

RESOLUTION NO. PC2026-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY APPROVE CONDITIONAL USE PERMIT NO. 407 TO APPROVE THE PROPOSED SINGLE-FAMILY RESIDENTIAL USES IN CONJUNCTION WITH A RESORT USE, FOR THE “COVA” PROJECT PROPOSING THE DEVELOPMENT OF A HOTEL, RESORT, RESIDENTIAL, AND COMMERCIAL PUBLIC BEACH CLUB LOCATED ON APPROXIMATELY 87 ACRES ON FOUR CONTIGUOUS PARCELS (APNS 780-040-001, 780-040-003, 780-060-001, AND 780-060-002) SOUTH OF AVENUE 52, WEST OF VAN BUREN STREET AND EAST OF CALHOUN STREET, AND DETERMINE, PURSUANT TO STATE CEQA GUIDELINES SECTION 15183, THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED. APPLICANT: RELEVANT COACHELLA OWNER, LLC

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

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

WHEREAS, Conditional Use Permit No. 407 proposes to authorize 162 single-family residential units in conjunction with the COVA resort, including estate lots, zero lot line lots, bungalow condominiums, and VIP suites, as part of the integrated resort development; and

WHEREAS, the Applicant subsequently submitted an application for Zoning Ordinance Amendment No. 26-02 to amend Chapter 17.28 of Title XVII of the Coachella Municipal Code to allow single-family residential uses in conjunction with a resort use as a conditional use within the Regional Commercial (R-C) Zone; and

WHEREAS, implementation of the single-family residential uses proposed under Conditional Use Permit No. 407 is contingent upon City Council adoption and effectiveness of Zoning Ordinance Amendment No. 26-02; and

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

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

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

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

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

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

WHEREAS, on October 7, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both

written and oral, including the staff report and supporting documents, was presented at said hearing; and,

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

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

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

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

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

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

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

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

The 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 agave 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 agave 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.

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

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

SECTION 6. Recommendation to City Council. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends the City Council to conditionally approve Conditional Use Permit No. 407 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 (“Project”). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A” of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella’s conditional approval. Where the term “Applicant” is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant’s or Applicant’s successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City’s required processes and procedures.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif

Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney