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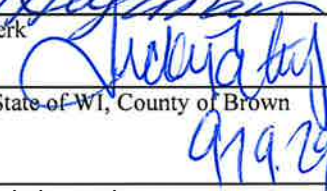
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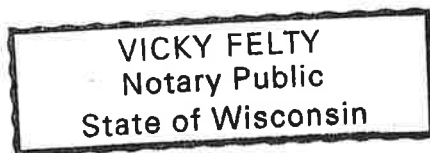
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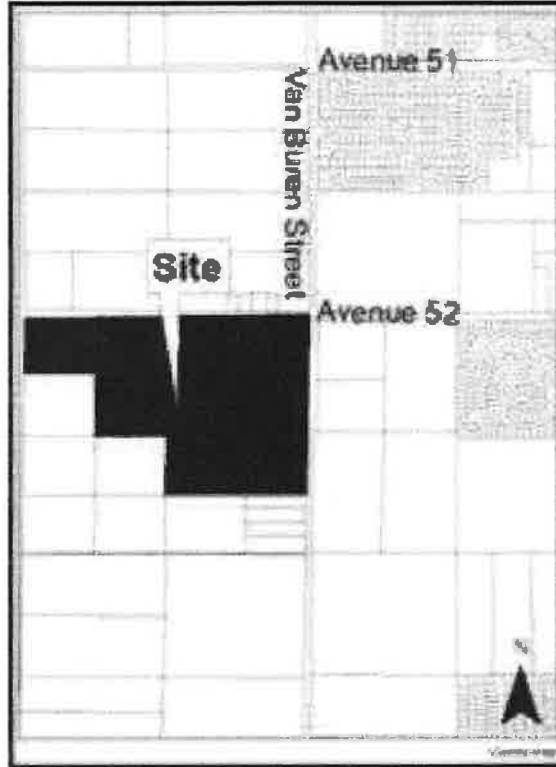
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NOTICE OF PUBLIC HEARING

CITY OF COACHELLA PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella ("Planning Commission") will hold a public hearing on Wednesday, October 7th, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony regarding the "COVA" project, including Tentative Tract Map No. 39330, Conditional Use Permit No. 396, Architectural Review No. 25-07, Development Agreement No. 25-01, Zoning Ordinance Amendment No. 26-02 and Zoning Ordinance Amendment No. 26-03. The project proposes development of a hospitality focused, mixed-use development located on approximately 87 acres located on four contiguous parcels identified as APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002, generally south of Avenue 52, west of Van Buren Street and east of Calhoun Street.



The Planning Commission will consider making recommendations to the City Council on the following entitlements: Tentative Tract Map No. 39330, Conditional Use Permit No. 396, Architectural Review No. 25-07, Development Agreement No. 25-01, Zoning Ordinance Amendment No. 26-02 to allow single-family residential uses in the Regional Commercial Zone, and Zoning Ordinance Amendment No. 26-03 relating to the City's short-term rental regulations.

The project will feature two primary components: a private sector and public sector. The private sector will consist of 240 condo cottages, and 162 single-family residential (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 up to 120 condo cottages 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.

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 includes a Conditional Use Permit (CUP) to approve the proposed special event establishment use and single-family residential use. The project includes a Development Agreement (DA).

The existing zoning designation is Regional Commercial (RC), which is consistent with the Regional Retail District except that single-family residential uses are not an expressly allowed use in this zone. Accordingly, the project analyzed in this document includes an application by the Developer to amend the City's Zoning Code to allow single-family residential uses in the Regional Commercial zone to bring the zone into full consistency with the General Plan land use designation.

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. Applicant: Relevant Coachella Owner, LLC.

Pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, projects that are consistent with the development density established by a general plan, community plan, or zoning action for which an environmental impact report ("EIR") was certified generally do not require additional environmental review, except to examine project-specific significant effects that are peculiar to the project or its site. The City has analyzed the project and determined that it is consistent with the development density established in the City's General Plan, for which the City Council certified an EIR on April 22, 2015 (Resolution No. 2015-03). The analysis further concludes that the Project will not result in: (1) environmental effects peculiar to the project or the parcel; (2) significant effects that were not analyzed in the General Plan EIR; (3) potentially significant off-site or cumulative impacts not discussed in the General Plan EIR; or (4) previously identified significant effects that, due to substantial new information unavailable when the General Plan EIR was certified, would be more severe than analyzed in that EIR. Accordingly, no additional environmental review is required for the project pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

In addition to submitting written comments at the address noted above, you may email cityclerk@coachella.org or call (760) 398-3102 before 12:00 p.m. on the day of the meeting to leave a voice message. You may request to speak via zoom by contacting the City Clerk through the above means before 12:00 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Adrian Moreno, Associate Planner
53-990 Enterprise Way, Coachella, CA 92236
(760) 398-3102

BY ORDER OF PLANNING COMMISSION SECRETARY
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