

**COACHILLIN' SPECIFIC PLAN
GPA 02-17, SP 01-17, and TPM 37332**

**PROJECT FINDINGS
CITY COUNCIL – 07 NOVEMBER 2017**

GENERAL PLAN AMENDMENT FINDINGS

Under Section 17.100.050 of the Desert Hot Springs Municipal Code, an amendment to the General Plan may be adopted only if all of the following findings are made:

- A. That the proposed amendment is internally consistent with the General Plan;*

The proposed Coachillin' Specific Plan has been evaluated against the General Plan of the City of Desert Hot Springs to identify any potential internal inconsistencies (Specific Plan "Chapter 6 – General Plan Consistency"). The proposed Specific Plan introduces limited retail commercial uses to a site presently designated I-L (Light Industrial) but provides for adequate public and private improvements to avoid conflicts with the General Plan Land Use, Circulation, Housing and other Elements of the Community Development Chapter; as well as with Environmental Resources, Environmental Hazards, and Public Facilities and Facilities Chapters. Staff has identified no internal inconsistencies with the proposed Specific Plan and the General Plan.

- B. That the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;*

The proposed Coachillin' Specific Plan provides for development of a mixed use commercial / industrial development, including provisions for public and private improvements to address vehicular circulation, including emergency services, as well as drainage, air quality and other environmental factors. The proposed Specific Plan implements General Plan economic goals through the establishment of policies and regulations supporting a medical marijuana cultivation facility. Staff has concluded that the proposal would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

- C. That the proposed amendment would maintain the appropriate balance of land uses within the City; and*

The proposed Coachillin' Specific Plan modifies the underlying I-L (Light Industrial) land use by introducing retail commercial on about 14 percent (21.5 acres) of the 153.7 retail commercial development. Further, it will be only a fractional reduction of the City's total land designated for light industrial development of approximately 900 acres. Staff believes that the Specific Plan will maintain the appropriate balance of land uses within the City.

- D. That in the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).*

The proposed Coachillin' Specific Plan would amend the General Plan Land Use Map for the vacant 153.7 acre site to establish Planning Areas to support development of a mixed use commercial / industrial complex. The site is generally flat and rectangularly-shaped to allow for development according to the Specific Plan's standards and guidelines. Public streets fronting all property boundaries of the site provide adequate access, and no physical constraints to the proposed development have been identified. The Specific Plan's amendment to the Land Use Map provides for a mix of uses that are compatible with surrounding industrial and commercial zones. Staff believes the subject parcel is physically suitable for the requested land use designation and anticipated development.

SPECIFIC PLAN APPROVAL FINDINGS

Under Section 17.128.070 of the Desert Hot Springs Municipal Code, a Specific Plan may only be adopted only if all of the following findings are made:

A. The proposed plan is consistent with the General Plan;

The proposed Coachillin' Specific Plan has been evaluated against the General Plan of the City of Desert Hot Springs to identify any potential inconsistencies (Specific Plan Section 8.4). The proposed Specific Plan introduces limited retail commercial uses to a site presently designated I-L (Light Industrial) but provides for adequate public and private improvements to avoid conflicts with the General Plan Land Use, Circulation, Housing and other Elements of the Community Development Chapter; as well as with Environmental Resources, Environmental Hazards, and Public Facilities and Facilities Chapters. Staff has identified no inconsistencies between the proposed Specific Plan and the General Plan.

B. The proposed plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The proposed Coachillin' Specific Plan provides for development of a mixed use commercial / industrial development, including provisions for public and private improvements to address vehicular circulation, including emergency services, as well as drainage, air quality and other environmental factors. The proposed Specific Plan implements General Plan economic goals through the establishment of policies and regulations supporting a medical marijuana cultivation facility. Staff has concluded that the proposal would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

C. The subject property is physically suitable for the requested land use designation(s) and the anticipated land use development(s);

The proposed Coachillin' Specific Plan would amend the General Plan Land Use Map for the vacant 153.7-acre site to establish Planning Areas to support development of a mixed use commercial / industrial complex. The site is generally flat and rectangularly-shaped to allow for development according to the Specific Plan's standards and guidelines. Public streets fronting all property boundaries of the site provide adequate access, and no physical constraints to the proposed development have been identified. The Specific Plan's amendment to the Land Use Map provides for a mix of uses that are compatible with surrounding industrial and commercial zones. Staff believes the subject

parcel is physically suitable for the requested land use designation and anticipated development.

- D. The proposed plan shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood; and*

The proposed Coachillin' Specific Plan includes development regulations (zoning standards), design guidelines and review procedures to assure that future development of the site is of a desirable character, both functionally and esthetically. These regulations, guidelines and procedures will also assure that the commercial and industrial uses allowed on the site are compatible with surrounding commercial and industrial development.

- E. The proposed plan will contribute to a balance of land uses so that local residents may work and shop in the community in which they live.*

The proposed Coachillin' Specific Plan will convert a small amount (21.5 acres) of industrially zoned land to commercial use. The mix of commercial and industrial uses on the site, including a medical marijuana cultivation complex, will create employment and shopping opportunities for the Desert Hot Springs community. Staff believes that the proposed Specific Plan will contribute to a balance of land uses, within which local residents may both work and shop.

ZONING ORDINANCE AMENDMENT FINDINGS

Zoning Code Amendments – changes either to the map or the text - are regulated under Section 17.88 of the Desert Hot Springs Municipal Code. According to Section 17.88.050, an amendment to the Zoning Ordinance may be adopted only if the following findings are made:

- A. The proposed amendment is consistent with the General Plan;*

The proposed Coachillin' Specific Plan, including its proposed zoning map and text amendments, has been evaluated against the General Plan of the City of Desert Hot Springs to identify any potential inconsistencies (Specific Plan Section 8.4). The proposed Specific Plan introduces limited commercial uses to a site presently designated I-L (Light Industrial) but provides for adequate public and private improvements to avoid conflicts with the General Plan Land Use, Circulation, Housing and other Elements of the Community Development Chapter; as well as with Environmental Resources, Environmental Hazards, and Public Facilities and Facilities Chapters. Staff has identified no inconsistencies between the proposed Specific Plan and the General Plan.

- B. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed Coachillin' Specific Plan, including its proposed zoning map and text amendments, provides for development of a mixed use commercial / industrial development, including provisions for public and private improvements to address vehicular circulation, including emergency services, as well as drainage, air quality and other environmental factors. The proposed Specific Plan implements General Plan

economic goals through the establishment of policies and regulations supporting a medical marijuana cultivation facility. Staff has concluded that the proposal would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

Staff has analyzed all the required findings for the proposed project and its associated approvals, and recommends that the City Council adopt these findings as its own findings of fact for the project.

END