INDIAN WELLS

CALIFORNIA



COCUN WELLNESS COMMUNITY MEETING

INTRODUCTION

- ❑ Chris Freeland, City Manager
  - ✓ Welcoming Comments
  - ✓ Site History & Ownership
  - ✓ Whitewater Channel Issues
- ❑ Jon Berg, Community Development Director
  - ✓ Existing Specific Plan Area
  - ✓ Summary of Previously Approved Project
  - ✓ Comparison to Current Project
  - ✓ Entitlement Process
- ❑ Jonathan Genton, Genton Development Company
  - ✓ Overview of COCUN Wellness Resort
  - ✓ Compatibility
  - ✓ Timeline
  - ✓ Questions and Answers
- ❑ David Delrahim, Founder and CEO of COCUN


FRED WARING DR.
INDIAN WELLS
GOLF RESORT
EXPERIENCE TROON GOLF®
RENAISSANCE
INDIAN WELLS RESORT & SPA
SITE
MILES AVE.
WASHINGTON STREET
CALIFORNIA
111
CALIFORNIA
111
N



Indian Wells Crossing Specific Plan


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EXPERIENCE TROON GOLF®
RENAISSANCE
INDIAN WELLS RESORT & SPA
PA 2
PA 1
MILES AVE.
CALIFORNIA 111
CALIFORNIA 111
INDIAN WELLS CROSSING
SPECIFIC PLAN
(Resort Commercial)
N



Fairmont
Hotel & Villas

2006 Miles Crossing Specific Plan

Retail Center
Restaurant & Shops

SF Homes

2010 Indian Wells Crossing
Specific Plan



Approved Height 82-feet
(105’ Architectural Projections)



THE RYERSON INDIAN WELLS CROSSING

Recent Approval Delano Resort


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MILES AVENUE
PROPERTY LINE
HIGHWAY 111 R.O.W. PLANTING AT SIDEWALK TO MATCH SOUTHSIDE BY OTHERS
HIGHWAY 111
LEGEND
1 VILLA ENTRY GATES
2 DECORATIVE STEEL FENCE
3 ENTRY SIGNAGE
10 EVENT LAWN / TURF AREA
11 EVENT PLAZA AND FIRE STAGING
12 ICONIC POOL
21 PUBLIC TRAIL
22 SUPER CABANA
23 POOL CABANA
31 CONDO SWIMMING POO
32 CONDO SPA POOL
33 CONDO ENTRY ARRIVAL TRELLIS STRUCTURE

Resort Hotel

139 Keys

5-story (80-feet)



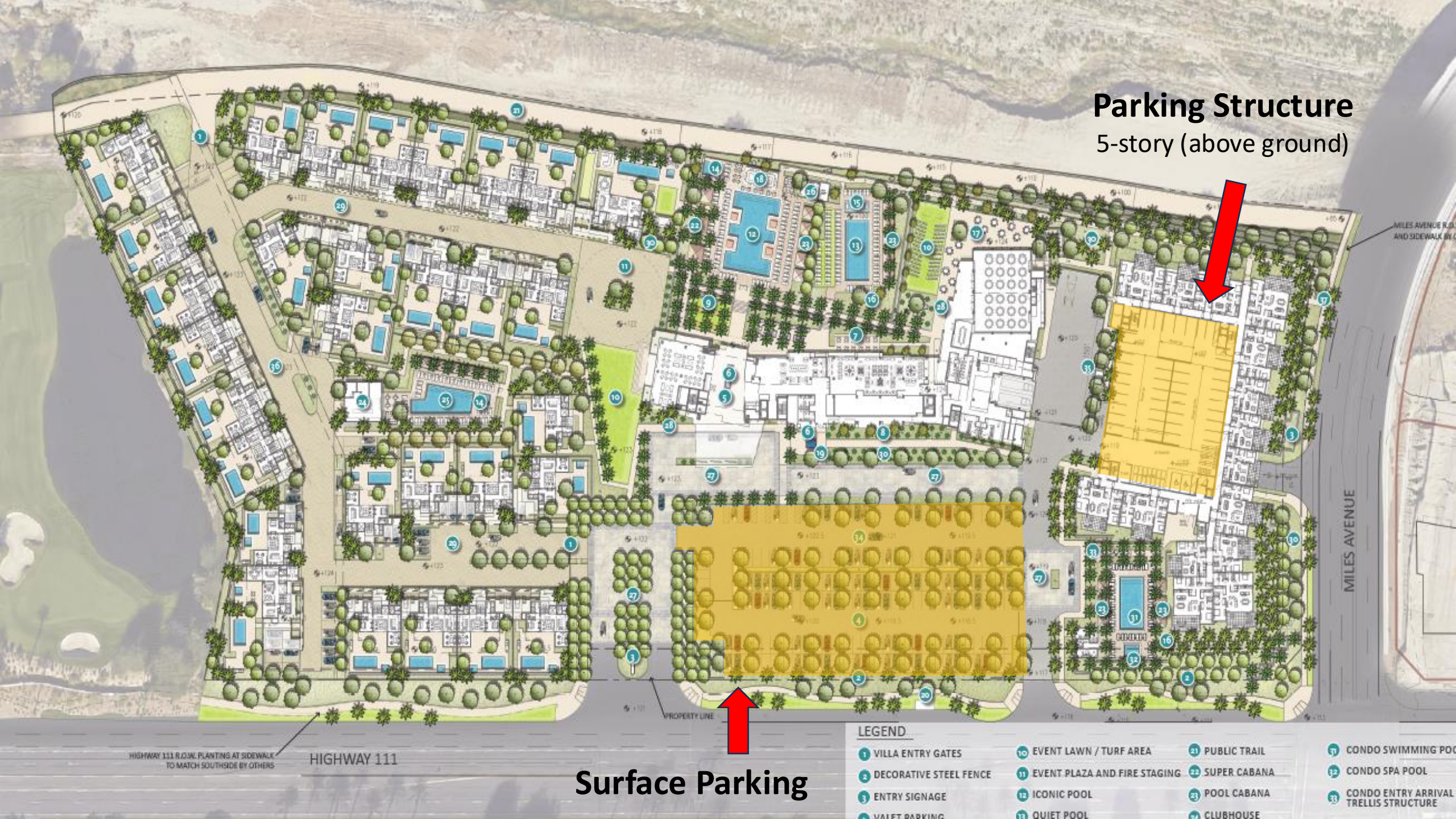
Resort Villas

31 Units

3-story (33-feet)




Resort Condos
54 Keys
7-story (80-feet)
MILES AVENUE
HIGHWAY 111
HIGHWAY 111 R.O.W. PLANTING AT SIDEWALK TO MATCH SOUTHSIDE BY OTHERS
PROPERTY LINE
LEGEND
1 VILLA ENTRY GATES
2 DECORATIVE STEEL FENCE
3 ENTRY SIGNAGE
10 EVENT LAWN / TURF AREA
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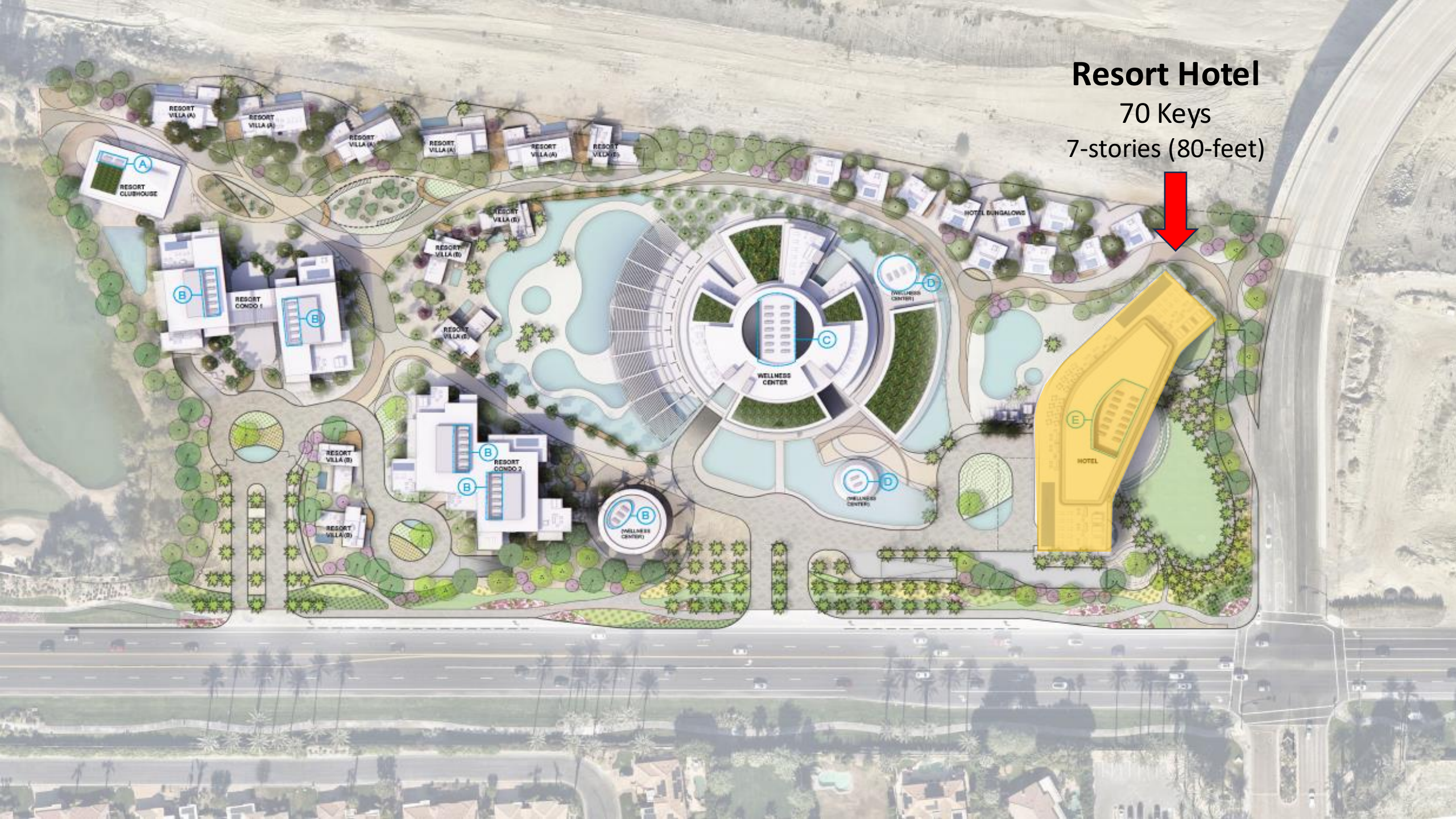

Parking Structure
5-story (above ground)
Surface Parking
MILES AVENUE
HIGHWAY 111
HIGHWAY 111 R.O.W. PLANTING AT SIDEWALK TO MATCH SOUTHSIDE BY OTHERS
PROPERTY LINE
LEGEND
1 VILLA ENTRY GATES
2 DECORATIVE STEEL FENCE
3 ENTRY SIGNAGE
10 EVENT LAWN / TURF AREA
11 EVENT PLAZA AND FIRE STAGING
12 ICONIC POOL
13 QUIET POOL
21 PUBLIC TRAIL
22 SUPER CABANA
23 POOL CABANA
CLUBHOUSE
31 CONDO SWIMMING POO
32 CONDO SPA POOL
33 CONDO ENTRY ARRIVAL TRELLIS STRUCTURE






COCUN
Wellness


RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (B)
A
RESORT CLUBHOUSE
RESORT VILLA (B)
RESORT VILLA (B)
B
RESORT CONDO 1
B
RESORT VILLA (B)
HOTEL BUNGALOWS
D
(WELLNESS CENTER)
C
WELLNESS CENTER
E
HOTEL
RESORT VILLA (B)
B
RESORT CONDO 2
B
RESORT VILLA (B)
D
(WELLNESS CENTER)
B
(WELLNESS CENTER)


Resort Hotel
70 Keys
7-stories (80-feet)
RESORT CLUBHOUSE
RESORT CONDO 1
RESORT CONDO 2
WELLNESS CENTER
HOTEL
HOTEL BUNGALOWS


RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (B)
A
RESORT CLUBHOUSE
RESORT VILLA (B)
RESORT VILLA (B)
B
RESORT CONDO 1
B
RESORT VILLA (B)
HOTEL BUNGALOWS
D
(WELLNESS CENTER)
C
WELLNESS CENTER
E
HOTEL
RESORT VILLA (B)
B
RESORT CONDO 2
B
RESORT VILLA (B)
B
(WELLNESS CENTER)
D
(WELLNESS CENTER)
Public-Private Park

Hotel Bungalows

10 Units

1-story (24-feet)





Resort Condo No. 1

7-story (80-feet)

Resort Condo No. 2

7-story (80-feet)



Resort Clubhouse

2-story (33-feet)



Resort Villas

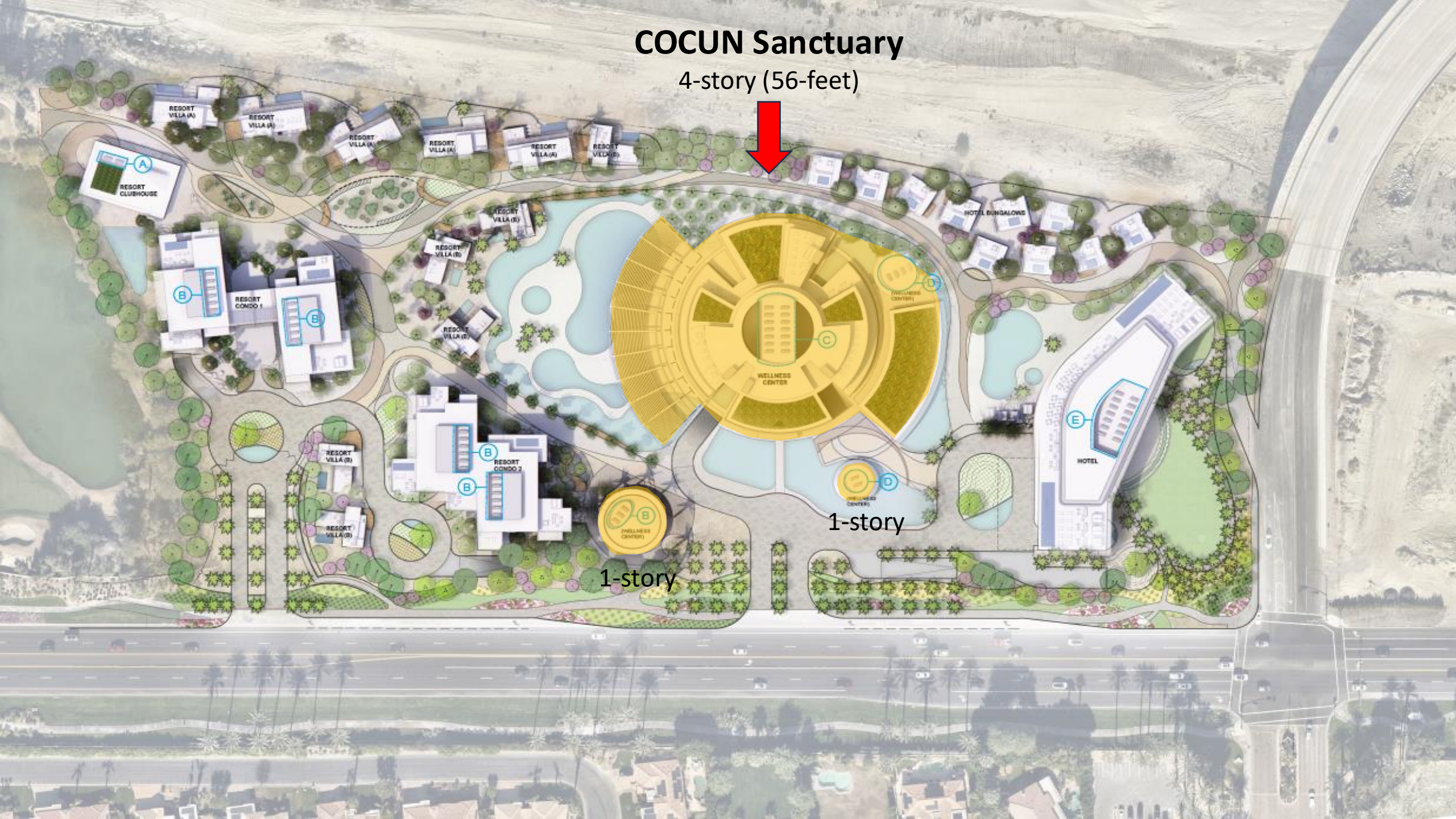
11 Units

2-story (33-feet)



COCUN Sanctuary

4-story (56-feet)



Site Entry & Exit Driveways



Site Entry & Exit Driveways



Underground Parking
Entry & Exit Points



COMPARISON DEVELOPMENT STANDARDS		
STANDARD	**Cocun Resort**	**2018 SP**
Max. Building Height ▪ *Hotels* ▪ *Condominiums* ▪ *Health/Wellness Facilities*	80 feet	80 feet
Max. Building Height ▪ *Villas* ▪ *Bungalows* ▪ *Resort Clubhouses*	33 feet	33 feet
Min. Lot Size	N/A	-
Building Setback from Westerly SP Boundary	10 Feet	20 feet
Building Setback from Miles Ave	50 feet	50 feet
Building Setback from Highway 111	50 feet	50 feet
Setback from Whitewater Channel	0 feet	0 feet

Required Entitlements:

- ❑ Specific Plan Amendment
  - ✓ Identify the Allowable Uses
  - ✓ Provide the development standards
  - ✓ Establish the architectural and landscape design criteria
- ❑ Conditional Use Permit
  - ✓ Required within the RC base zone
  - ✓ Establish requirements for ensuring the “resort experience”
  - ✓ Demonstrate L.U. compatibility
- ❑ Tentative Tract Map
  - ✓ Subdivide the Property
  - ✓ Establish areas for each land use
  - ✓ Provide ingress / egress locations to property
- ❑ Development Agreement
  - ✓ Establish the terms for allowing Resort Residential (TOT)

Application Process:

- ❑ November 2024 - Application Submitted
  - ✓ May 2025 - City's determination of completeness
- ❑ Community Meetings
  - ✓ April 7th – Indian Wells Country Club (5pm)
  - ✓ April 28th – Indian Wells Golf Resort (4pm)
- ❑ Planning Commission
  - ✓ June 26, 2025 – Public Hearing
  - ✓ Recommendation to City Council
- ❑ City Council
  - ✓ July 10, 2025 – Public Hearing
  - ✓ Decision to approve, approve w/ conditions, or deny
- ❑ Design Review Committee
  - ✓ Review architectural and landscape compliance
- ❑ Building Permits issued