



STAFF REPORT
5/14/2025

TO: Honorable Mayor and City Council Members

FROM: Ron Goldman, Consultant Planner
Bill Pattison, Interim City Manager

SUBJECT: Ordinance No. 1223 approving the Amended and Restated La Entrada Development Agreement. (DA 23-01) (Kalifornia City). (*Second Reading*).

SPECIFICS: Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City).

STAFF RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 1223 (*Second Reading*) approving the Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City).

EXECUTIVE SUMMARY:

The KPC Group, the current owner of the property, requested approval of the Amended and Restated La Entrada Specific Plan Development Agreement. (Kalifornia City). The Amended and Restated Development Agreement supersedes the original La Entrada (Kalifornia City) Development Agreement approved in 2014, and the First Amendment approved in 2020.

On April 23, 2025, the City Council approved the Amended and Restated Development Agreement and introduced for first reading, Ordinance 1223 for the Amended and Restated Development Agreement for the La Entrada) Kalifornia City) Development Agreement.

BACKGROUND:

The La Entrada Specific Plan was approved by the Coachella City Council on November 13, 2013, on a vacant 2200-acre site located south of I-10 and east of the Coachella Branch of the All-American Canal.

The La Entrada Specific Plan includes a maximum of 7800 dwelling units including both single family and multiple family dwelling units, 720 mixed use dwelling units along with 1,510,879 square feet of commercial retail and office commercial land uses as shown on the Land Use Summary below

Table 2-1 Land Use Summary						
Land Use	Gross Acres (AC)	% Area	Density (DU/AC)	Dwelling Units (DU)	FAR	Square Footage (SF)
Residential						
Very Low Density Residential (VLDR)	66.4	3.02%	0.5-2.9	133	-	-
Low Density Residential (LDR)	448.7	20.40%	3.0-5.9	2,055	-	-
Medium Density Residential (MDR)	374.2	17.01%	6.0-12.9	3,060	-	-
High Density Residential (HDR)	91.6	4.16%	13.0-25	1,832	-	-
<i>Subtotal Residential</i>	<i>980.9</i>	<i>44.6%</i>	<i>7.1</i>	<i>7,080</i>	<i>-</i>	<i>-</i>
Mixed Use (MU)						
Retail Commercial	99.0	4.5%	-	-	0.35	1,260,879
Office Commercial			-	-		250,000
High Density Residential (HDR)	36.0	1.64%	13.0-25	720	-	-
Community/Public Facilities*	*	-	-	-	-	-
<i>Subtotal Mixed Use</i>	<i>135.0</i>	<i>6.14</i>	<i>-</i>	<i>720</i>	<i>0.35</i>	<i>1,510,879</i>
School						
Elementary School	44.8	2.04%	-	-	-	-
Middle School	25	1.14%				
<i>Subtotal Schools</i>	<i>69.8</i>	<i>3.2%</i>				
Parks/Recreation						
Regional Park	176.6	8.03%	-	-	-	-
Community Parks	44.4	2.03%	-	-	-	-
Neighborhood Parks/Vista Points	14.1	0.64%	-	-	-	-
Village Paseo/Linear Park	27.8	1.26%	-	-	-	-
Desert Wash Paseos/Linear Parks	81.8	3.72%	-	-	-	-
<i>Subtotal Parks/Recreation</i>	<i>344.7</i>	<i>15.67%</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Open Space						
Open Space	381.1	17.33%	-	-	-	-
Drainage/Wash	175.8	7.99%	-	-	-	-
<i>Subtotal Open Space</i>	<i>556.9</i>	<i>25.32%</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Roadways						
Right-of-Way	99.9	4.54%	-	-	-	-
Interchange Grading	12.3	0.56%	-	-	-	-
<i>Subtotal Roadways</i>	<i>112.2</i>	<i>5.1%</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Specific Plan Totals	2,199.5	100%	3.5	7,800		1,510,879

The La Entrada (Kalifornia City) Development Agreement is a complex land use entitlement that grants mutual benefits and imposed mutual obligations between the City and the landowner over a potential 30-year period.

Overall, staff believes the Amended and Restated Development agreement provides positive fiscal impacts with adequate risk protections for the City, while providing the developer with the certainty of entitlements, adequate city services and development incentives to make the project a success.

Alternatives

- 1) Adopt Ordinance No.1223 (*Second Reading*) approving the Amended and Restated La Entrada (Kalifornia City) Development Agreement
- 2) Deny Ordinance 1223
- 3) Continue the item and provide staff and the applicant with direction

Recommended Alternative

Staff recommends that the City Council approve Alternative No. 1

Attachments

1. Ordinance No.1223 approving the Amended and Restated Development Agreement (*Second Reading*)