

**APPENDIX B – PROPOSED UPDATES TO SPECIFIC PLAN DHS SP
#01-17**

The following pages show the proposed revisions to Specific Plan DHS #01-17. Specific Plan text is indented. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~ text. Proposed changes to text that merely correct typographic errors, clarify uses that are allowed with the Approved Specific Plan, or clarify City processes are not included in this appendix for clarity. The complete version of the Proposed Amended Specific Plan is available for review at the City of Desert Hot Springs Planning Department at 11-999 Palm Drive, Desert Hot Springs, CA 92240 and is incorporated by reference.

B.1 UPDATES TO SECTION 1.1 PROJECT SUMMARY

Updates to the Project Summary for consistency. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~-text.

The following changes are to the **Mixed Use Zoning and Amenities** section:

8. **RESTAURANTS AND OTHER MIXED ZONING USES** in parcels abutting the main arterial Indian Canyon Drive.
 - a. A Cannabis/Wellness **HOTEL RESORT** containing a lazy river, pool, hot tubs, spa, restaurants, cocktail lounges.
 - b. A Touring **BREWHOUSE** containing a modern craft beer brewing facility with a full-service restaurant.
 - c. An **AMPHITHEATER** with approx. 5,000 seat capacity for events & concerts.
9. A 7.0 acre ~~**SCE-PRIVATE ELECTRICAL SUBSTATION, INDUSTRIAL ENERGY & PRIVATE UTILITIES USES,**~~ including **COMMUNITY/SHARED PARKING STRUCTURE** with solar & wind amenities (Parcel #25).

To enable the proposed mixed-use Project, a General Plan Amendment #02-17 is necessary to establish consistency with the existing City of Desert Hot Springs General Plan; while at the same time accomplish all of the goals of the Specific Plan. Most of the uses described above are ancillary to the predominate Industrial activities which constitute the majority land use. ***Given the supporting nature of the proposed mixed uses, the Project's location and ability to further City Economic Development goals, the change of zone from Light Industrial to "Specific Plan" is expected to have less than significant impacts.***

The proposed Project building heights (see Figure 3-4: Coachillin' Proposed Building Height Guidelines) would be a maximum of three (3) stories and sixty-five feet (65') for interior parcels, and 2 stories and 55' for Parcels along perimeter public roadways Indian Canyon Drive, 18th, 19th, and Calle De Los Romos with architectural features consistent with a modern high-quality Industrial park.

- ✓ Exceptions to the building height guideline are noted in this document, for specific parcels/projects (e.g. the Hotel / Resort (Parcel #30) shall be allowed to build to sixty-five feet (65') with a maximum of four (4) stories).

B.2 UPDATES TO SECTION 3.1 THE INDUSTRIAL MIXED USE BUSINESS PARK CONCEPT

Updates to Specific Plan Section 3.1, The Industrial Mixed-Use Business Park Concept, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~-text.

The following changes are to the **Mixed Use Zoning and Amenities** section:

8. **RESTAURANTS AND OTHER MIXED ZONING USES** in parcels abutting the main arterial Indian Canyon Drive.
 - a. A Cannabis/Wellness **HOTEL RESORT** containing a lazy river, pool, hot tubs, spa, restaurants, cocktail lounges.
 - b. A Touring **BREWHOUSE** containing a modern craft beer brewing facility with a full-service restaurant.
 - c. An **AMPHITHEATER** with approx. 5,000 seat capacity for events & concerts.
9. A 7.0 acre ~~**SCE-PRIVATE ELECTRICAL SUBSTATION, INDUSTRIAL ENERGY & PRIVATE UTILITIES USES,**~~ including **COMMUNITY/SHARED PARKING STRUCTURE** with solar & wind amenities (Parcel #25).

B.3 UPDATES TO SECTION 3.1.1 LAND USE BY PLANNING AREA

Updates to Specific Plan **Section 3.1.1, Land Use by Planning Area**, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~strikethrough~~-text.

The Coachillin' Specific Plan includes multiple planning area designations altogether comprising the SP overlay. See Specific Plan Land Use Map Figure 3-3 and Allowable Uses in Table 3-4 for the subject property.

Planning Areas within the Specific Plan Overlay

- ✓ Specific Plan zoning overlay covers the entire Project area and is defined by the planning area land use designations as outlined below in Table 3-1 (LI, IE, PU, AG, MU).
 - Provides for Mixed Use subject to Development Standards in Section 3.4.4

Table 3-1: Specific Plan Land Use Planning Area Designations

SPECIFIC PLAN LAND USE PLANNING AREA DESIGNATIONS	ZONE	GROSS ACRES	UNIT MAX	DENSIT Y
Light Industrial (LI) Industrial Energy & Utilities (IE) Public Utility (PU) Agriculture (AG) Mixed Use (MU)	SP	153.71	N/A	N/A

The Land Use category is SP (Specific Plan), which is compatible to and in conformance with the current LI (Light Industrial) designation. Sub-categories of Specific Plan use include:

- ✓ **Light Industrial (LI)** (INDUSTRIAL Cultivation, Lab & Extract);
 - Provides for INDUSTRIAL Cultivation areas;
 - Research, Development & Job Training Incubator; (Parcel #33, 35).
 - Lab & Extract Facility; (Parcel #32)
 - LED Light Distribution Facility; Modular Panel & Greenhouse distribution Facility; Canning Distribution Facility; (All Parcels)
 - Security Bunkhouse & Armory (Parcel #29)
- ✓ **Mixed Use (MU): i.e. Commercial Retail & Distribution** (Tour/Sales/Restaurant/Hotel/Amphitheater – Parcel #1,2,3,4,29,30,31 only along Indian Canyon Drive);
 - Provides for Education & Tour Facility; (Parcel #29) and other potential commercial uses along main arterial Indian Canyon Drive such as Brewhouse/Restaurant (Parcel #4), Hotel Resort (Parcel #30), and Amphitheater (Parcel #31)
- ✓ **Industrial Energy & Utilities (IE)** (Temporary Septic; Vermiculture parcels #39, #43; Water Well & Storage Parcel #14 & #19;
- ✓ **~~Public Utilities (PU)~~ SCE Substation – Proposed Parcel #25**;
 - ~~Provides~~ NOTE: Parcel #25 was originally provided for SCE power substation and systems to serve the project. SCE no longer needs this parcel to serve the project, and therefore, Project will re-designate Parcel #25 as Industrial Energy & Utilities (IE) for private power generation and other community/shared industrial uses within the project.
- ✓ **Agriculture** (WQMP Basins, Crop Production, Citrus & Date Groves; Parcel #101, 102, 103)

Table 3-2: Comparison: Previous Project Approvals vs. Coachillin' Specific Plan

ITEM	Currently Approved	Proposed SP
SITE AREA APPROVED	161 gross acres	153.71 gross acres
ZONING	117 Industrial Park (IP) 44 Manufacturing Service-Commercial (M-SC)	153.71 acres SP-Mixed Use
TOTAL IP/M-SC	2,952,000 sq. ft.	2,800,000 sq. ft.
A. RESEARCH & EDUCATION	(inclusive)	(650,000 sq. ft.)
RETAIL & DISTRIBUTION	0	~ 180,000 sq. ft.
RESIDENTIAL SERVICE	0	3,000 sq. ft.
TOTAL BUILDING AREA	~2,952,000 sq. ft.	~ 2,800,000 sq. ft.
WATER STORAGE RESERVOIR	0	~ 4 acres
VERMICULTURE	0	~ 15,000 sq. ft.
SOLAR CARPORTS & ROOFTOPS	0	~ 637,000 sq. ft.
<u>PUBLIC UTILITY (SCE SUBSTATION)</u> <u>INDUSTRIAL ENERGY & UTILITIES</u>	0	~ 7 acres
EMPLOYEES	2,700	~ 1,510
PHASES	1 PHASE (OVER 3.5 YEARS)	4 PHASES (OVER APPROX. 6 YEARS)

B.4 UPDATES TO SPECIFIC PLAN TABLE 3-3: COACHILLIN' PROPOSED ALLOWED LAND USES

Updates to Specific Plan Table 3-3, showing the Allowed Land Uses, are shown below. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~ text.

TABLE 3-3: COACHILLIN' PROPOSED CHANGES TO ALLOWED LAND USES (APPROXIMATE POTENTIAL ACREAGE)

LAND USE	GROSS PARCEL ACREAGE	BUILDING SPACE (SQ. FT.)	
		Available Building Envelope ¹²	Currently Planned ¹³
<u>LIGHT INDUSTRIAL</u> <ul style="list-style-type: none"> • Medical Marijuana Cannabis Cultivation • Extraction/Laboratory Facility • Business Incubator, Research/Development Facility 	111.21 ¹ 3.81 ² 8.13 ³	3,839,461 114,894 301,022	2,515,234 47,059 191,400
<u>COMMERCIAL</u> <ul style="list-style-type: none"> • Education, Touring, Dispensary, Restaurant, <u>Hotel</u> and Other Permitted Commercial Uses 	21.52 ⁴	702,773	27,513
<u>RESIDENTIAL</u> <ul style="list-style-type: none"> • Security Team Bunkhouse/Armory 	0.60 ⁵	17,943	10,994
<u>INDUSTRIAL – ENERGY RELATED</u> <ul style="list-style-type: none"> • Vermiculture (Red Worm) Facility 	4.73 ⁶	8,596	7,800
<u>PUBLIC UTILITIES</u> <ul style="list-style-type: none"> • SCE Substation Substation not required by SCE, now zoned Industrial Energy & Utilities (IE) – Private energy production and other industrial uses. 	7.17 ⁷	----	----
<u>AGRICULTURE</u> <ul style="list-style-type: none"> • Crop Production (<u>Vegetable/Herb</u>/Date/Citrus Fields) 	13.54 ⁸	----	----
<u>OTHER</u> <ul style="list-style-type: none"> • Water Retention Basins & Cultivation/Irrigation Water Storage Reservoir • Well Site • Landscaping / Open Space 	13.54 ⁹ 1.87 ¹⁰ 35.65 ¹¹	---- ---- ----	---- ---- ----
Total:			2,800,000

¹ All Parcels: 1-13, 15-18, 20-24, 26-38; 40-42² Parcel 32 Lab & Kitchens; Permitted Use All Parcels³ Parcel 33⁴ Parcel 1-4, 29-31⁵ 15% (0.60 acres) of Parcel 29⁶ Parcel 39⁷ Parcel 25⁸ Parcels 101, 102, 103⁹ Parcel 101, 102, & 103¹⁰ Parcel 19¹¹ Project Landscape Plan¹² Per Site Plan¹³ Per Project Proponent

B.5 UPDATES TO SPECIFIC PLAN SECTION 3.2.1 EXISTING AND PROPOSED GENERAL PLAN LAND USE

The following changes are proposed for the list of allowed land uses in Section 3.2.1. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~ text.

The vast majority of the Coachillin' Specific Plan proposed uses including warehouse production facilities, distribution, Industrial kitchens, extraction laboratories, research, development and job training as well as on-site utilities, power production and recycling are in conformance with the LI designation. The Project site is large (153.71 gross acres) and capable of supporting a number of coordinated land use activities. The Coachillin' Specific Plan provides for the coordination of additional complimentary mixed-uses including restaurant, tourist commercial, hotel resort, amphitheater, and onsite security housing. Therefore, the proposed land use designation would be Specific Plan (SP) to allow for mixed use, applied as LI (SP Mixed Use).

B.6 UPDATES TO SPECIFIC PLAN SECTION 3.4.3 ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

The following changes are proposed for the definitions of allowed land uses in Section 3.4.3. Proposed new text is shown in underlined text. Proposed deleted text is shown in ~~striketrough~~ text.

The following changes are to the **Definitions** section.

Definitions

Definitions for land uses are provided below. If a definition is not provided, the definitions in the Municipal Code shall apply. The Director of Community Development shall interpret the definitions; make a similar use determination in compliance with Section 8.0 Specific Plan Administration; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

"Land Use" means the occupation or utilization of land or water area for any human activity or any purpose defined in the Specific Plan:

- 1) **Agriculture Use (AG):** Activities involving crop production
- 2) **Mixed Use (MU):** Activity involving a combination of potential industrial and/or commercial uses, namely commercial uses such as hotel, restaurants or the sale of goods / services. Industrial uses would mirror those of Light Industrial designation (defined below).

- 3) **Light Industrial (LI):** Those fields of economic activity including construction; distribution; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.
- 4) **Industrial Energy (IE):** those fields of developing energy resources such as wind, solar, and/or uses allowed within the light industrial designations outlined above. Uses may include, vermiculture, or other recycling uses as well. Additionally, IE designated planning areas will include the water well and storage reservoir, temporary septic and some other public or private utility-related industrial uses (e.g. CO₂ distribution, Hot/Cold BTU distribution throughout the project).
 - a. NOTE: Since the time the original Coachillin' Specific Plan was approved, the local utility company (such as Southern California Edison (SCE)) electrical has made the decision that they will NOT require an on-site substation to serve the project on Parcel 25. For this reason, applicant desires to re-zone the use of Parcel 25 to Industrial Energy & Utilities (IE), to allow for private energy production and other industrial uses.

"Amphitheater and Concert Venue" means any facility intended for live performances with an audience of any kind. These may include music or other sorts of live performances and shall be considered the same intended functional use as "Theaters and Meeting Halls" per City ordinances.

"Ancillary Structure" means a building which is subordinate and customarily incidental to a principal building and is located on the same lot as the principal building.

"Ancillary Use" means a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

"Antenna" means a device for transmitting or receiving radio, television, or any other transmitted signal.

"Bed and Breakfast" means a transient/short term lodging establishment primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to the extent otherwise permitted by law.

"Clinic" means a place for outpatient medical services to human patients.

"Club" means an association of persons (whether or not incorporated) organized for some common purpose, but not including a group organized primarily to render a service customarily carried on as a business.

"Condominium" means a development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

“Educational Institution” means a school, college, or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

“Entertainment, Live” Live entertainment means any act, play, revue, pantomime, scene, dance, art, or song and dance act, or any combination thereof, performed by 1 or more persons whether or not they are compensated for the performance. These performances may take place in concert venue related areas, such as an amphitheater or other stage-oriented concert facilities.

“Hotel” means guest rooms or suites occupied on a transient/short term basis, with most rooms gaining access from an interior hallway.

“Mixed use development” means the development of a parcel(s) or structure(s) with 2 or more different land uses such as, but not limited to, a combination of residential, office, retail commercial, public, or entertainment in a single or physically integrated group of structures and support (parking, etc.) facilities.

“Resort Hotel” means a group of buildings containing guest rooms and providing outdoor recreational activities.

“Solar Facilities” means the airspace over or adjacent to a parcel that provides access for a solar energy system to absorb energy from the sun.

“Specific Plan” means a plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the City, consistent with the General Plan and the provisions of California Government Code Section 65450 et seq.

“Temporary Facilities” are only allowed in the Coachillin' Industrial Cultivation & Ancillary Canna-Business Park under the following circumstances: a) property has an approved Development Permit; b) permanent facility plans must be in the plan check process; c) special Property Owners Association (POA) approval has been granted; and d) temporary facilities are limited to 18 months of operation, after obtaining a Temporary Certificate of Occupancy from the City. Should the property owner wish to make the temporary facilities permanent, then an administrative approval process may proceed, and an updated development permit must be obtained.

“Variance” means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this Specific Plan.

“Non-storefront Retail Facility” shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended, and further defined by sections 5414 to 5427 et seq. in the California Code of Regulations, as may be amended. Currently, this is a deliver-only retail facility which sells cannabis to a customer solely and exclusively by delivery.

"Storefront Retail Facility" shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended, and further defined by Sections 5400 to 5413 et seq. in the California Code of Regulations, as may be amended. Currently, this is a retail facility which sells and/or delivers cannabis or cannabis products to customers. A storefront retail facility shall have a licensed premise which is a physical location which commercial cannabis activities are conducted.

B.7 UPDATES TO TABLE 3-4, ALLOWABLE LAND USES, AND EXPLANATION OF TABLE 3-4

The Allowable Land Uses discussion and table (Table 3-4 in the Specific Plan) has been updated as reflected below. The changes reflect the elimination of the Public Utilities (PU) zone, because SCE will no longer be constructing a substation on Parcel 25. The addition of hotel land uses in the Mixed-Use zone has been reflected. At the suggestion of the City, the *Allowed Uses Requiring a Development Plan (D)* category has been eliminated to simplify the planning process; there is no need for a development permit for uses that are compatible with an adopted Specific Plan. Deleted text is shown in ~~strike through~~ font, and added text is shown in underlined font.

(Note that the PU (Public Utilities) Land Use has been deleted from Table 3-4 as indicated by the diagonal strikeout line.)

Table 3-4 Explained

The Coachillin Specific Plan Land Use Program has been designed to be consistent with the City of Desert Hot Springs General Plan, and Zoning Code land uses in order to be in conformance and for ease of use and application. This will apply to both the Specific Plan allowable land uses as well as the required permit review and approval process. Table 3-4 represents those uses in the Specific Plan, which are subject to permit review and approvals.

They include the following (please note this information can also be found immediately following Table 3-4):

- ✓ **"Permitted Uses" (P)** requiring ~~design review~~ Development Permit for approval by the Community Development Director;
 - Permitted Uses (P) under this Coachillin' Specific Plan may also be referred to as **"Specific Plan-NRC" (SP-NRC)** Specific Plan Not Requiring a Conditional Use Permit (aka "by-right" permitted use) throughout this document;
 - Minor Modifications of 10% or less to Development Permits are permitted and shall be reviewed at an administrative level by the Community Development Director
- ✓ **"Allowed Uses" (D)** requiring a ~~Development Plan Permit~~

- ~~Allowed Uses (D) under this Coachillin' Specific Plan may also be referred to as "Specific Plan-NRC" (SP-NRC) Specific Plan Not Requiring a Conditional Use Permit (aka "by right" allowed use throughout this document);~~
- ✓ **"Conditional Uses" (C)** requiring a Conditional Use Permit;
- ✓ **"Temporary Use" (T)** requiring a Temporary Use Permit;
- ✓ **"Not Allowed" (X)** not allowed in project.

The organization and numerical ordering of Table 3-4 is based on the Standard Industrial Classification System as defined in Section 17.04.020 of the City of Desert Hot Springs Zoning Ordinance. It is not expected that the range of uses set forth below is all inclusive. Cases of uncertainty regarding whether a particular land use is permitted and by what process, shall be determined by the Community Development Director.

Table 3-4 also compares the Specific Plan's allowable uses and permit requirements with the existing LI Zoning in addition to other related/mixed uses allowed and permitted under other City zoning guidelines. Many uses allowed in the LI Zone have been excluded from the Coachillin' Use Plan. As shown, the Coachillin' Specific Plan Amendment's proposed allowable uses very closely resemble the currently allowed uses.

Regarding Temporary Facilities:

Temporary Facilities rare and only allowed in the Coachillin' Industrial Cultivation & Ancillary Canna-Business Park under the following circumstances:

- a) property has an approved Development Permit;
 - b) permanent facility plans must be in the plan check process;
 - c) special Property Owners Association (POA) approval has been granted; and
 - d) temporary facilities are limited to 18 months of operation, after obtaining a Temporary Certificate of Occupancy from the City.
- Should the property owner wish to make the temporary facilities permanent, then an administrative approval process may proceed, and an updated development permit must be obtained.

TABLE 3-4: ALLOWABLE LAND USES & PERMIT REQUIREMENTS VS. EXISTING CITY ZONING CODE

CATEGORY OF LAND USE	COACHILLIN SP					DHS ZONING CODE LAND USES			
	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy & Utilities)	AG (Agricultural)	PU (Public Utility)	C-G (Commercial General)	I-L (Industrial Light)	I-M (Industrial Medium)	I-E (Industrial Energy)
AGRICULTURE, RESOURCE, OPEN SPACE									
Commercial Gardening	P ¹	P ¹	P ¹	P ¹	X	D	D	D	C
Crop Production	P ¹	P ¹	P ¹	P ¹	X	D	D	D	C
Plant Nurseries, With On-Site Sales	P	P	X	X	X	P	P	P	X
Plant Nurseries, Without On-Site Sales	P	P	X	X	X	X	P	P	D
Wind Machines and Wind Farms	C	C	C	C	C	C	C	C	D
Vermiculture	P	P	P	P	P				
MANUFACTURING AND PROCESSING									
Distribution	D_P	P	P	P	X	X	P	P	X
Food Products	D_P	P	C	P	X	C	D	D	X
Furniture and Fixtures	P	P	C	X	X	X	D	D	X
Laundries and Dry-Cleaning Plants	C	D_P	X	X	X	C	D	D	X
Light Manufacturing Facilities	D_P	P	P	X	X	X	P	P	X
Medium Manufacturing Facilities	D_P	P	P	X	X	X	C	D	X
Mixed Use Office/Industrial	P	P	P	X	X	X	C	X	X
Printing/Publishing	D_P	D_P	X	X	X	C	P	P	X
Recycling Facilities	D_P	D_P	D_P	X	X	X	D	D	X
Recycling—Reverse Vending Machines	P	P	P	X	X	D	P	P	X
Storage Yard	X	D_P	C	X	C	X	D	D	C
Warehousing	D_P	P	D_P	X	C	X	D	D	X
Wholesaling	D_P	P	P	X	X	C	P	P	X
RECREATION, EDUCATION, PUBLIC ASSEMBLY									
Art Galleries	P	X	X	X	X	P	X	X	X
Athletic Facilities	P	D_P	X	X	X	P	D	X	C
Community Centers	D_P	C	X	X	X	D	C	X	X
Convention Centers	D_P	D_P	X	X	X	D	D	X	X
Convention Facilities	D_P	D_P	X	X	X	D	D	X	X
Health/Fitness Facilities	P	P	X	X	X	P	P	X	X
Indoor Recreation Centers	D_P	D_P	X	X	X	D	D	X	X
Membership Organization Facilities	D_P	D_P	X	X	X	D	D	D	X
Museums	P	P	X	X	X	P	P	X	X
Organization Offices	P	P	P	X	X	P	C	X	X
Schools/Education Facilities	X_P	D_P	X	X	X	X	C	X	X
Studios for Dance, Art, Music, Photography, Etc.	P	P	X	X	X	P	P	C	X

CATEGORY OF LAND USE	COACHILLIN SP					DHS ZONING CODE LAND USES			
	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy & Utilities)	AG (Agricultural)	PU (Public Utility)	C-G (Commercial General)	I-L (Industrial Light)	I-M (Industrial Medium)	I-E (Industrial Energy)
Theatres and Meeting Halls <i>(including outdoor amphitheaters & concert venues as specified in definitions table above)</i>	<u>D_P</u>	<u>D_P</u>	X	X	X	D	D	X	X
RESIDENTIAL									
Caretaker/Watchpersons' Dwelling/Bunkhouse	P	P	P	X	P	X	D	D	D
RETAIL TRADE									
Accessory Retail Uses	P	P	<u>D_P</u>	X	X	P	C	X	X
Bars and Drinking Establishments	<u>D_P</u>	X	X	X	X	C	X	X	X
Building Material Stores	P	P	X	X	X	P	D	X	X
Drive-In and Drive-Through Sales	<u>D_P</u>	C	X	X	X	D	X	X	X
<u>Convenience Stores</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>		<u>D</u>	<u>D</u>	<u>X</u>	<u>X</u>
Farm and Ranch Supply Stores	P	P	P	X	X	P	D	X	X
Gift Shops	P	X	X	X	X	P	X	X	X
Grocery Stores	P	X	X	X	X	P	X	X	X
Outdoor Retail Sales, Temporary	T	T	X	X	X	T	T	X	X
Restaurants, No Beer, Wine or Liquor	<u>D_P</u>	<u>D_P</u>	X	X	X	D	D	X	X
Restaurants, With Beer, Wine or Liquor	<u>D_P</u>	C	X	X	X	C	C	X	X
Retail Stores, Tourist/Traveler Oriented	P	C	X	X	X	P	C	X	X
SERVICES									
Automatic Teller Machine (ATM), Not at a Bank	P	X	X	X	X	P	X	X	X
Business Support/Secretarial Services	P	C	X	X	X	P	C	X	X
<u>Hotels/Motels with or without Spas</u>	<u>P</u> <u>#30</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>D</u>	<u>X</u>	<u>X</u>	<u>X</u>
Medical Services, Clinics and Labs	<u>D_P</u>	<u>D_P</u>	X	X	X	C	C	X	X
Offices, Permanent	P	P	<u>D_P</u>	X	X	P	D	X	X
Offices, Temporary	T	T	T	X	X	T	T	T	T
Personal Services	<u>D_P</u>	X	X	X	X	D	X	X	X
Public and Quasi-Public Uses	<u>D_P</u>	<u>D_P</u>	X	X	X	D	D	D	D
Public Utility and Safety Facilities	<u>D_P</u>	<u>D_P</u>	<u>D_P</u>	X	D	D	D	D	D
Research and Development Facilities	<u>D_P</u>	P	P	X	X	C	D	D	X
Power Supply & Generation, Major (Substation, Large Solar or Wind Farms)	X	C	C	X	C	X	D	D	D
Power Supply & Generation, Minor (solar carports, small rooftop wind turbines, etc.)	<u>D_P</u>	<u>D_P</u>	<u>D_P</u>	C (must not inhibit drainage)	D	X	D	D	D
TRANSPORTATION AND COMMUNICATIONS									
Telecommunications Facilities, Major (cell towers, etc.)	<u>D_P</u>	<u>D_P</u>	<u>D_P</u>	<u>D_P</u>	D	C	C	C	C

CATEGORY OF LAND USE	COACHILLIN SP					DHS ZONING CODE LAND USES			
	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy & Utilities)	AG (Agricultural)	PU (Public Utility)	C-G (Commercial General)	I-L (Industrial Light)	I-M (Industrial Medium)	I-E (Industrial Energy)
Telecommunications Facilities, Minor (antennae for building rooftops, or small intra-project communication uses)	<u>DP</u>	P	P	P	P	C	C	C	C
CANNABIS OR MARIJUANA USES ACCORDING TO DHS ORDINANCE									
<u>Marijuana Dispensaries-Storefront Retail Facilities</u> ✓ <i>Coachillin SP allows cannabis dispensary for ONE (1) cannabis storefront retail facility to be located on parcel #29 only (commercial uses are allowed by SP on parcels abutting the main arterial Indian Canyon Drive in the MU zone) by "right" (not requiring cup)</i>	<u>DP</u> #29	X	X	X	X	C	X	X	X
<u>Marijuana Non-Storefront Retail Facilities</u> <i>Coachillin SP allows Cannabis "non-storefront retail facilities" (i.e. delivery only) in Coachillin' parcels with MU and Industrial land uses by "right" (not requiring CUP)</i>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>		<u>X</u>	<u>C</u>	<u>C</u>	<u>C</u>
Marijuana Cultivation Facilities	<u>DP</u>	<u>DP</u>	<u>DP</u>	X	X	X	C	X	X
Marijuana Manufacturing Facilities	<u>DP</u>	<u>DP</u>	<u>DP</u>	X	X	X	C	X	X
Marijuana Testing Facilities	<u>DP</u>	<u>DP</u>	X	X	X	X	C	X	X
Marijuana Distribution Facilities	<u>DP</u>	<u>DP</u>	<u>DP</u>	X	X	X	C	X	X

¹ No outdoor cultivation of cannabis.

B.8 UPDATES TO SPECIFIC PLAN TABLE 3-5

Table 3-5 in the Specific Plan has been updated as reflected below. The changes reflect the changes to structure height maximum. Deleted text is shown in ~~strike through~~ font, and added text is shown in underlined font.

Table 3-5. Comparison of Development Standards: Coachillin SP vs. DHS LI District		
ITEM	COACHILLIN SP	DHS LI ZONING DISTRICT
Gross Lot Area	153.71 gross acres	20,000 sq. ft.
Front Setback	25	20
Rear Setback	10	10
Side Setbacks	10	10
Side Setback (Street Side)	10	10
Lot Coverage (Maximum)	.80 <i>Design Guidelines</i>	.75
Structure Height (Maximum)	2-stories/55 feet ** <i>(Parcels adjacent to Indian Canyon Drive, 18th, 19th & Calle De Los Romos; **Exception for Parcel #30</i> <i><u>Hotel(**)</u></i> 3-stories/65 feet <i>(Interior Parcels & **Hotel Parcel #30)</i> <i>Design Guidelines</i>	2 Stories/50'
Perimeter Wall / Fencing Height (Maximum)	10' <i>(From Top of Adjacent Curb)</i>	8' <i>(Abutting residential or for outdoor storage)</i> 6' <i>(For other uses)</i>
Parking Spaces Required	<i>Design Guidelines</i>	Chapter 17.48.040
Loading Spaces Required	<i>Design Guidelines</i>	Chapter 17.52.030
Parking Landscape Standards	<i>Design Guidelines</i>	Chapter 17.40.250
Signing	<i>Design Guidelines</i>	Chapter 17.44
<u>Mechanical Equipment Setback</u>	<i>Design Guidelines</i>	<u>Zero</u>

B.10 ADDITION OF SECTION 10.9 SPECIAL EVENTS MANAGEMENT & PLANNING CONSIDERATIONS

Requirements regarding special events management and planning have been added to the Specific Plan. This entire section is new text.

Alcohol Use Approval

The right to sell and/or serve alcohol for on-site or off-site consumption within the Specific Plan area as established pursuant to this Specific Plan or the Existing Alcohol Approvals or granted by an Alcohol Use Permit issued by the Zoning Administrator if required.

Broadcast and Communication Facilities

Those facilities used for the purpose of communications, broadcasting, sending or receiving data, information or communications, together with any equipment or non-habitable structure housing equipment to support such uses in connection with the operation of the Buildings or other improvements within the Specific Plan area. Broadcast and Communication Facilities shall include, without limitation, permanent, temporary, fixed and/or mobile facilities for Motion Picture, Television, Radio, Filming and Broadcast Uses, closed circuit, cable or pay television or radio satellite transmission, pay-per-view, wireless telecommunication facilities such as Wi-Fi, radio and television transmitters and networks, internet, world wide web (including video streaming), telephone, information and data transmission, and similar rights by whatever means or process, whether existing as of the Effective Date or later developed, for preserving, transmitting, disseminating or reproducing for hearing or viewing events at such Buildings and within the Specific Plan area including, without limitation, pre-event, half-time, post-event features and events. Broadcast and Communication Facilities shall also include, without limitation, wireless telecommunication facilities as described in Section 12.24.W.49 of the LAMC, all necessary support infrastructure such as satellite and microwave dishes, antennae dishes and/or satellite farms, land line phone, wireless communication facilities, television and two-way radio transmitters and broadcast, communications and data facilities, control and telemetry signals, cable and fiber optic systems, electrical and electromagnetic vaults, cabling, equipment racks, generators, 11 transformers, upload and downlink systems, uninterrupted power supply (UPS) systems and other related broadcast, communication (including wireless communication) and data transmission support equipment and systems whether existing as of the Effective Date or later developed.

Entertainment Uses

Entertainment and recreational uses which include, but are not limited to: amphitheaters, stadiums, arenas, auditoriums or similar facilities; theaters; live entertainment; dance clubs; lounges, nightclubs, entertainment centers; and similar uses or enterprises that are oriented,

marketed and intended for tourists, visitors and/or recreational consumers and permitted by the Specific Plan. All events require an approved Special Event Permit issued by the City.

Fireworks

Any composition or device for the purpose of producing a visible or an audible effect by combustion, deflagration, or detonation, and that meets the definition of consumer fireworks or display fireworks pursuant to State law, and including, without limitation, pyrotechnics special effects. Fireworks or other pyrotechnic displays shall require an approved Special Event Permit issued by the City.

10.9.1 Transportation Strategy Overview

Location

The Specific Plan area is located in Desert Hot Springs, ¼ mile from the I-10 freeway system, adjacent to significant quantities of vacant land and an industrial complex with substantial parking space availability.

Events Parking Considerations & Requirements

The location of the Amphitheater area is ideally situated to maximize opportunities to encourage ride-sharing, and take full advantage of the multiplicity of access/egress routes for event traffic and to make use of the substantial amount of existing available parking on site in the retention basin #101(186 spaces) around the perimeter of the Coachillin' park (244 spaces), as well as Parcel #25 (420 spaces) inside the park.

Parking Exhibit Map in Figure 10-9 shows the parking plans and space count details.

- ✓ Events Parking can be handled with on-site allocations to meet a ratio of 1 space per 5 seats.

10.9.2 Transportation Management Plan (TMP)

Development of TMP.

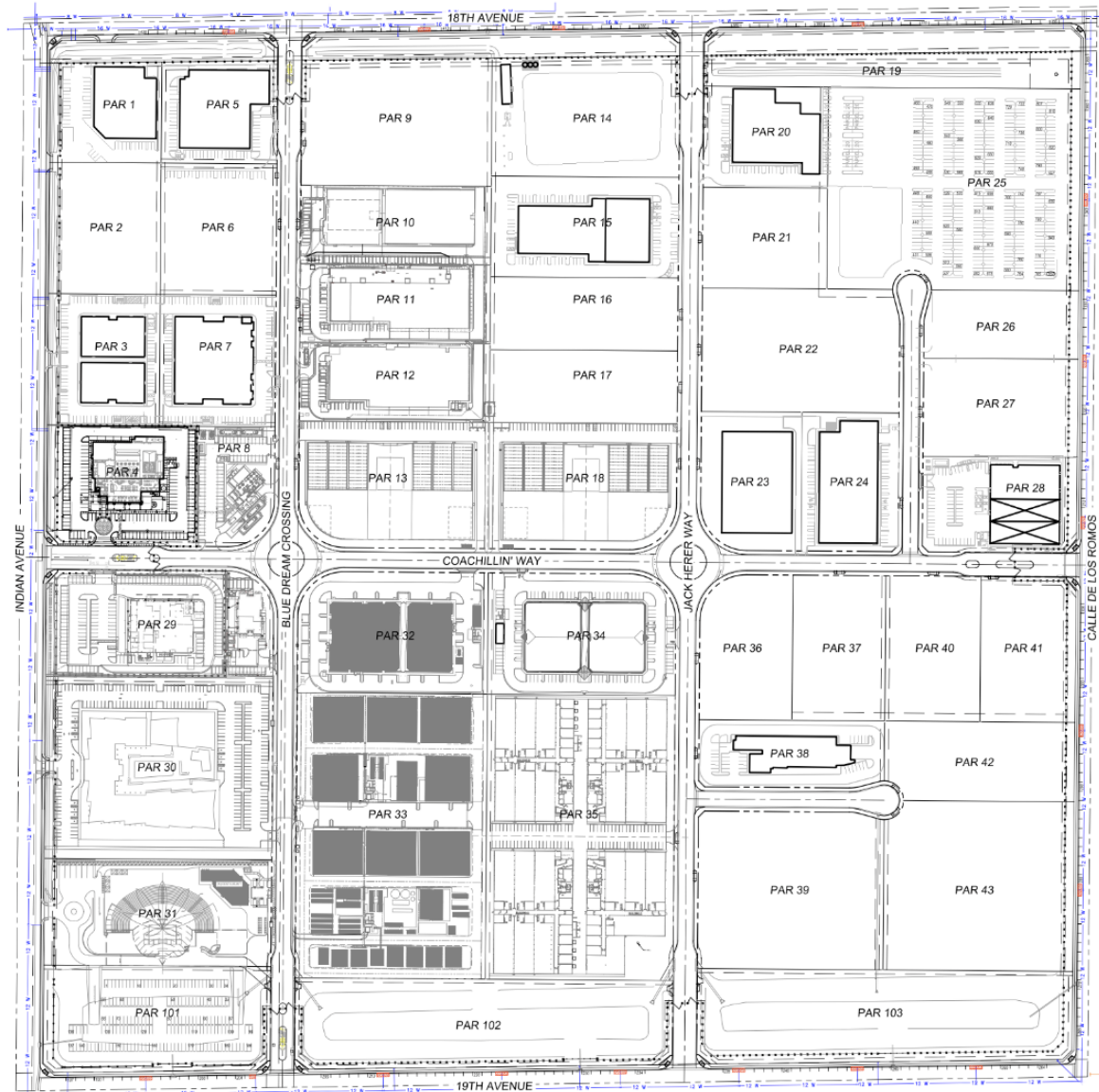
Prior and as a condition precedent to issuance of a certificate of occupancy for the Amphitheater Event Venue (Parcel #31), the Applicant shall develop a TMP for approval by the City Manager, which TMP shall be developed in coordination with DHSPD, and Riverside County FD.

Contents of TMP

The TMP shall provide the framework and details for managing all aspects of transportation for events within the Amphitheater area. The TMP shall include transportation management measures as well as policies and programs to reduce auto trips, through promoting and encouraging increased transit use and auto vehicle occupancies, and encouraging walking and bicycling. Unless otherwise approved by the City Manager, the TMP shall address the following:

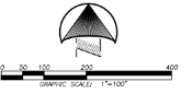
1. Specific Plan area Description and Operations
2. Event Coordination Plan
3. Trip Generation Levels
4. Overall Parking Strategy
5. Parking Management and Access/Egress Plans
6. Transit Service
7. Pedestrian Circulation
8. Transportation Demand Management and Trip Reduction (visitors and employees)
9. Traffic Management

FIGURE 10-9: PROJECT PARKING EXHIBIT



PARKING TABULATIONS:	
ONSITE PARKING PROVIDED:	186
OFFSITE STREET PARKING PROVIDED:	244
OFFSITE PARKING PROVIDED (PAR 25):	420
TOTAL PARKING PROVIDED:	850

DESIGNED BY:
E. DEGEN & ASSOCIATES
1000 N. GARDEN AVENUE, SUITE 200
DANFORTH, ONTARIO, CA 91764
TEL: (951) 440-1000
FAX: (951) 440-1001
WWW.EDEGEN.COM



IN THE CITY OF DESERT HOT SPRINGS, CALIFORNIA
PARKING EXHIBIT
FOR
COACHILLIN'

A.11 ADDITIONS TO DESIGN GUIDELINES SECTION 8.6 PERFORMANCE AND AMPHITHEATER LIGHTING

Section 8.6 Performance and Amphitheater Lighting has been added to the Design Guidelines **Chapter 8 – Exterior Site Lighting** as follows.

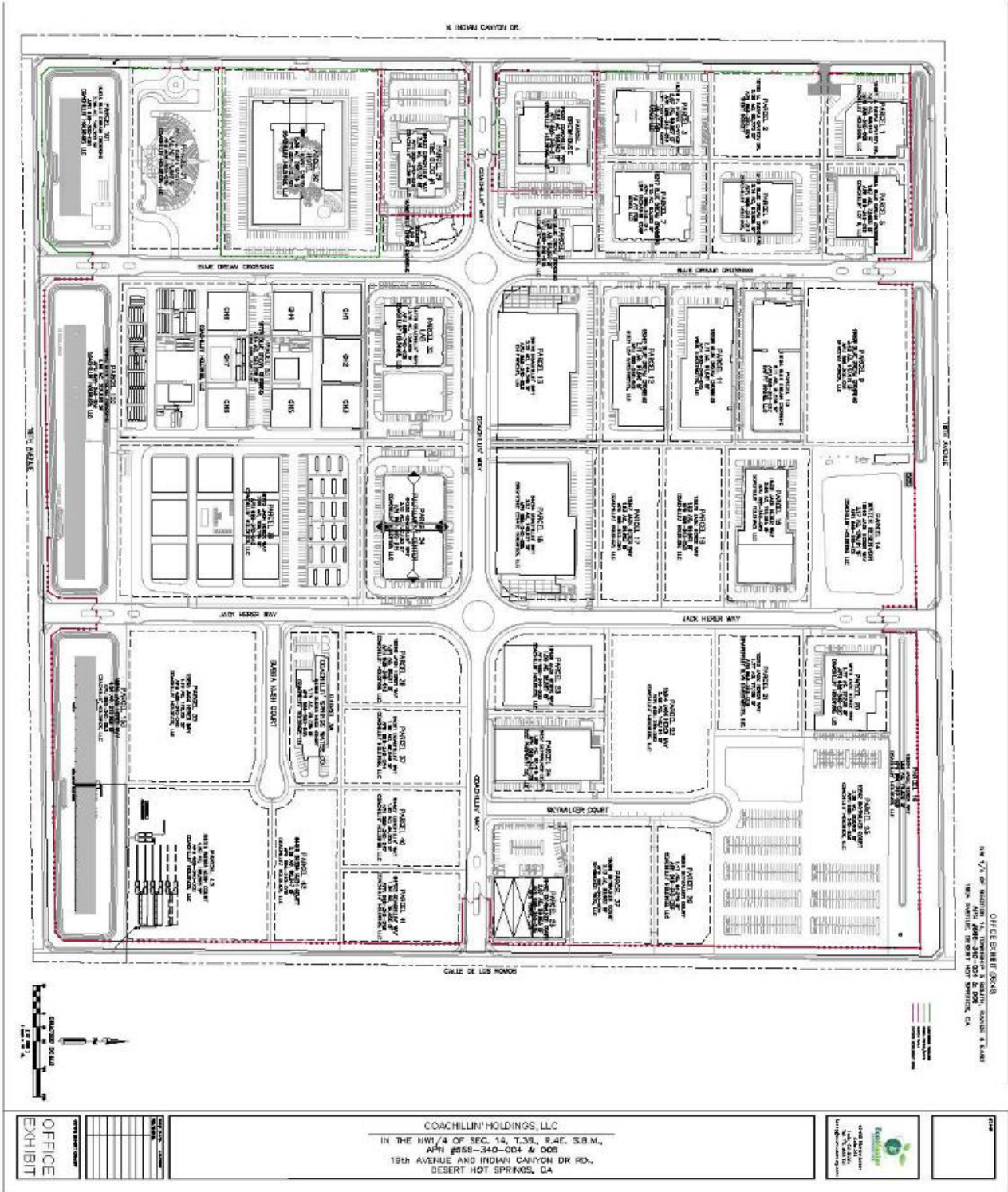
Using high-efficiency luminaries and bulbs, and maximizing user control, to minimize lighting energy demand.

1. Lighting used to illuminate the amphitheater performance area must be either directed spotlighting or full cutoff lighting. If directed spotlighting is used, the light source must be located and designed such that it is not visible beyond the property boundaries
2. Lighting used to illuminate the amphitheater performance area shall only be turned on during performances or rehearsals
3. Lighting used to illuminate the signage, seating areas, pathways, and other areas of the amphitheater must meet all standards of the Specific Plan Design Guidelines and the City of Desert Hot Springs Municipal Code sections 17.40.140 and 17.40.170.

A.12 REVISED/UPDATED SPECIFIC PLAN FIGURES

The following pages contain figures that have been revised or updated to reflect proposed changes to the Specific Plan text. Other figures may have had minor changes that merely correct typographic errors or provide clarifications. These figures are not included in this appendix. The complete version of the Proposed Amended Specific Plan is available for review at the City of Desert Hot Springs Planning Department at 11-999 Palm Drive, Desert Hot Springs, CA 92240 and is incorporated by reference.

FIGURE 1-9: COACHILLIN¹ PROPOSED SITE PLAN (UPDATED)



SHEET 1 OF 1 SHEET

IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SPECIFIC PLAN EXHIBIT 3.3 (PLANNING AREAS)

COUNTY OF RIVERSIDE
I/L LIGHT INDUSTRIAL

IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, T.3S., R.4E., S.B.M.
COACHELLA VALLEY ENGINEERS
JULY, 2017

18TH AVENUE

The map displays a grid of parcels within the Northwest Quarter (NW1/4) of Section 14, T.3S., R.4E., S.B.M. The parcels are color-coded and labeled with their respective zoning designations:

- Mixed Use (Green):** Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, Parcel 15, Parcel 16, Parcel 17, Parcel 18, Parcel 19, Parcel 20, Parcel 21, Parcel 22, Parcel 23, Parcel 24, Parcel 25, Parcel 26, Parcel 27, Parcel 28, Parcel 29, Parcel 30, Parcel 31, Parcel 32, Parcel 33, Parcel 34, Parcel 35, Parcel 36, Parcel 37, Parcel 38, Parcel 39, Parcel 40, Parcel 41, Parcel 42, Parcel 43, Parcel 44, Parcel 45, Parcel 46, Parcel 47, Parcel 48, Parcel 49, Parcel 50, Parcel 51, Parcel 52, Parcel 53, Parcel 54, Parcel 55, Parcel 56, Parcel 57, Parcel 58, Parcel 59, Parcel 60, Parcel 61, Parcel 62, Parcel 63, Parcel 64, Parcel 65, Parcel 66, Parcel 67, Parcel 68, Parcel 69, Parcel 70, Parcel 71, Parcel 72, Parcel 73, Parcel 74, Parcel 75, Parcel 76, Parcel 77, Parcel 78, Parcel 79, Parcel 80, Parcel 81, Parcel 82, Parcel 83, Parcel 84, Parcel 85, Parcel 86, Parcel 87, Parcel 88, Parcel 89, Parcel 90, Parcel 91, Parcel 92, Parcel 93, Parcel 94, Parcel 95, Parcel 96, Parcel 97, Parcel 98, Parcel 99, Parcel 100.
- Light Industrial (Purple):** Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, Parcel 15, Parcel 16, Parcel 17, Parcel 18, Parcel 19, Parcel 20, Parcel 21, Parcel 22, Parcel 23, Parcel 24, Parcel 25, Parcel 26, Parcel 27, Parcel 28, Parcel 29, Parcel 30, Parcel 31, Parcel 32, Parcel 33, Parcel 34, Parcel 35, Parcel 36, Parcel 37, Parcel 38, Parcel 39, Parcel 40, Parcel 41, Parcel 42, Parcel 43, Parcel 44, Parcel 45, Parcel 46, Parcel 47, Parcel 48, Parcel 49, Parcel 50, Parcel 51, Parcel 52, Parcel 53, Parcel 54, Parcel 55, Parcel 56, Parcel 57, Parcel 58, Parcel 59, Parcel 60, Parcel 61, Parcel 62, Parcel 63, Parcel 64, Parcel 65, Parcel 66, Parcel 67, Parcel 68, Parcel 69, Parcel 70, Parcel 71, Parcel 72, Parcel 73, Parcel 74, Parcel 75, Parcel 76, Parcel 77, Parcel 78, Parcel 79, Parcel 80, Parcel 81, Parcel 82, Parcel 83, Parcel 84, Parcel 85, Parcel 86, Parcel 87, Parcel 88, Parcel 89, Parcel 90, Parcel 91, Parcel 92, Parcel 93, Parcel 94, Parcel 95, Parcel 96, Parcel 97, Parcel 98, Parcel 99, Parcel 100.
- Industrial Energy (Pink):** Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, Parcel 15, Parcel 16, Parcel 17, Parcel 18, Parcel 19, Parcel 20, Parcel 21, Parcel 22, Parcel 23, Parcel 24, Parcel 25, Parcel 26, Parcel 27, Parcel 28, Parcel 29, Parcel 30, Parcel 31, Parcel 32, Parcel 33, Parcel 34, Parcel 35, Parcel 36, Parcel 37, Parcel 38, Parcel 39, Parcel 40, Parcel 41, Parcel 42, Parcel 43, Parcel 44, Parcel 45, Parcel 46, Parcel 47, Parcel 48, Parcel 49, Parcel 50, Parcel 51, Parcel 52, Parcel 53, Parcel 54, Parcel 55, Parcel 56, Parcel 57, Parcel 58, Parcel 59, Parcel 60, Parcel 61, Parcel 62, Parcel 63, Parcel 64, Parcel 65, Parcel 66, Parcel 67, Parcel 68, Parcel 69, Parcel 70, Parcel 71, Parcel 72, Parcel 73, Parcel 74, Parcel 75, Parcel 76, Parcel 77, Parcel 78, Parcel 79, Parcel 80, Parcel 81, Parcel 82, Parcel 83, Parcel 84, Parcel 85, Parcel 86, Parcel 87, Parcel 88, Parcel 89, Parcel 90, Parcel 91, Parcel 92, Parcel 93, Parcel 94, Parcel 95, Parcel 96, Parcel 97, Parcel 98, Parcel 99, Parcel 100.
- Agricultural (Yellow):** Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, Parcel 15, Parcel 16, Parcel 17, Parcel 18, Parcel 19, Parcel 20, Parcel 21, Parcel 22, Parcel 23, Parcel 24, Parcel 25, Parcel 26, Parcel 27, Parcel 28, Parcel 29, Parcel 30, Parcel 31, Parcel 32, Parcel 33, Parcel 34, Parcel 35, Parcel 36, Parcel 37, Parcel 38, Parcel 39, Parcel 40, Parcel 41, Parcel 42, Parcel 43, Parcel 44, Parcel 45, Parcel 46, Parcel 47, Parcel 48, Parcel 49, Parcel 50, Parcel 51, Parcel 52, Parcel 53, Parcel 54, Parcel 55, Parcel 56, Parcel 57, Parcel 58, Parcel 59, Parcel 60, Parcel 61, Parcel 62, Parcel 63, Parcel 64, Parcel 65, Parcel 66, Parcel 67, Parcel 68, Parcel 69, Parcel 70, Parcel 71, Parcel 72, Parcel 73, Parcel 74, Parcel 75, Parcel 76, Parcel 77, Parcel 78, Parcel 79, Parcel 80, Parcel 81, Parcel 82, Parcel 83, Parcel 84, Parcel 85, Parcel 86, Parcel 87, Parcel 88, Parcel 89, Parcel 90, Parcel 91, Parcel 92, Parcel 93, Parcel 94, Parcel 95, Parcel 96, Parcel 97, Parcel 98, Parcel 99, Parcel 100.

The map also shows the location of the City of Palm Springs and the City of Desert Hot Springs. The map is bounded by Indian Avenue to the north, 18th Avenue to the south, and Coachella Valley Highway to the east.

OWNER/APPLICANT

COACHELLA VALLEY ENGINEERS, LLC
1800 N. 1ST STREET, SUITE 100
DESERT HOT SPRINGS, CA 92240
PHONE: (951) 795-4000

ASSESSOR'S PARCEL NUMBERS

LEGAL DESCRIPTION

AMENDMENT DESCRIPTION

ACREAGE

UTILITIES

FLOOD ZONE

ZONING

LAND USE

SCHOOL DISTRICT

THOMAS GUIDE COORDINATES

LIQUEFACTION POTENTIAL

LEGEND

GRAPHIC SCALE

VICINITY MAP

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

SECTION 14, T.3S., R.4E., S.B.M.

