

## Exhibit C

Chapter 17.200 (“Coachillin’ Specific Plan”) of Title 17 (“Zoning”) shall be amended to read as follows:

### Chapter 17.200 COACHILLIN’ SPECIFIC PLAN

#### 17.200.010 Coachillin’ Specific Plan map.

The area of the Coachillin’ Specific Plan is set forth on the following map, including the establishment of zoning districts for all parcels.



#### 17.200.020 Coachillin’ Specific Plan table of allowed uses.

The following tables for permitted and conditionally permitted uses shall govern within the Coachillin’ Specific Plan; any definition, procedure or other standard not contained within these tables shall be

subject to the provisions of the Coachillin’ Specific Plan and City of Desert Hot Springs Zoning Code. In the event of conflicts between the Coachillin’ Specific Plan and the Zoning Code, the Specific Plan shall apply.

### Coachillin’ Specific Plan—Table of Allowed Uses

LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)	PU (Public Utility)
<b>AGRICULTURE, RESOURCE, OPEN SPACE</b>					
Commercial Gardening, excl. Cannabis	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	✗
Crop Production, excl. Cannabis	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	✗
Plant Nurseries, With On-Site Sales	P	P	X	X	✗
Plant Nurseries, Without On-Site Sales	P	P	X	X	✗
Wind Machines and Wind Farms	C	C	C	C	€
Vermiculture	P	P	P	P	P
<b>MANUFACTURING AND PROCESSING</b>					
Distribution	∅P	P	P	P	✗
Food Products	∅P	P	C	P	✗
Furniture and Fixtures	P	P	C	X	✗
Laundries and Dry-Cleaning Plants	C	∅P	X	X	✗
Light Manufacturing Facilities	∅P	P	P	X	✗
Medium Manufacturing Facilities	∅P	P	P	X	✗
Mixed Use Office/Industrial	P	P	P	X	✗
Printing/Publishing	∅P	∅P	X	X	✗
Recycling Facilities	∅P	∅P	∅P	X	✗
Recycling—Reverse Vending Machines	P	P	P	X	✗
Storage Yard	X	∅P	C	X	€
Warehousing	∅P	P	∅P	X	€
Wholesaling	∅P	P	P	X	✗
<b>RECREATION, EDUCATION, PUBLIC ASSEMBLY</b>					
Art Galleries	P	X	X	X	✗
Athletic Facilities	P	∅P	X	X	✗
Community Centers	∅P	C	X	X	✗
Convention Centers	∅P	∅P	X	X	✗
Convention Facilities	∅P	∅P	X	X	✗

LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)	PU (Public Utility)
Health/Fitness Facilities	P	P	X	X	✗
Indoor Recreation Centers	<del>DP</del>	<del>DP</del>	X	X	✗
Membership Organization Facilities	<del>DP</del>	<del>DP</del>	X	X	✗
Museums	P	P	X	X	✗
Organization Offices	P	P	P	X	✗
Schools/ <u>Education Facilities</u>	X	<del>DP</del>	X	X	✗
Studios for Dance, Art, Music, Photography, Etc.	<del>DP</del>	P	X	X	✗
Theatres and Meeting Halls ( <u>including outdoor amphitheaters &amp; concert venues as specified in the definitions of the Specific Plan</u> )	<del>DP</del>	<del>DP</del>	X	X	✗
<b>RESIDENTIAL</b>					
Caretaker/Watchpersons' Dwelling/Bunkhouse	P	P	P	X	P
<b>RETAIL TRADE</b>					
Accessory Retail Uses	P	P	<del>DP</del>	X	✗
Bars and Drinking Establishments	<del>DP</del>	X	X	X	✗
Building Material Stores	P	P	X	X	✗
Drive-In and Drive-Through Sales	<del>DP</del>	C	X	X	✗
<u>Convenience Stores</u>	<del>P</del>	<del>P</del>	<del>X</del>	<del>X</del>	
Farm and Ranch Supply Stores	P	P	P	X	✗
Gift Shops	P	X	X	X	✗
Grocery Stores	P	X	X	X	✗
Outdoor Retail Sales, Temporary	T	T	X	X	✗
Restaurants, No Beer, Wine or Liquor	<del>DP</del>	<del>DP</del>	X	X	✗
Restaurants, With Beer, Wine or Liquor	<del>DP</del>	C	X	X	✗
Retail Stores, Tourist/Traveler Oriented	P	C	X	X	✗
<b>SERVICES</b>					
Automatic Teller Machine (ATM)	P	X	X	X	✗
Business Support/Secretarial Services	P	C	X	X	✗
<u>Hotels/Motels with or without spas</u>	<u>P in Parcel 30 Only</u>	<del>X</del>	<del>X</del>	<del>X</del>	

LAND USE / ZONING DISTRICT	MU (Mixed Use)	LI (Light Industrial)	IE (Industrial Energy)	AG (Agricultural)	PU (Public Utility)
Medical Services, Clinics and Labs	DP	DP	X	X	X
Offices, Permanent	P	P	DP	X	X
Offices, Temporary	T	T	T	X	X
Personal Services	DP	X	X	X	X
Public and Quasi-Public Uses	DP	DP	DP	X	X
Public Utility and Safety Facilities	DP	DP	DP	X	D
Research and Development Facilities	DP	P	P	X	X
Power Supply & Generation (Substation, Solar, Wind)	DP	DP	DP	DP	E
<b>TRANSPORTATION AND COMMUNICATIONS</b>					
Telecommunications Facilities, Major (cell towers, etc)	DP	DP	DP	DP	D
Telecommunications Facilities, Minor (antennae for building rooftops, or small intra-project communication uses)	P	P	P	P	P
<b>CANNABIS OR MARIJUANA USES</b>					
Marijuana <del>Dispensaries</del> <b><u>Storefront Retail Facilities</u></b>	P in Parcel 29 Only	X	X	X	X
<b><u>Marijuana Non-Storefront Retail Facilities</u></b>	P	P	P	P	
Marijuana Cultivation Facilities	DP	DP	DP	X	X
Marijuana Manufacturing Facilities	DP	DP	X	X	X
Marijuana Testing Facilities	DP	DP	X	X	X
Marijuana Distribution Facilities	DP	DP	DP	X	X
Marijuana Microbusiness Facilities	DP	DP	DP	X	X

**17.200.030 Coachillin’ Specific Plan development standards.**

The following tables for permitted uses and development standards shall govern within Coachillin’ Specific Plan. Any definition, procedure or other standard not contained within these tables shall be subject to the provisions of the Coachillin’ Specific Plan and City of Desert Hot Springs Zoning Code. In the event of conflicts between the Coachillin’ Specific Plan and the Zoning Code, the Specific Plan shall apply.

**Coachillin’ Specific Plan—Development Standards**

Gross Lot Area	153.71 gross acres
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Front Setback	25
Rear Setback	10
Side Setbacks	10
Side Setback (Street Side)	10
Lot Coverage (Maximum)	80% Subject to Specific Plan Design Guidelines
Structure Height (Maximum):	<b><i>Subject to Specific Plan and Design Guidelines</i></b>
<del>Parcels adjacent to Indian canyon drive, 18th, 19th &amp; Calle de Los Romos:</del>	55' / 2 Stories  65' / 3 Stories
<del>Interior parcels:</del>	Subject to Specific Plan Design Guidelines
Perimeter Wall / Fencing Height (Maximum)	10' (From Top of Adjacent Curb)
Parking Spaces Required	Specific Plan Design Guidelines and Section 17.48.040
Loading Spaces Required	Specific Plan Design Guidelines and Section 17.52.030
Parking Landscape Standards	Specific Plan Design Guidelines and Section 17.40.250
Signing	Specific Plan Design Guidelines and Chapter 17.44

### **17.200.040 Review and approval.**

A. All uses within the Coachillin' Specific Plan Planning Areas shall be subject to review and approval for conformance with this chapter. In the event of conflicts between the Coachillin' Specific Plan and the Zoning Code, the Specific Plan shall apply.

B. Uses which are indicated as "P" (Permitted) shall require, for any related construction or development, review and approval ***of a Development Permit*** by the Community Development Director or Planning Commission, in accordance with the Coachillin' Specific Plan and Zoning Code Chapter ***17.92 (Development Permits)*** 17.80 (~~Design Review~~).

~~C. Uses which are indicated as "D" (Allowed Uses) shall require review and approval by the Community Development Director in accordance with the Coachillin' Specific Plan and Zoning Code Chapter 17.92 (Development Permits).~~

***CD***. Uses which are indicated as "C" (Conditionally Permitted) shall require review and approval by the Planning Commission in accordance with the Coachillin' Specific Plan and Zoning Code Chapter 17.76 (Conditional Use Permits).

***DE***. Uses which are indicated as "T" (Temporary Uses) shall require review and approval by the Community Development Director in accordance with the Coachillin' Specific Plan and Zoning Code Chapter 17.136 (Temporary Use Permits).

***EF***. Uses which are indicated as "X" are not allowed.

***FG***. Required findings for approval of Design Review (Section 17.80.040) or Conditional Use Permit (Section 17.76.050) shall include consideration of the Coachillin' Specific Plan Design Guidelines (Appendix 10.30).