

RESOLUTION NO. PC2026-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING 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 (R-C) REGIONAL COMMERCIAL ZONE AND DETERMINE, PURSUANT TO STATE CEQA GUIDELINES SECTION 15183, THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, adoption and enforcement of comprehensive zoning regulations and other land use regulations lies within the City’s police power; 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 use 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, in late 2026, the applicant submitted an application for a Zoning Ordinance Amendment for the proposal to allow single-family residential uses within the Regional Commercial Zone regulated by Chapter 17.28 of Title XVII of the Coachella Municipal Code; and,

WHEREAS, Zoning Ordinance Amendment No. 26-02 proposes an Ordinance, attached hereto as Attachment “A” and incorporated herein by reference, amending 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, the Project site has a zoning designation of (R-C) Regional Commercial and a General Plan 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, Zoning Ordinance Amendment No. 26-02 would establish the land use

approval pathway necessary to consider the single-family residential component of the Project, which remains subject to separate approval of Conditional Use Permit No. 407 and all other applicable project approvals and conditions; 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, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY 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. CEQA. 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.

SECTION 3. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt Ordinance No. _____ entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTER 17.28 TO 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 (R-C) REGIONAL COMMERCIAL ZONE." which is attached hereto as Attachment "A" and incorporated herein by reference.

SECTION 4. Findings. The Planning Commission finds that the amendments to the Coachella Municipal Code (Zoning) proposed by the above referenced ordinance are consistent with, advances, and implements the goals and policies of the City of Coachella General Plan, including but not limited to the following:

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.

SECTION 5. Certification. The Secretary shall certify to the adoption of this Resolution.

SECTION 6. 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 Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 8. 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