



STAFF REPORT

7/01/26

TO: Planning Commission

FROM: Ron Goldman Project Consultant
Kendra Reif, Community Development Director

SUBJECT: The KPC Project includes the following applications:

1. General Plan Amendment No. 22-03: The general plan amendment proposes to amend the existing Coachella General Plan 2035 land use designation from Resort District to a Specific Plan General Plan Land Use Designation and to amend the current general plan text as it relates to the KPC Project site.

2. Specific Plan No. 22-01: The specific plan proposes the following land uses: a maximum of 9538 dwelling units; 2,040,518 square feet of mixed use development including a 375 room hotel; 71 acres for 3 elementary schools and 1 middle school; 379 acres for parks, greenways and amenity corridors; 68 acres for new agricultural production; 723 acres for drainage and other open space and 170 acres for right of way including the new I-10/Avenue 50 interchange.

3. Change of Zone No. 22-04: The change of zone proposes to change the current City zoning designation on the project site from Resort District to Specific Plan (SP).

6. Environmental Impact Report 22-06: Pursuant to the California Environmental Quality Act (CEQA) guidelines, a Program Environmental Impact Report (EIR 22-06) has been prepared for the proposed project to inform decision makers and the public of the potential significant environmental effects associated with the proposed project.

STAFF RECOMMENDATION

At the Applicant's request, Staff is recommending that the Planning Commission continue the above referenced items to a date uncertain, to be re-advertised for a future Planning Commission meeting with the KPC Development Agreement and Tentative Tract Map.