preservation of property values;

The agreement provides a coordinated framework for the project's land uses, infrastructure, phasing, and continuing operational responsibilities. Required public improvements serving each phase must be completed in accordance with the agreement and project approvals, supporting orderly development and avoiding occupancy before necessary improvements are available.

The approved architectural design, landscape treatments, setbacks, screening, lighting controls, and operational conditions provide transitions between the project and surrounding properties. The developer's obligation to maintain enhanced frontage landscaping contributes to the continuing appearance of the development along Avenue 52, Calhoun Street, and Van Buren Street.

Annual compliance review and applicable enforcement procedures provide mechanisms for monitoring performance of agreement obligations. Continuing resort management, maintenance, and operational requirements shall be established in the final agreement and related approvals for the applicable properties and successors.

These provisions support orderly development and maintenance of the site while protecting surrounding properties from incompatible physical and operational effects. Accordingly, the agreement will not adversely affect orderly development or preservation of property values.

F. Will have a positive fiscal impact on the city.

The project would generate potential City revenues through taxable lodging, commercial activity, property taxes, and applicable fees. Section 4.5 of the Development Agreement proposes a rebate of 50 percent of eligible transient occupancy tax revenue exceeding the applicable annual retention threshold for the first 15 years following resort opening at Phase 1 buildout, subject to a cumulative rebate cap of \$25 million.

The City would retain the first \$1 million of actual annual TOT collections at Phase 1 buildout of 167 units, the first \$1.5 million upon Phase 2 completion at 273 units, and the first \$2 million at full buildout of 402 units. These thresholds establish priority retention of actual collections and do not constitute guaranteed developer payments. The developer is not obligated to cover a shortfall. The City would retain all project TOT after the incentive period expires or the rebate cap is reached, subject to applicable tax requirements.

PUBLIC HEARING NOTICE:

A notice of public hearing to consider the Project was published in the Desert Sun, the newspaper of record, on September 17, 2026, and a public hearing notice was mailed to property owners within a radius of 300- feet of the subject property on September 17, 2026, pursuant to Section 17.74.010G of the Coachella Municipal Code. At the time of issuance of this staff report, staff had not received public comments on this application.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City is the lead agency for the Project. Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 provide that a project consistent with the development density established by existing general plan policies for which an environmental impact report (EIR) was certified does not require additional environmental review except as necessary to evaluate certain project-specific environmental effects.

To determine whether the Project qualifies for streamlined review under State CEQA Guidelines section 15183, the City prepared a Modified Initial Study/Section 15183 Checklist for the Project (the “15183 Checklist”). The 15183 Checklist evaluates whether the Project is consistent with the development density established by the Coachella General Plan Update 2035 (GPU) and whether the Project may result in 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 GPU EIR; (3) are potentially significant off-site or cumulative impacts that were not discussed in the GPU EIR; or (4) are previously identified significant effects that, as a result of substantial new information not known when the GPU EIR was certified, are determined to have a more severe adverse impact than discussed in the GPU EIR.

The 15183 Consistency Analysis concludes that the Project is consistent with the development density established by the GPU and that none of the environmental effects identified in State CEQA Guidelines section 15183, subdivision (b), would occur. The analysis further concludes that the potential environmental effects associated with the Project were adequately analyzed in the GPU EIR and that all feasible mitigation measures from the GPU EIR applicable to the Project, together with applicable uniformly applied development policies and standards, have been incorporated into or otherwise apply to the Project. Accordingly, the Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

Upon approval of the Project, a Notice of Exemption will be prepared and filed in accordance with CEQA.

TTM No. 39330 ALTERNATIVES:

- 1) Approve Resolution No. PC2026-26 recommending that the City Council approve TTM No. 39330 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-26 recommending that the City Council approve TTM No. 39330 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-26.
- 4) Continue this item and provide staff and the applicant with direction.

ZOA No. 26-02 ALTERNATIVES (SFR):

- 1) Approve Resolution No. PC2026-27 recommending that the City Council approve ZOA No. 26-02 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-27 recommending that the City Council approve ZOA No. 26-02 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.

- 3) Deny Resolution No. PC2026-27.
- 4) Continue this item and provide staff and the applicant with direction.

ZOA No. 26-03 ALTERNATIVES (STR):

- 1) Approve Resolution No. PC2026-28 recommending that the City Council approve ZOA No. 26-03 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-28 recommending that the City Council approve ZOA No. 26-03 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-28.
- 4) Continue this item and provide staff and the applicant with direction.

CUP No. 396 ALTERNATIVES (SPECIAL EVENT USE):

- 1) Approve Resolution No. PC2026-29 recommending that the City Council approve CUP No. 396 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-29 recommending that the City Council approve CUP No. 396 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-29.
- 4) Continue this item and provide staff and the applicant with direction.

CUP No. 407 ALTERNATIVES (SFR USE):

- 1) Approve Resolution No. PC2026-30 recommending that the City Council approve CUP No. 407 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-30 recommending that the City Council approve CUP No. 407 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-30.
- 4) Continue this item and provide staff and the applicant with direction.

AR No. 25-07 ALTERNATIVES:

- 1) Approve Resolution No. PC2026-31 recommending that the City Council approve AR No. 25-07 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-31 recommending that the City Council approve AR No. 25-07 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-31.
- 4) Continue this item and provide staff and the applicant with direction.

DA No. 25-01 ALTERNATIVES:

- 1) Approve Resolution No. PC2026-32 recommending that the City Council approve AR No. 25-01 with the findings and conditions as recommended by Staff.
- 2) Approve Resolution No. PC2026-32 recommending that the City Council approve AR No. 25-01 with the findings and conditions as recommended by Staff, with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2026-32.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 for TTM No. 39330, ZOA No. 26-02, ZOA No. 26-03, CUP No. 396, CUP No. 407, AR No. 25-07, and DA No. 25-01

Attachments:

1. Resolution No. PC2026-26 (TTM)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Tentative Tract Map
 - c. Exhibit C – Site Plan
 - d. Exhibit D – Development Plan Set
2. Resolution No. PC2026-27 (ZOA - SFR)
 - a. Attachment A – Zoning Ordinance Amendment
 - b. Exhibit A – Redline Amendment Exhibit
3. Resolution No. PC2026-28 (ZOA – STR)
 - a. Attachment A – Zoning Ordinance Amendment
 - b. Exhibit A – Redline Amendment Exhibit
4. Resolution No. PC2026-29 (CUP – Special Event Use)
 - a. Exhibit A – Conditions of Approval
5. Resolution No. PC2026-30 (CUP – SFR Use)
 - a. Exhibit A – Conditions of Approval
6. Resolution No. PC2026-31 (AR)
 - a. Exhibit A – Conditions of Approval

7. Resolution No. PC2026-32 (DA)
 - a. Exhibit A – Conditions of Approval
 - b. Exhibit B – Development Agreement
8. Energy Efficient Design and Heat Island Reduction Plan (COVA)
9. Public Improvement Exhibit (COVA)
10. Grading Exhibit
11. Published Copy of the Notice of Public Hearing
12. COVA Coachella Market Study
13. 15183 Checklist and Appendices
14. Civil – COVA Prelim Water-Sewer Exhibit
15. Civil – COVA Prelim WQMP Report
16. COVA Water Supply Assessment
17. Fire – COVA Fire Access and Hose Reach Exhibit